

7iv Establishing a Community

The **Broadnook Centre** is at the heart of the Garden Suburb. It is set out as the social and community focal point served by the pedestrian and cycling spine – **Central New Walk** – and accessed directly from the main gateway leading from the A6.

The following drawings explain the approach to the Broadnook commercial and community hub where the day-to-day facilities will be concentrated – **shops and services, new primary school** with community use, **the community resource centre, health care facilities** and the **offices of the Broadnook Garden Suburb Trust**.

The social, community and commercial uses are set out in an attractive manner around the **Maypole Square, Central Walk** and **Broadnook Gardens**.

The proposals also show an area reserved for a “**retirement village**” – a bespoke solution for a range of retirement and extra care accommodation with integral communal facilities and management. An ageing population means an ever increasing demand for specialist housing of this calibre. The accessible Broadnook location in south Charnwood with its high quality setting and proposed range of local facilities has strong potential for this type of housing provision.

Consideration has also been given to the way in which an

attractive, integrated and consistent built form and architectural palette could be brought forward for the Broadnook Centre - as illustrated over the next few pages.

A significant (and unusual) amount of detailed design considerations has already been applied to the important Broadnook Centre area, largely originating from early discussions with the Borough Council and its independent adviser, Wei Yang. As a result, the current Broadnook Centre arrangement has responded to comments made, establishing a clear urban design rationale.

The Broadnook Centre has been designed to deliver a strong, delightful and relevant sense of place. It is legible, easily recognised from the main, northern boulevard and readily accessible – by all modes - from all parts of the garden suburb and full of activity.

The mix of uses, including residential accommodation, ensures that the Centre is active and interesting and has the benefit of passive surveillance throughout the day and night. This is further enhanced by enabling cars to enter the appropriate parts of the central area whilst ensuring that pedestrians dominate a variety of routes, places and spaces.



The main public square – **Maypole Square** – is the focal point of the central walkway and is appropriately shaped by the communal facilities, the school, the retirement village and the landscaped public gardens. Its location at the high point of the Broadnook Centre reflects the appropriate hierarchy and allows delightful open views to the north and northwest.

The **retirement village** has been located as an important backdrop to both the main boulevard and the local centre. This has been done deliberately for a number of reasons. The accommodation is of sufficient scale and mass to contribute positively to the sense of place. It also gives a continuous occupation throughout all days of the week and throughout the year. It has a clear focal point in its communal facilities which overlook the public gardens and it has the ability discretely to hide its cars. It can be designed in such a way as to enhance the garden suburb setting and character, to provide a strong urban form where necessary and to bring passive surveillance to a wide area. The retirement village can play a key positive role in the life of the suburb and its Centre.

The **primary school** is located on Central Walk to give easy pedestrian access from all residential areas at Broadnook. Drop off and pick up areas are crucial in the life of a school and it is important that these areas are safe, easily supervised and importantly do not disturb the main vehicle routes in and out of the suburb. Therefore it is considered that the chosen location is ideal since the pick-up/drop off is away from the main boulevard, is generous in size and overlooked by the school.

The primary school will be developed in phases and will not be of a scale to frame a major public space in its own right. Security is also of paramount importance in the operation of a school. The proposed location of the school is ideal since it allows a level of interaction with the Central Walk, a sense of being, a key part of the hub of the community by being adjacent to the communal facilities whilst at the same time offering extensive private areas to the south which are not overlooked, will be made secure and providing a direct relationship between classrooms and external teaching space. A more exposed site closer to the main boulevard would not be able to achieve these advantages.



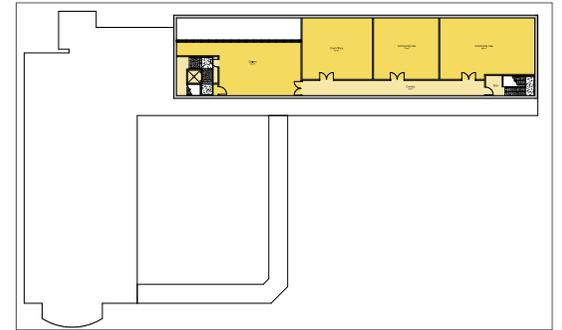


- ① **Retirement village** including integral communal and leisure facilities and bowling green
- ② **Maypole Square**
- ③ **Pleasure Gardens**
- ④ **Main Car Park**
- ⑤ **Supermarket**
- ⑥ **Unit Shops and Services**
 - Eating
 - Drinking
 - Financial and Professional Services
 - Residential Accommodation Above
- ⑦ **Nature garden**
- ⑧ **Drop off and parking for school**
- ⑨ **Junior football and sports**
- ⑩ **Central Walk**
- ⑪ **Multi-Use Games Area**
- ⑫ **Tennis Courts**
- ⑬ **Broadnook Primary School** with pre-school facilities and dual-use hall
- ⑭ **Broadnook Community Building** including:
 - Meeting Halls
 - Chapel
 - Library
 - Gallery
 - Café
 - Garden Suburb Trust Office
 - Police Office
 - Day Nursery
- ⑮ **Café/restaurant** in the park
- ⑯ **Broadnook Medical Centre**
- ⑰ **Cricket**
- ⑱ **Football**
- ⑲ **Foxfield Park**
- ⑳ **Parkland**
- ㉑ **Broadnook Enterprise Park** Offices, small and medium enterprises, "knowledge-based" industry

