



- KEY DESIGN PRINCIPLES**
1. PROPOSED VEHICULAR ACCESS VIA NORMANTON LANE;
 2. PROPOSED NEW PEDESTRIAN FOOTPATH ALONG NORMANTON LANE;
 3. PROPOSED SECONDARY GATED ACCESS TO EXISTING AGRICULTURAL BUILDINGS WITH PEDESTRIAN LINK;
 4. PRINCIPAL RESIDENTIAL STREET;
 5. SECONDARY RESIDENTIAL STREET (SHARED SURFACE) WITH LANDSCAPE THEME;
 6. ON-STREET SWALE AND LANDSCAPING;
 7. DUAL SIDED RESIDENTIAL STREET WITH RANGE OF (OUTWARD FACING) LINKED COTTAGES;
 8. LANDSCAPED GREEN LINK;
 9. GREEN LINK WITH VIEWS OF ST MARYS THE VIRGIN'S CHURCH;
 10. LANDSCAPED PUBLIC OPEN SPACE WITH VIEWS OF BOTTESFORD (OCCUPYING HIGHER LYING LANDFORM);
 11. LOWER DENSITY DEVELOPMENT EDGE AND TIERED HOUSING PATTERNS TO ADDRESS THE SLOPED TOPOGRAPHY OF SITE;
 12. CHILDREN'S PLAY AREA (LAP);
 13. ADJOINING AGRICULTURAL BUILDINGS;
 14. LANDSCAPED GREEN CORRIDOR WITH PEDESTRIAN LINK TO RAILWAY STATION;
 15. STORM WATER ATTENUATION PONDS;
 16. LINKED BUILDINGS WITH SHALLOW FOOTPRINTS DRAWING UPON CHARACTER OF EXISTING RESIDENTIAL BUILT FORM TO THE SOUTH;
 17. NEW LANDSCAPE BETWEEN BUILDINGS REPLICATING CHARACTER OF SPIRE VIEW AND BEACON VIEW;
 18. NEW PLANTING AND SECURITY FENCE TO ADJOINING LAND ALONGSIDE RAILWAY LINE;
 19. NEW STATION CAR PARK;
 20. REINSTATED HISTORIC HEDGEROW; AND
 21. CHILDREN'S NATURAL PLAY TRAIL.

SITE LOCATION
14.22AC/
5.75 HA

PROPOSED RESIDENTIAL DEVELOPMENT

PUBLIC OPEN SPACE

SUSTAINABLE DRAINAGE

KEY PEDESTRIAN LINKS

CONSERVATION AREA

SHARED SURFACE STREETS

EXISTING TREES

PROPOSED LANDSCAPE

EXISTING BRIDLEWAY

EXTENT OF SITE ALLOCATION (BOTF)

LAND OFF NORMANTON LANE, BOTTESFORD

PROPOSED ILLUSTRATIVE MASTERPLAN

