

4.0 PROPOSAL



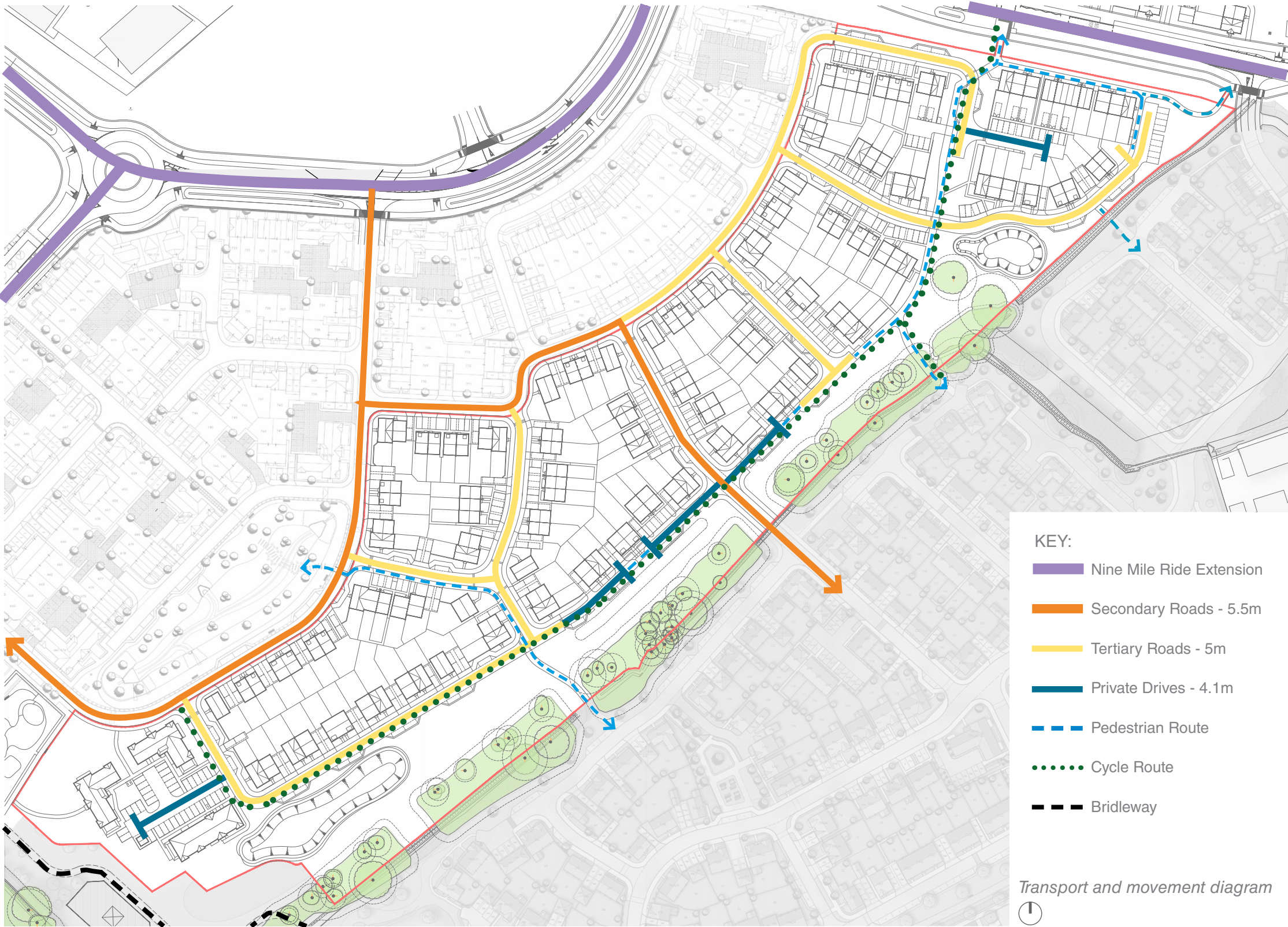
4.11 MOVEMENT HIERARCHY

Within the site it is intended that the street hierarchy would follow a set of general principles as follows:

- A secondary road 5.5m wide provides access from Nine Mile Ride Extension through Parcel 10 (and connecting to Parcels 14 and 15. This features a 2.0m footpath on either side;
- This then leads to a series of 5m wide tertiary roads, with a footpath along both, one side or none to be a shared surface road dependant on where development sits;
- These tertiary roads then transition to 4.1m private drives, leading to cul-de-sacs or parking courts.