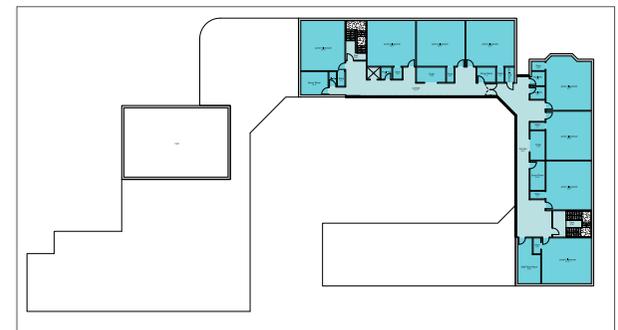




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- ⑥ **Unit Shops**
 - Eating
 - Drinking
 - Financial and Professional Services
 - Business uses and dwellings above
- ⑦ **Nature garden**
- ⑧ **Drop off and parking for school**
- ⑨ **Junior football and sports**
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Community Building First Floor Plan



Primary School First Floor Plan

The proposals achieve the objectives and aspirations set down by the Wei Yang brief:

The **Broadnook Centre** is;

- a clearly identifiable and symbolic heart of Broadnook;
- well related both to Central Walk and the network of streets – it is a natural destination for visitors, the local residents and working population;
- designed to facilitate and encourage social interaction.

Its **main elements** include;

- **a sense of arrival**

with distinctive character at the main gateway to the Garden Suburb from A6 but also when approached from within the housing and employment areas;

landmark buildings as gateways to introduce the Broadnook Centre in terms of both its built form and land use.

- **landscape**

a clear Broadnook style; urban but green;

including large trees typical of the area, predominantly formally planted;

public gardens including contemporary landmarks, elements of innovation and seasonal change.

- **activity**

an harmonious concentration of civic and community uses;

a suitable mixture of complementary land uses – residential, businesses, shopping – to increase activity and natural surveillance;

formal and informal leisure opportunities including cafés, restaurants and shops;

an attractive public realm including open spaces and room for collective outdoor events – performance, exhibitions, market.

- **public realm**

pedestrian and cycle oriented;

car presence visually softened and minimised;

attention to opportunities for social interaction-pocket spaces with high quality seating and street furniture in active areas;

durable and distinctive hard paving materials;

a lighting strategy which includes attractive street lighting with highlights to buildings and features of interest and key public areas;

play facilities for children in an appropriate location.



- **built form**

integrated approach to buildings, spaces and landscape to define a clear Broadnook identity;

landmark and civic buildings at focal locations and defining Central Walk, Maypole Square and key symbolic community uses (including primary school, community resource centre, medical centre); a genuine destination and heart for the new community;

direct frontages to all streets including pedestrian lanes;

street corners emphasised and the creation of a tall building that stands out above the neighbouring built form creating a local landmark;

continuous active frontage on main public spaces;

compact environment of “mid-rise” scale;

single storey and disparate “box development” avoided; residential and small scale employment uses will be mixed into a layering of uses to create activity and strong architecture;

coherent use of materials and massing to create a cohesive whole;

good enclosure of spaces through intensity of development;

bigger footprint of supermarket to be wrapped or shielded by other uses to maintain active street frontages.

- **transportation**

pedestrian friendly;

well served by cycle routes;

bus stops conveniently and attractively located.

- **parking**

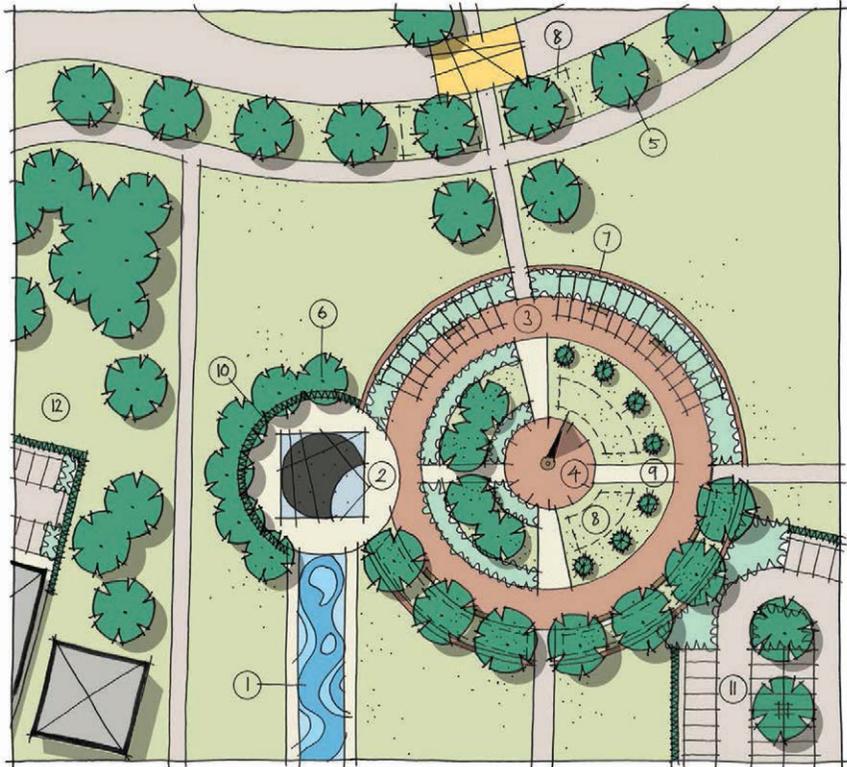
well landscaped, tree-planted car parks accessed but largely screened from the arrival boulevards;

car parking mainly shared between different uses rather than segregated;

some street parking well-integrated into the street design;

