

# DEVELOPMENT CONCEPT PLAN



## CONCEPT PRINCIPLES

- 1 Access from B4102.
- 2 Access from Dickens Heath Road.
- 3 New Green Belt edge formed along public footpath with new woodland to the south west.
- 4 New native tree planting along Dickens Heath Road. Buildings set back from the edge to prevent the perception of coalescence and create a defensible edge.
- 5 Existing water courses and mature trees to create a central focal point and green links to the countryside with new swales to support drainage.
- 6 Retained and enhanced public space linking to Woodloes Road green corridor.
- 7 Overhead electricity wires re-positioned underground.
- 8 New appropriate rural edge development along green belt boundary with some 1.5 storey dwellings to reflect the character of the local area.
- 9 Development line offset from footpath to enhance the character of the route.
- 10 Pedestrian links into existing community/facilities, and improved access to countryside for existing residents.