The following amount of allocated, visitor and unallocated parking spaces have been provided in line with the WBC Parking calculator output for the Parcels:

Allocated Spaces:	273
Unallocated Spaces:	23
Visitor Spaces:	32
Substation Space:	1
TOTAL	329



4.0 PROPOSAL



4.12 ACCESS STRATEGY

Vehicle access to Parcels 11 and 12 is provided via the adjoining Parcel 10. The western edge of Parcels 11 and 12 fronts a 5.5m wide access road within Parcel 10 which includes numerous priority junctions feeding secondary and tertiary streets. This access road links to the Nine Mile Ride Extension at the northern edge of Parcel 10. There is no direct vehicle access to NMRE from Parcels 11 and 12.

There is a secondary vehicle access from Parcels 11 and 12 to Parcels 14 and 15 on the southern boundary of Parcels 11 and 12.

A 3m wide shared cycle / footpath will link a crossing point of NMRE in the north to Parcel 14 / 15, running through the central green open space. Three further pedestrian connections along the south-east boundary provide permeability to Parcels 14 and 15.



4.13 FLOOD RISK AND DRAINAGE

The site is located entirely in Flood Zone 1, therefore the proposed residential site is appropriately located in an area of very low risk of flooding from rivers.

To confirm the strategy approved to date that parcels 11 & 12 follow, the surface water runoff from the site has been separated into 7 networks, which are as follows:

A. One network serving surface water runoff for 32 plots and associated highways, which outfalls into a proposed basin located in the northeast corner of the site prior to discharging into an existing ditch network on the southern site boundary at a restricted rate of 2.0l/s.

B. A second network serving surface water runoff for 7 plots and associated highways. This discharges northwest into Parcel 10. Where the layout has developed on, and levels altered there is an increase

in impermeable area compared to what was allowed for within the Parcel 10 designs. This network still discharges at the QBAR greenfield runoff rate of 2.0l/s which is the equivalent flow from the previously allocated impermeable area.

The following five networks all discharge via Parcel 10 at an unrestricted rate because the impermeable area is compliant with the allowance compensated for within the Parcel 10 designs:

C. The third network serves surface water runoff for 5 plots and associated highways.

D. The fourth network serves surface water runoff for 4 plots and associated highways.

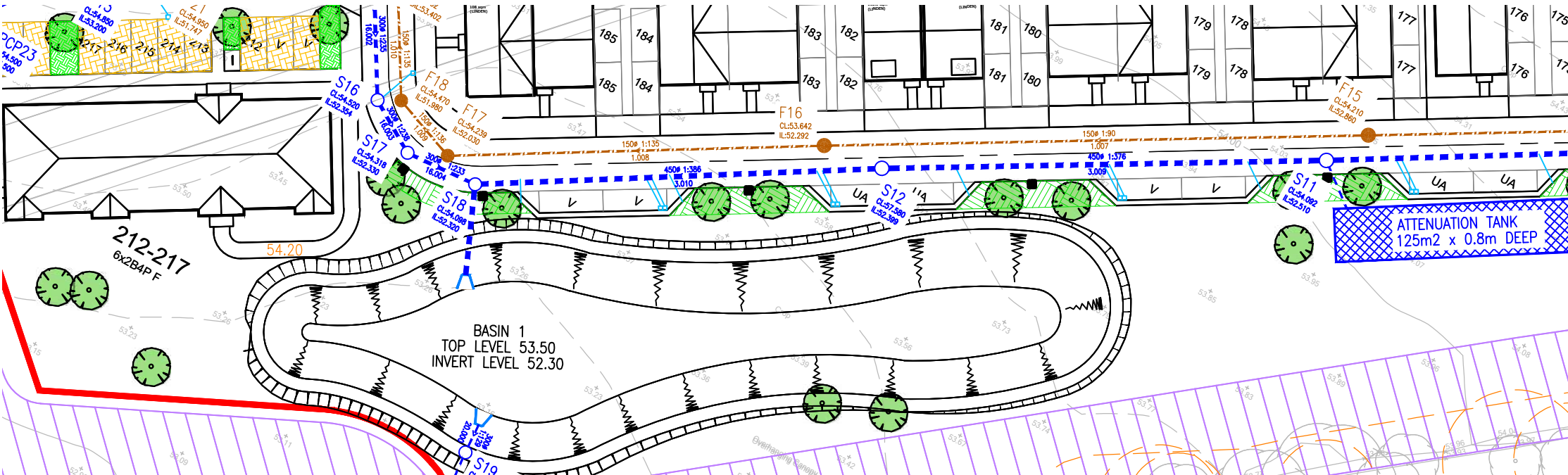
E. The fifth network serves surface water runoff for 7