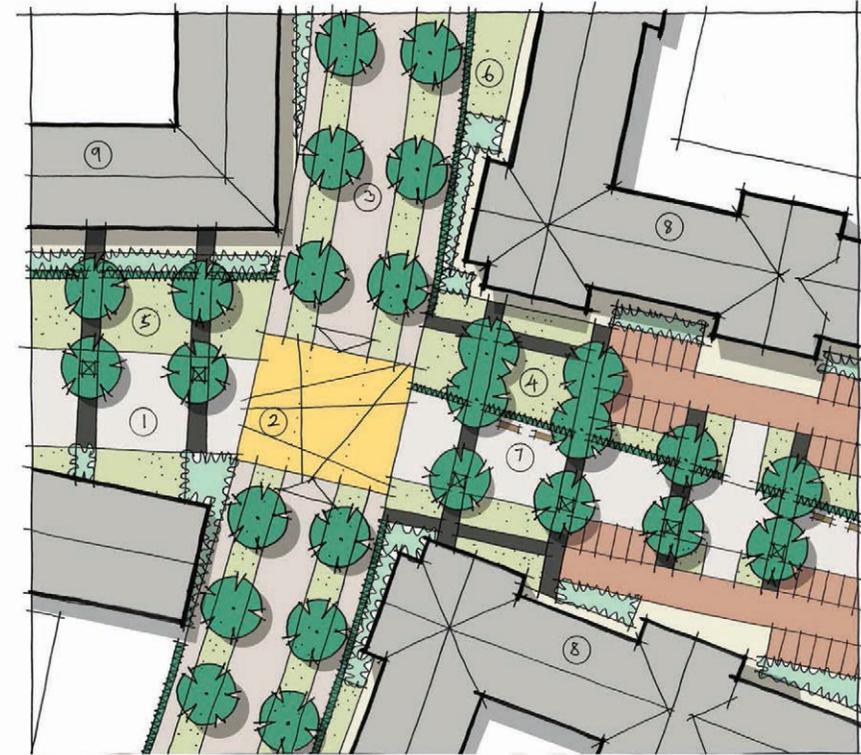
convenient, frequent cycle parking places in easily accessible locations.





BROADNOOK GARDEN SUBURB . Central Neighbourhood . GARDENS

- 1 Water rill
- 2 Moon pool and water jets
- 3 Pergola with climbing plants and seating
- 4 Sun dial sculpture
Feature lighting to gardens
- 5 Large specimen trees
- 6 Small flowering trees
- 7 Wall enclosing the garden
- 8 Amenity grass with spring flowering bulbs
- 9 Specimen/topiary shrubs
- 10 Formal clipped hedging
- 11 Northern parking square
- 12 Retirement village



BROADNOOK GARDEN SUBURB . Central Neighbourhood . CROSSING

- 1 Block and slab feature paving with statement banding
- 2 Raised table, pedestrian crossing and traffic calming
- 3 Large Specimen Trees
- 4 Small Flowering Trees
- 5 Amenity grass with spring flowering bulbs
- 6 Formal clipped hedging
- 7 Seating
- 8 Apartments
- 9 Supermarket



BROADNOOK GARDEN SUBURB . Central Neighbourhood . MAYPOLE SQUARE

- 1 Water rill
- 2 Focal point, artwork
- 3 Tower
- 4 Bespoke seating
- 5 Feature lighting columns
- 6 Large specimen trees
- 7 Formal clipped hedging
- 8 Retirement village
- 9 School
- 10 Surgery/Clinic
- 11 Central parking square



BROADNOOK GARDEN SUBURB . Central Neighbourhood . HOUSING

- 1 Specimen trees
- 2 Individual and groups of trees including multi stemmed species
- 3 Formal and native hedging
- 4 Amenity grass with spring flowering bulbs
- 5 Play area



Integrating Land Uses and Contributing to a Strong Charnwood Economy

A substantial area of mixed use/employment is sited at the eastern part of the Broadnook site close to the entrance. This area provides a partial frontage to and gateway from the A6. This is a key strong location for high calibre new employment uses which can help to strengthen Charnwood's economic prospects.

The original Garden City/Suburb Movement acknowledged and promoted the eminent good sense of combining homes, jobs and facilities in a pleasant and coherent environment in order to support a strong and inclusive community. These priorities are re-affirmed today both by Government policy and by the Borough Council's new Local Plan – and are the basis of the Broadnook proposal.

National Planning Policy emphasises that planning decisions should;

“ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”
(NPPF para 70)

In its Core Strategy the Borough Council fully supports this approach and the provision of up to 15 hectares of employment land at Broadnook *“to meet our strategic and local needs”*.

The Borough Council has set out its ambition;

“We expect the sustainable urban extension to include employment so that people living within the development and nearby have the opportunity to live close to work as part of our plans to reduce commuting.

We expect the sustainable urban extension to meet the employment needs of the new community in accordance with garden suburb principles. However, given the area's excellent connections and relationship with Leicester City there is also an opportunity for new jobs that contribute to our wider employment requirements.

We expect an appropriate mix of business uses, reflecting the needs of the local economy and maximising the opportunity to work locally. We want to ensure provision for new and developing business”

The Broadnook proposals integrate the employment area with the Broadnook Centre which itself will be a significant generator of new jobs – at the school, shops, community facilities, professional services, health centre and retirement village.

