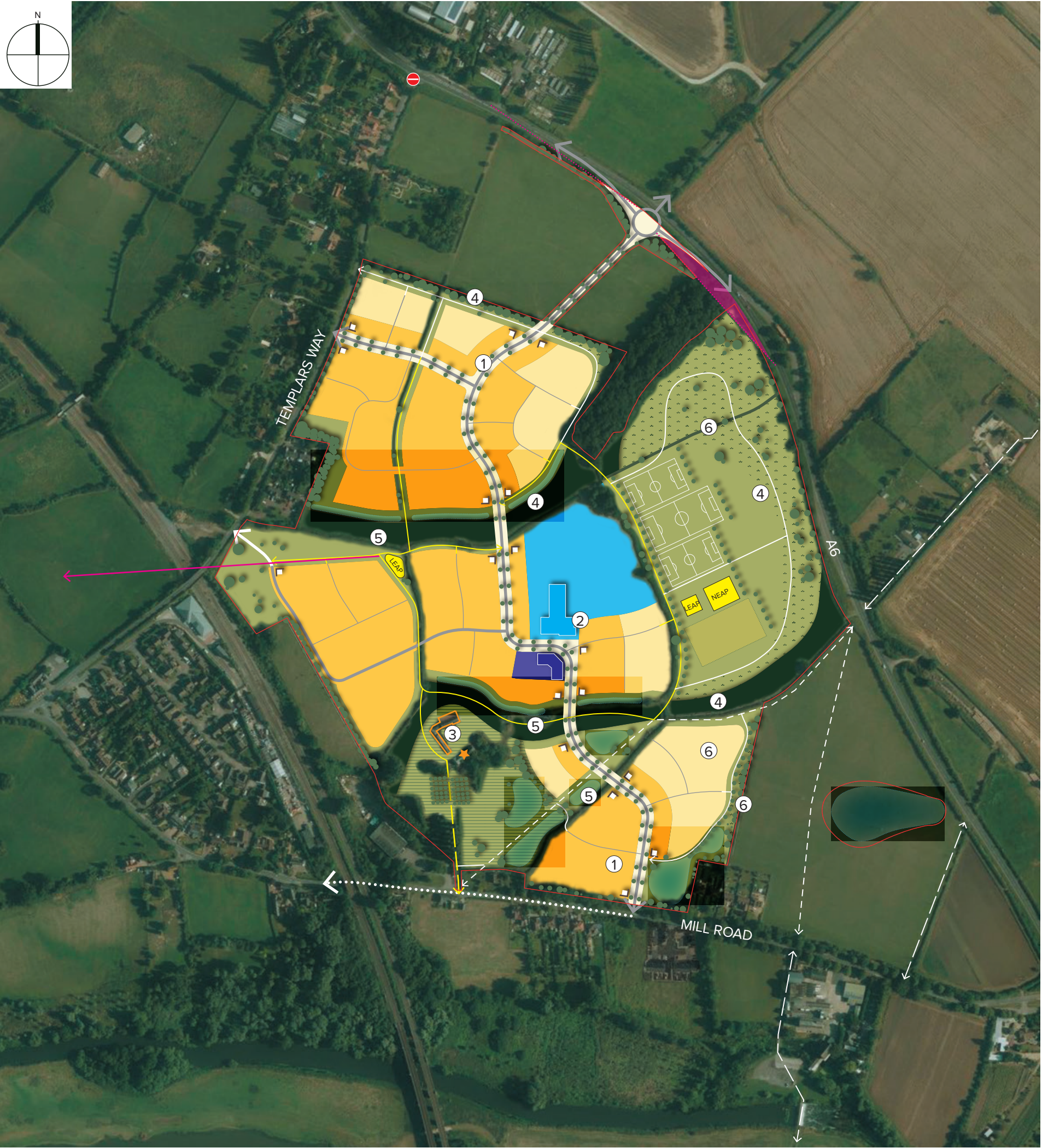
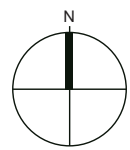
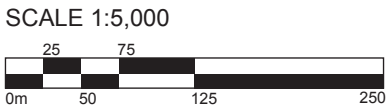




- LEGEND**
- Site boundary
 - Residential (low density)
 - Residential (medium - low density)
 - Primary school
 - Community use
 - Key residential building
 - Listed Building
 - Curtilage listed structure
 - Open space
 - Ecology park/natural open space
 - Naturalistic parkland
 - Sports pitches
 - Allotments
 - Highways landscaping
 - Highways
 - Equipped children's play
 - SuDS
 - Existing vegetation
 - Woodland planting
 - Tree planting
 - Hedge planting
 - Primary street
 - Secondary/tertiary street
 - Proposed pedestrian/cycle/bus link
 - Public footpath
 - Public bridleway
 - Proposed footpath
 - Proposed pedestrian/cycle link
 - Retained track/cycle link
 - View to Parish Church of St.Peter
 - Proposed offsite pedestrian/cycle improvements
 - Proposed junction closure
 - Roundabout visibility splay & vegetation removal required



DESIGN PRINCIPLES

- 1 A central tree lined spine road passes through the development providing access off Mill Lane and a new roundabout off the A6. A secondary vehicular access is achieved off Templars Way and an additional pedestrian/cycle/bus route onto Templars Way provides convenient links towards the village centre.
- 2 A small community hub is situated within the heart of the development comprising a 2FE primary school, local retail unit, community meeting space, allotments and sports pitches (dual use with primary school).
- 3 The Grade II Listed Former Farmhouse and associated built form at Hill Farm is retained to form the basis for a bespoke farmstead type development. This would be subject to a separate planning application. The surrounding landscape will be designed as naturalistic parkland to enhance the setting of the Listed Building, retaining existing trees and utilising the tree lined farm track to provide access to the discrete development and a pedestrian/cycle link to the wider scheme.
- 4 New native woodland planting belts, street trees, rows of poplars and informal tree groups are located throughout the site to complement the local landscape character and help screen the development from the wider environs.
- 5 Green corridors permeate the development incorporating retained hedgerows and substantial tree belts, shaping the scheme layout and providing valuable movement, recreational and ecological routes. Views to Parish Church of St. Peter are achieved from the LEAP and adjoining green corridor.
- 6 Historic hedgerow corridors are reinstated with native hedgerow/tree planting forming a boundary for development to the east and separating the sports pitches from the ecology park to the north east.

LAND USE	AMOUNT (Ha)
Residential (500 units @ 35dph)	14.06
Primary School	2.00
Community Use	0.20
Open Space	13.99
Listed Building Farmstead & Parkland	2.83
Woodland	3.12
Highways	1.87
Highways Landscaping	0.32
Attenuation to NE	0.83
Total	39.22

	K	Rev
	DE391_003	Drg No
Rosconn Strategic Land		Client
Mill Road, Sharnbrook		Project
Concept Masterplan - 500		Title
1:5,000 @ A3		Scale