plots and associated highways.

F. The sixth network serves surface water runoff for 8 plots and associated highways.

G. The seventh and final network is the largest and serves 98 plots and associated highways. The network outfalls via Basin 1 located in the southwest corner of the site and discharges into an existing ditch network on the southern site boundary at a restricted rate of 4.2l/s.

The reserved matters surface water drainage strategy follows the principles and details set out during the outline application.



Excerpt from the proposed Drainage Strategy by Stuart Michael showing the southern attenuation basin and bioretention strips adjacent to the highway.

4.0 PROPOSAL



4.14 OVERALL LANDSCAPE STRATEGY

The aim of the overall landscape strategy for Parcels 11 and 12 is to retain and respect local landscape character. A series of design considerations have been identified to respond to the ecological requirements with the aim of enhancing the biodiversity and encouraging wildlife to thrive within the site. The following principles have been adopted to help steer the design process:

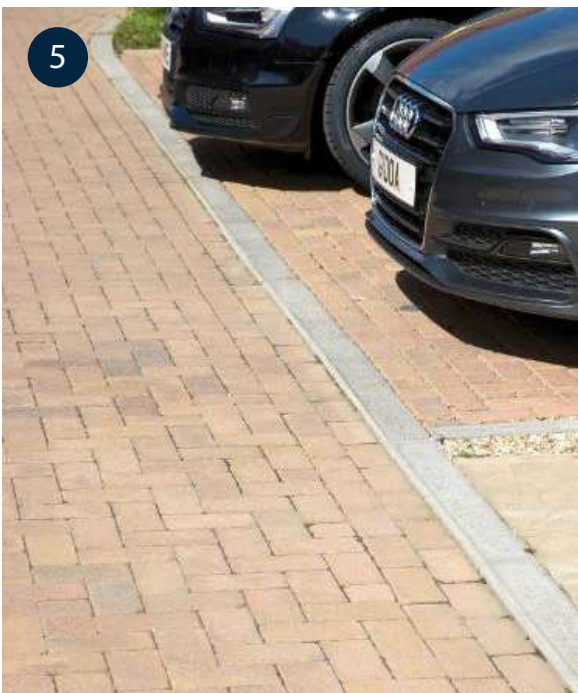
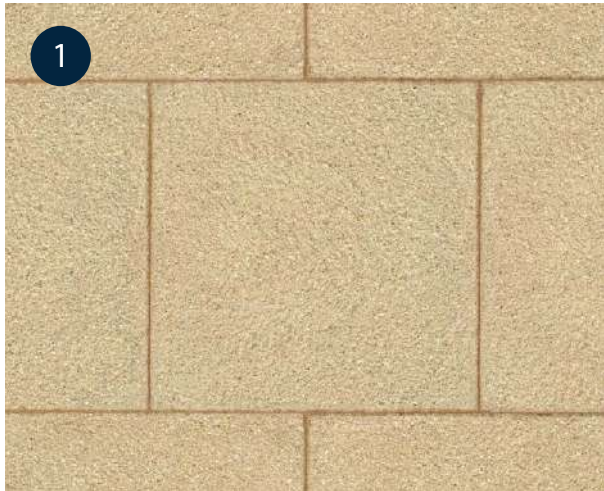
- The existing trees and TPO tree belt along the eastern boundary will be retained with pockets of native shrub mix planting and wildflower meadow where appropriate to provide biodiversity enhancement as well as food source for pollinators.
- The proposed open spaces, featuring informal footpath links, strategically placed bench seating, and natural play elements are designed to offer residents opportunities to relax and enjoy the natural surroundings. Native shrub planting, amenity grass, and wildflower meadows within these spaces will create a naturalistic landscape, enhancing both visual appeal and biodiversity for the benefit of residents and wildlife.
- Sustainable Drainage Systems (SuDS) features such as rain gardens, swales, and attenuation basins will be integrated with carefully selected reeds, marginal plantings, and wetland wildflower meadows. These elements will provide effective stormwater management while also supporting ecological enhancement. Furthermore, planting species for these features are consistent with the adjacent development to provide continuity and seamless transition between the developments.
- Proposed ornamental trees, shrubs and herbaceous planting have been carefully selected for the frontage of each dwelling to provide visual amenity, seasonal interests and to integrate built form within its landscape setting.
- The selected hard landscape paving materials have been chosen to complement the adjacent scheme, aiming to create a unified and cohesive transition between the parcels.