So far as the **Broadnook Enterprise Park** is concerned particular attention is given to the opportunity to:

- provide for “knowledge driven” and creative new industries;
- support small and medium enterprises in a campus-style layout;
- explore the creation of a south Charnwood Enterprise and Skills Centre;
- provide economic, serviced start-up units as well as some larger premises for appropriate light industrial, manufacturing and warehousing businesses.

Broadnook's new leafy business park will be the top end of the range serving the new and existing communities in south Charnwood. It is proposed to follow the aspirations for the housing areas in terms of layout, architecture and landscape.





Broadnook Enterprise Park

1



- 1 Large Specimen Trees
- 2 Individual and groups of trees including multi stemmed species
- 3 Drainage swale
- 4 Amenity grass with spring flowering bulbs
- 5 Grass slope reinforced as required
- 6 Landmark office building
- 7 Gateway paving statement

BROADNOOK GARDEN SUBURB . Employment Neighbourhood . ARRIVAL



2



- 1 Large Specimen Trees
- 2 Individual and groups of trees including multi stemmed species
- 3 Drainage swale
- 4 Amenity grass with spring flowering bulbs
- 5 Grass slope reinforced as required
- 6 Campus office
- 7 Apartments

BROADNOOK GARDEN SUBURB . Employment Neighbourhood . LINEAR PARK



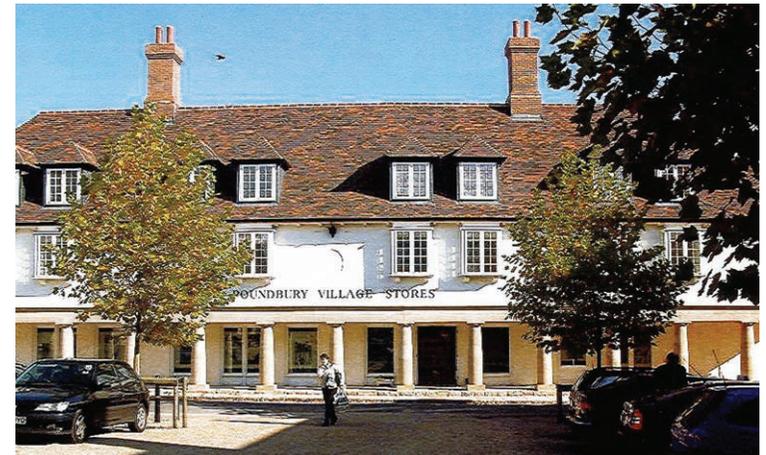
The overall aim is to;

- attract high value employers who are looking for a location with high environmental credentials;
- target 1 job created for every new home completed;
- integrate homes and jobs in a comprehensively beautiful environment.

The employment area has been planned such that it is an integral part of the garden suburb. Easy vehicular and pedestrian access allow it to both physically and visually flow seamlessly into the Broadnook Centre.

The area has been subdivided into a number of zones to allow the accommodation to naturally exploit the topography whilst offering a variety of units to suit market demand. The outcome of this arrangement is that the structured landscaping will, over time, give a layered and rich green character to the rising land from the A6 to the Broadnook Centre.

A series of landscaped pedestrian/cyclist routes have been created throughout the enterprise park giving easy legibility. Cars are discretely located in central “courtyards” and screened by buildings thereby allowing the garden suburb character to be expressed. The architectural character has been driven by the need to allow modern and traditional forms to articulate the spaces. A carefully selected but limited palette of high quality traditional materials will create the appropriate backdrop to a series of lively and interlinked spaces in which people can enjoy their working environment.



The proposals for the **mixed use, enterprise and business area** meet the objectives set out by Wei Yang in their advice to the Borough Council. The main elements include;

- **sense of arrival**

tidy, strong and attractive frontage to A6;

directly accessed from the main gateway to Broadnook;

cohesive interface with the Broadnook Centre along the northern Boulevard.

- **activity**

mixed compact business uses;

public facing professional services close to and part of the Broadnook Centre;

emphasis on small or medium enterprises with some small scale storage uses.

- **landscape**

very green with campus feel;

parkland planting using species native to the area with contrast formal planting;

pockets of species-rich landscape, especially linked to sustainable drainage where feasible;

- **public realm**

providing continuity and integration with the Broadnook Centre;

neat, tidy and green;

green pocket parks and opportunities for sitting outdoors;

safe for pedestrians and cyclists;

car presence managed in organised, landscaped spaces;

durable hard paving materials;

good quality street lighting.

- **built form**

articulated façades and roof lines with harmonious, consistent architecture and limited, high quality palette of materials;

avoid blank frontages on the streets and pedestrian lanes;

use of materials consistent with the rest of the Garden Suburb;

all business signage integrated in the design of the building;

bespoke Broadnook solution for utilities infrastructure, street furniture and Park signage.

- **transportation**

well served by cycle routes and buses;

pedestrian friendly with continuous footpaths and frequent crossings;

Central Walk provides a key link to whole garden suburb

slow vehicular speeds delivered by frequent crossings and junctions, minimising traffic calming devices;

provision of cycle and cyclist facilities integrated into business buildings.

