

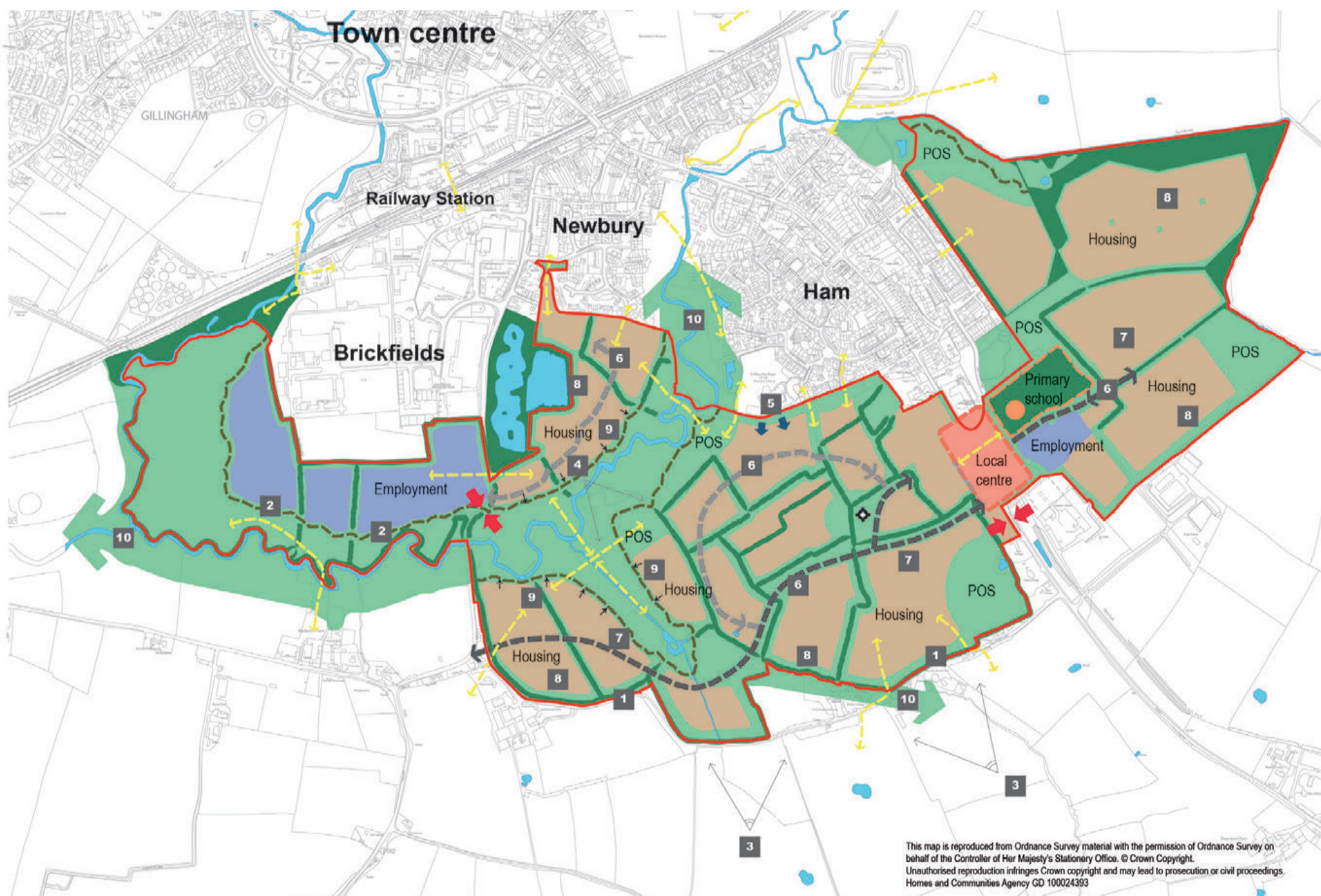
Role of the MPF and planning context

The MPF supports the comprehensive development of the site in line with the Local Plan. It sets a framework to deliver services, facilities and infrastructure in step with housing and jobs. It will also guide outline planning applications.






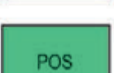





Planning Context

The MPF explains that the land is allocated for 1,800 new homes, employment uses and associated development by Policy 21 of the Local Plan. The Local Plan envisages that the development will take 10 to 15 years to complete.

Concept plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Homes and Communities Agency GD 100024393

- | | | | | | | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------|
|  | Main street through the development (and potential bus route). Other key streets shown in lighter grey. |  | Existing employment within the SSA, and areas that could accommodate carefully designed new employment development. | 1 | Cole Street Lane becomes a 'green' route. | 6 | Streets not roads. |
|  | Potential location for a new primary school, adjacent the local centre. Possible expansion of St Mary the Virgin was also discussed as an option. |  | Key linkages to be established and/or retained. These primarily involve links for pedestrians and cyclists. | 2 | New tree planting to provide visual screen. | 7 | Higher density along main street/bus route. |
|  | Mixed-use local centre, with shops and services to meet the day-to-day needs of residents and employees. |  | Potential locations for Public Open Space, integrated within the wider network of Green Infrastructure (play areas dispersed around the SSA). | 3 | Note views into the site from the south. | 8 | Very sensitive approach to density/massing required along these edges. |
|  | Important edges around the flood zone. Some provide opportunities for development to front onto green space. |  | Key gateways, which require special attention in terms of urban design. | 4 | Note views out of the site to the south. | 9 | Opportunities for housing to front onto green space. |
|  | Species rich hedgerows and existing trees incorporated within a network of Green Infrastructure (includes allotments and community orchards). |  | High point is a key landmark. | 5 | Potential to expand St Mary the Virgin Primary School. Primary school provision needs to be resolved. | 10 | Green Infrastructure network extends into the town centre and connects with the surrounding countryside. |
|  | Areas that could accommodate carefully designed housing development. Density to vary accordingly. | | | | | | |

Notes

This plan seeks to illustrate, in broad terms, the ideas that emerged from the consultation workshop. It could provide the basis for an agreed concept plan for the SSA; i.e. agreed

between the local planning authority and the prospective developers. The agreed concept plan could then provide the basis for more detailed site-wide master planning work. The potential locations for formal Public Open Space (POS)

provision are indicative. The appropriate quantum of formal POS and informal open space (together with the appropriate distribution of sports pitches etc.) will be resolved through subsequent master planning work.