

WILLEN ROAD, NEWPORT PAGNELL - LAND USE PARAMETER PLAN

PLANNING I DESIGN I ENVIRONMENT I ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: AMW/EMH | APPROVED BY P.M: MCC | DATE: 16.09.2021 | SCALE: 1:2500 @ A1 | DRWG: P19-2619_20 SHEET NO: 01 REV: D I CLIENT: BLOOR HOMES |

KEY

SITE LOCATION



BUILT DEVELOPMENT

To include residential development together with associated infrastructure, enabling engineering works (such as attenuation features), existing rights of access to adjoining properties, amenity green space, formal and informal play areas and landscaping PRIMARY SCHOOL



development area LOCAL CENTRE

Area to total up to 0.5 Ha, and is included within the total built development area

HIGHWAYS INFRASTRUCTURE



GREEN INFRASTRUCTURE

To include strategic open space, formal & informal open space, formal and informal play areas, sports pitches, landscaping, existing rights of access to adjoining properties and any other associated infrastructure/enabling engineering works (such as: attenuation features, A122 overbridge)

<u>NOTE</u> Development area to include streets and spaces that will provide a movement network suitable for pedestrians/cyclists.

Development area & public open space areas to incorporate all necessary easements and/or PRoW/rights of access