- **parking**

car parks and service yards within development areas, discretely away from street frontage where possible ;

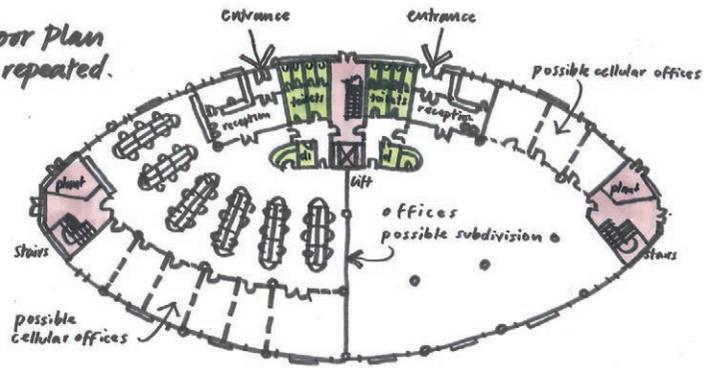
planted car parks, bounded by green hedges;

some street parking integrated into the overall design;

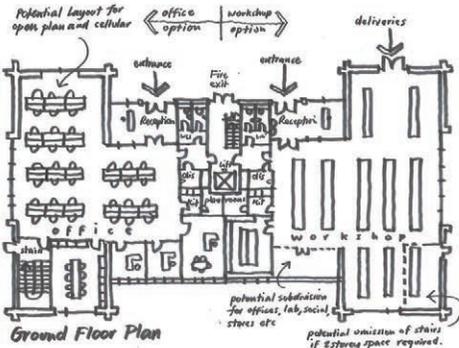
convenient, frequent and well-designed cycle parking in easily accessible locations.



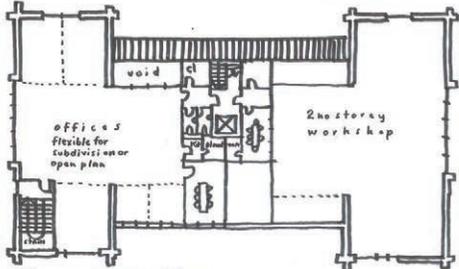
Ground Floor Plan
First Floor repeated.



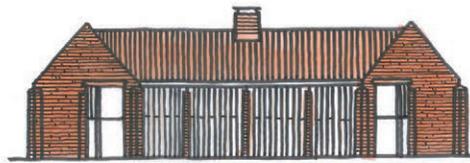
Entrance / car park Elevation Broadnook Employment 2015 ©



Ground Floor Plan



First Floor Plan



Boulevard Elevation



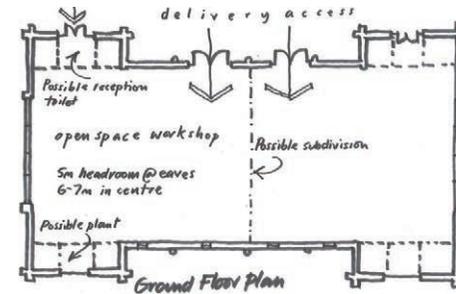
Entrance / car park Elevation



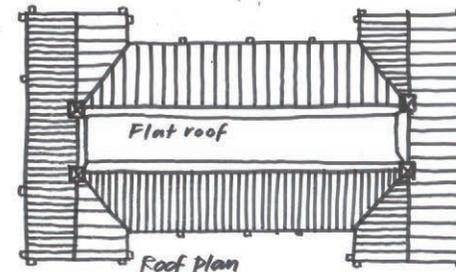
Side Elevation

Broadnook Employment 2015 ©

Employment
Typical office/
workshop unit
app scale 1:200



Ground Floor Plan



Roof Plan



Boulevard Elevation



Entrance / Car Park Elevation

Broadnook Employment 2015 ©

Widening the Choice of High Quality Homes

The important character of Charnwood’s existing Garden Suburb housing associated with the Great Central Railway – at **Quorn, Rothley and Birstall** – is created from the crucial landscape framework, the preponderance of trees and hedges and the ordered layout of an appropriately coherent range of dignified house types. Whilst there are some very large properties, for example at **The Ridgeway at Rothley**, a wide range of attractive properties can be found, for example, at **Swithland Lane, Rothley, Chaveney Road, Quorn** and **Park Road, Birstall**.

The Approach to Urban Design for the Housing Areas

Specific ‘character areas’ are not being pursued as such – this is regarded as out of date urban design thinking and a sort of “painting by numbers” approach. Character is a product of layers including streets, places, uses and landmarks and Broadnook Garden Suburb will have a rich character with significant variation.

The hybrid application approach is the product of early discussions as to how to deliver and guarantee the most successful outcome. It was considered more robust than development of a Code at the outline stage. The detailed component purposely goes beyond a code and has been progressed in order to test and confirm that it is possible to deliver an up-to-date version of traditional Garden Suburb principles accounting for contemporary lifestyles. This is taken up in **Design and Access Statement 2** which supports the detailed element of the hybrid proposal.

A relevant code or brief can be delivered prior to the submission of an application for future phases to demonstrate how the outline principles and best urban design practice will be pursued in a co-ordinated fashion across the site and accounting for the experience and best practice emerging from the preceding phases.





That said, the initial site assessments supported by dialogue with the Borough Council and Wei Yang, concluded that the area west of A6 can readily be divided into two main compartments, one on each side of the distinctive Broadnook Spinney – the key landscape feature that separates contrasting landscape types.

As before, East of Broadnook Spinney can be found what might be described as the “formal uplands” – with a rectilinear field pattern, small hedgerows and tracks with a higher plateau.

West of Broadnook Spinney, by contrast, are the “rolling lowlands” which are more varied in topography and field pattern creating an informal, intimate and varied landscape.