4.0 PROPOSAL



4.15 HARD LANDSCAPE MATERIAL AND STREET FURNITURE PALETTE



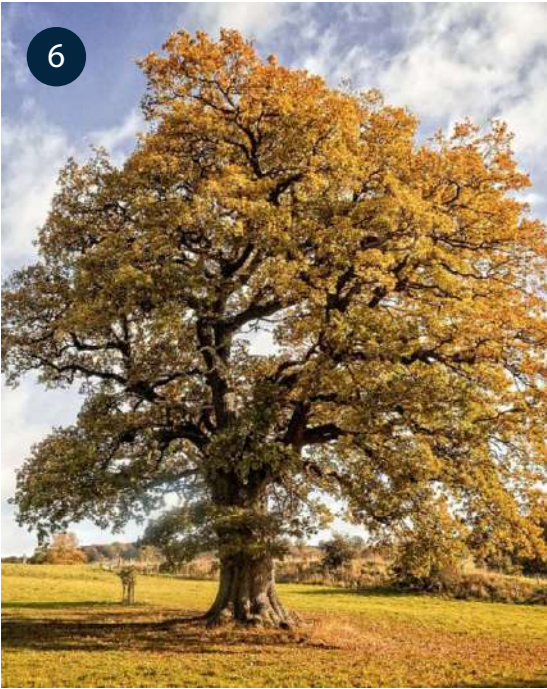
- Key
- 1 Concrete flag paving path
Buff colour flag paving, 600x600mm
 - 2 Self binding gravel path
Buff colour self binding gravel
 - 3 Play grade mulch for Local Landscaped Area of Play natural
hardwood chip mulch or similar
 - 4 Concrete block paving shared surface road
Brindle colour vehicular grade block paving
 - 5 Concrete block paving driveway
Natural colour vehicular grade block paving
 - 6 Bench seating
Hardwood bench seating with backrest
 - 7 Litter bin
Hardwood litter bin

4.0 PROPOSAL



4.16 SOFT LANDSCAPE MATERIAL PALETTE

NATIVE TREES



- Key
- 1 ACER CAMPESTRE (FIELD MAPLE)
 - 2 ALNUS GLUTINOSA (ALDER)
 - 3 BETULA PENDULA (SILVER BIRCH)
 - 4 CARPINUS BETULUS (HORNBEAM)
 - 5 PRUNUS AVIUM (WILD CHERRY)
 - 6 QUERCUS ROBUR (OAK)
 - 7 SORBUS ARIA (WHITEBEAM)
 - 8 SORBUS TORMINALIS (WILD SERVICE TREE)

4.0 PROPOSAL



NATIVE SHRUB MIX PLANTING



Key

- 1 CORNUS SANGUINEA (DOGWOOD)
- 2 CORYLUS AVELLANA (HAZEL)
- 3 CRATAEGUS MONOGYNA
- 4 ROSA ARVENSIS (FIELD ROSE)
- 5 LIGUSTRUM VULGARE (PRIVET)
- 6 ROSA CANINA (DOG ROSE)
- 7 VIBURNUM OPULUS (GUELDER ROSE)