Before moving to the two demonstration areas of new housing forming a part of the first phases of development examined in Design and Access Statement 2, it is appropriate here to record, based on the Wei Yang considerations, a set of objectives and the main elements for the two areas.



East of Broadnook Spinney

Objectives

- a compact suburban residential area with strong formality based on the existing field pattern with north and south boulevards and the Central New Walk;
- attractive and green residential streets connecting with the Broadnook Centre in a clear, legible, attractive way;
- creation of a community-orientated green townscape.

Main elements

• sense of arrival

directly accessed from the north and south boulevards with pedestrian/cycle links to the Broadnook Centre; local gateways and green spaces to facilitate orientation and a sense of belonging.

• activity

mixed residential area of overall medium density with elements of higher density, especially around and within the Broadnook Centre;

street life encouraged by direct frontages, sitting spaces, pedestrian and cycle routes, play areas for children.

• landscape

demonstrably garden suburb – hedges and trees; trees typical of the area formally planted along the streets with informal contrast in accordance with the Broadnook Street typology;

greens, from very compact to more structural, within or at the edge of the “blocks”, surrounded generally by formal housing arrangements;

landscaped front gardens of varying depths;

space for some larger trees within the blocks and within private gardens.

• public realm

pedestrian and cycle friendly streets with green verges, in accordance with street typologies;

car presence visually minimised;

greens including play space and sitting areas for social interaction;

durable hard paving materials in key areas;

simple formal arrangement of street lighting.

• built form

prominence and elegance of Central New Walk;

30-35 dwellings per hectare (average);

traditional or modern interpretation of 2-2.5 storey (with 3 storey focal and highlight dwellings) houses including a range of types including cottages, terraces and semi-detached units as well as larger detailed properties;

direct frontages on all streets, including pedestrian lanes and Central New Walk;

front gardens framed by hedges or railings with planting;

coherent use of a variety of traditional materials and volumes to create a cohesive whole;

garage doors designed for minimum impact on the façade and public presentation;

integrated recessed/discrete areas for bins, waste and tools.

• transportation

grid of interconnected streets with Central New Walk and boulevards providing key connections;

well served by routes for cycling both on and off street;

bus stops within easy, convenient distance;

pedestrian friendly, low speed.

• parking

car parking and cycle parking generally within plots with some shared areas for cottages (e.g. serving a maximum of 5-6 properties) – typically hidden from the street, at least not prominent;

design of drives to encourage orderly parking and prohibition of van and caravan parking in front of dwellings;

occasional, thoughtful street parking for visitors integrated into the street design where appropriate;

prevention of informal parking on grass verges if necessary.



West of Broadnook Spinney

Objectives

- a semi-rural residential district;
- a more organic, countryside-orientated design with enhanced landscape;
- maximum privacy.

Main elements

• sense of arrival

directly accessed from the boulevard, Country lanes, the rail halt and Central Walk; all with their own character and charm;

strong association with open countryside and proximity to Rothley Golf Course.

• activity

green residential area in lower density development with larger properties;

limited activity – emphasis on walking and cycling.

• public realm

wide green hedges with some formal and informal planting in response to functions of routes and footpaths;

car presence visually minimised;

greener qualities to this section of Central New Walk;

durable hard paving materials;

subdued street lighting.

• landscape

boulevard and greenways provide strong movement landscape;

very lush and green;

large trees in groups and spinneys typical of the area – informally arranged in pocket greens and within some large front gardens;

greens and irregular open spaces richly planted at the edge of blocks, surrounded by coherent groups of larger houses;

landscaped deep front gardens with tall trees and green hedges, using species and planting practices typical of the countryside;

large trees within the blocks and private gardens.

• built form

20-25 dwellings per hectare (average);

density gradient to edges where large detached dwellings predominate;

traditional or modern interpretation of elegant garden suburb heritage;

deep front gardens where appropriate typically edged by hedges and trees or Charnwood Forest stone;

coherent use of traditional materials, colours and volumes to create a cohesive whole;

parking areas and dedicated areas for bins, waste and tools to be accommodated well within the plot;

no garage doors prominent on the streets.

• transportation

towards development edges more informal and irregular streets and private drives with Crescents which maximise pedestrian and cycle connectivity;

bus stops conveniently placed;

legible and direct pedestrian and cycle connectivity to key destinations and gateways;

concentration on Central New Walk as key thoroughfare.

• parking

car parking and cycle parking within plots, typically away from the street;

design of drives to encourage orderly parking and prohibition on front parking of vans and caravans;

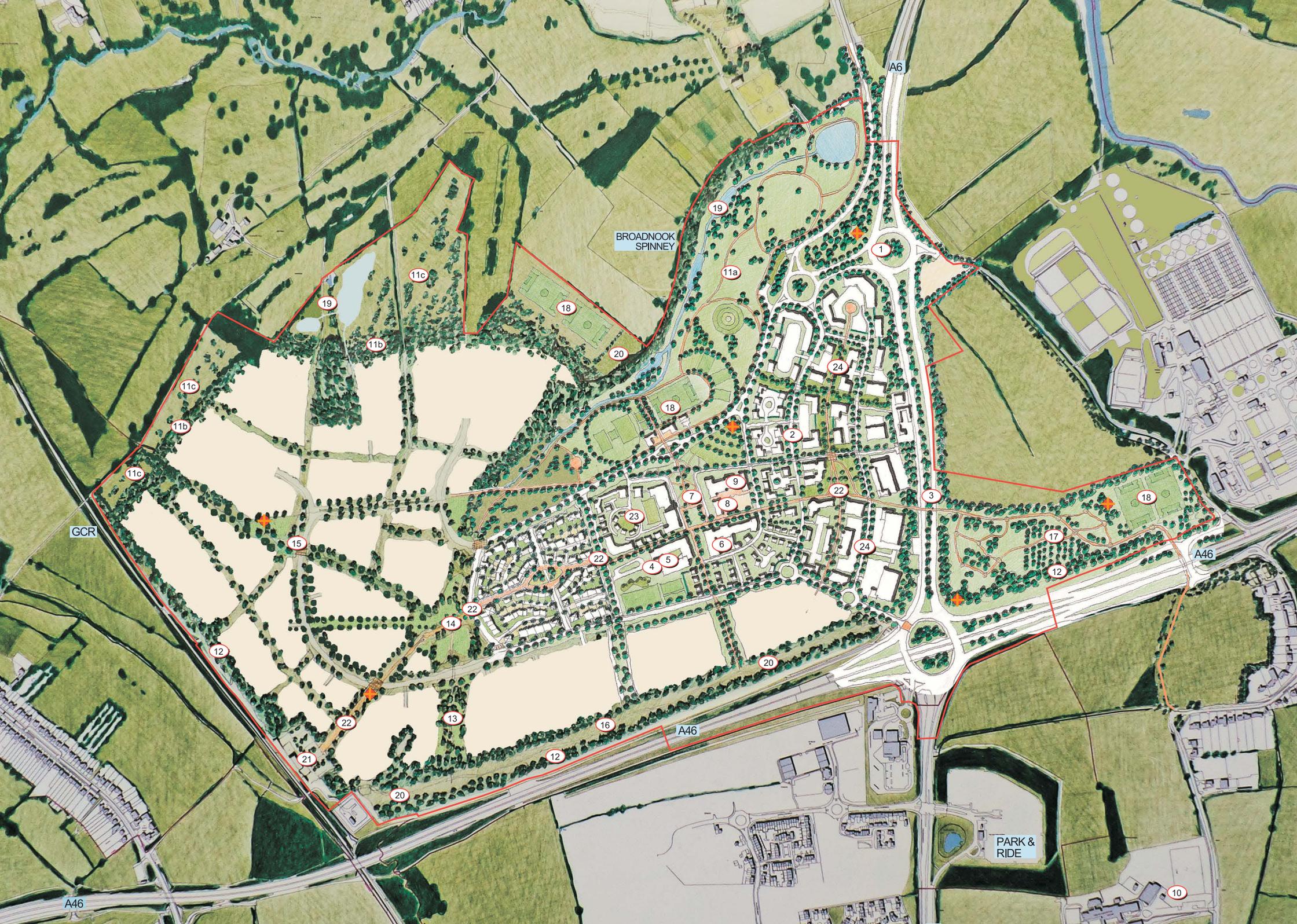
prevention of informal parking on grass verges or within the greens.

The Development Framework

- | | | | |
|-----|--|----|---|
| 1 | A6 PRIMARY ACCESS, LINK TO LOUGHBOROUGH ROAD, NORTHERN BOULEVARD | 12 | ADDITIONAL STRUCTURAL WOODLAND |
| 2 | INTERNAL BUS LINK TO A46 JUNCTION | 13 | FOXFIELD GREENWAY |
| 3 | A6 UNDERBRIDGE FOR NON-VEHICULAR CONNECTIONS | 14 | THREE PARISH PARK |
| 4 | PRIMARY SCHOOL FIRST PHASE INC. DUAL USE HALL | 15 | MIDWAY GREENWAY AND PARK |
| 5 | PRIMARY SCHOOL SECOND PHASE | 16 | THE RIDE |
| 6 | COMMUNITY RESOURCE CENTRE INC. SOCIAL/ MEETING SPACES LIBRARY, GARDEN SUBURB TRUST HQ, POLICE FACILITY | 17 | FILLINGATE PARK AND GARDEN SUBURB TREE NURSERY |
| 7 | CENTRAL PARK AND MAYPOLE SQUARE | 18 | SPORTS FACILITIES |
| 8 | BROADNOOK HEALTH CENTRE | 19 | SUSTAINABLE DRAINAGE |
| 9 | RETAIL AND COMMERCIAL | 20 | ALLOTMENTS |
| 10 | CEDARS ACADEMY (STONEHILL / LONGSLADE) | 21 | GCR RAIL HALT |
| 11a | BROADNOOK COUNTRYSIDE PARK | 22 | CENTRAL NEW WALK |
| 11b | NORTHERN WOODLAND | 23 | RETIREMENT VILLAGE |
| 11c | ECOLOGY PARK / ARBORETUM | 24 | BROADNOOK ENTERPRISE PARK - MIXED EMPLOYMENT USES |



Application Boundary





Development Framework Parameter Plan

LEGEND

 Red line boundary (204 Ha)

GREEN INFRASTRUCTURE

 Existing woodland/ hedgerow/ trees

 Proposed woodland planting

 Boulevard tree planting

 Central Walk tree planting

 Amenity green space/ park

 Natural green space

 Residential greens

 Balancing pond

 Swale

 NEAP

 LEAP/ LAP

 Trim trail

 Sport pitches

 Allotments

MOVEMENT

 Key roads

 Central walk

 Primary pedestrian / cycle route

 Secondary pedestrian / cycle route

 Bridleway

 Existing public right of way

 Sustrans Route 6 (Suggested realignment)

 Bus gate

LAND USE

 Residential

 Mixed use and primary school

 Retirement village

 Employment

 Great Central Halt

 4 plots for showpeople

 Key building groups*

 Site for temporary highways construction depot

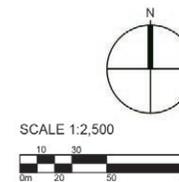
*Building groups to frame key residential greens/ green spaces and ensure a consistent boulevard treatment.

Broadnook Garden Suburb creates the opportunity to improve a number of existing Public Footpath routes, to make these routes safer and more attractive to use. These potential improved routes are marked on the plan and listed below:

A1-A2 Proposed Bridleway diversion

B1-B2 Proposed Public Footpath diversion

C1-C2 Proposed Sustrans route diversion



DE096_0011	Ref
Palmer Tomkinson Trust and Cooper Family	Client
Broadnook Garden Suburb	Project
Development Framework Plan	Title
1:2,500@A0	Scale



CS Policy 15 schedule

Open Space Category	C15 Policy Requirement (Ha per 1000 pop)	Site Requirement (Ha) (based on 1650 units at 2,42 population = "4000 population)	Site Provision (Ha)	Comparison (%)
a Parks	0.78	3.12	13.12	421%
b Natural Open Space	2	8	35.3	441%
c Amenity Green Space	0.46	1.84	17.8	967%
d Facilities for Children within 480m			5	
e Facilities for Young People within 480m			1	
f Outdoor Sports facilities	2.6	10.4	10.4	100%
g Allotments	0.33	1.32	1.32	100%
h Native woodland planting			5.6	
i Residential Greens			1.6	
		22.84	91	399%

Green Infrastructure Parameter Plan

LEGEND



Red line

Open Space Types (to Policy CS15)
(To policy CS15, see schedule below)



Parks



Amenity Green Space



Natural Open Space



Residential Greens
Green spaces within the housing parcels to promote a garden suburb character



Native Woodland Planting



Facilities for Children*
(N=NEAP / L=LEAP, doorstep play within development area as appropriate)



Outdoor Sports Facilities



Allotments
(with vehicular access/ drop off facilities)

* A NEAP serves 1000m walking distance - a radii of 600m is shown in accordance with FIT guidance. A LEAP / Young Persons Facility serves a 400m walking distance - a radii of 240m is shown in accordance with FIT guidance.

Drainage features

(See Drainage Strategy Plan for details)



Swale



Attenuation Basin (wet and dry)

Existing Vegetation to be retained

(See AIA for details of proposed vegetation retention/removal)



Existing Woodland



Existing Hedgerows

Green Streets

(See Street Typologies, rev D, for details)



Boulevard
(Single or double large tree avenue in verge)



Central Walk
(Single medium tree avenue lined pedestrian route)



Primary Road
(Medium tree in verge / garden tree in hedge)



Residential Street (Type 4A)
(Single medium tree avenue in verge)



Residential Street (Type 4B)
(Single small tree avenue in front garden hedge)



Residential Streets (Type 4C)
(Double large tree avenue in 10m landscape corridor)



Lane / Mews
Irregular small tree to front garden boundary



Employment Primary Road (Type 7)
(Single large tree avenue in verge)

Green Infrastructure Corridors

A

A6 corridor (~10-30m wide)
Native shrub + tree transplant; meadow; as visual amenity

B

A46 corridor (~55-75m wide)
15m native shrub + tree transplants; 10m heavy standards; meadow and amenity grass parkland; as visual amenity

C

GCR corridor (~50-60m wider)
10-15m native shrub + tree transplants; 10m heavy standards; meadow and amenity grass parkland; as visual amenity and ecology corridor

D

Northern ecology corridor (~40-60m wide)
20-40m native shrub + tree transplants; meadow; as visual amenity and ecology corridor

E

Extension of Broadnook Spinney ecology corridor (~30-55m wide)
5-10m native tree heavy standards; meadow and amenity grassland; cycleway; swale where applicable; as ecology / movement corridor

F

Woodland ecology corridor (~30-90m wide)
Retention of existing woodland; supplementary 5-10m native tree heavy standards where applicable; meadow and amenity grass; as ecology corridor

G

Swale + existing hedgerow corridor (~20-45m wide)
Retained hedgerow with 3-5m meadow, swale, cycleway, amenity grass; as movement corridor

H

TPO woodland + swale corridor (~20-40m wide)
5m meadow grassland, swale, amenity grass; as TPO and swale corridor

I

Existing hedgerow corridor (~20-25m wide)
Retained hedgerow with 3-5m meadow, amenity grass

J

Central walk (~11m wide)
5m cycleway, 3m verge either side; as movement corridor to include incidental open space:

Ji Great Central Halt

Jii Three Parish Park

Jiii The Oval

Jiv Maypole Square

Jv Fillingate Walk

Jvi Fillingate Park (including temporary role as site tree nursery)

K

Highway verge (~5m wide)
Amenity grass with specimen tree planting; as highway corridor

L

Employment corridor (~15-20m wide)
Specimen tree planting with amenity grass and landscaping

M

Fillingate edge (~15-20m wide)
Specimen tree planting with amenity grass and landscaping

Amenity, Sports and Play Facilities

(See CS15 Schedule below, the detailed specifications are to be confirmed)

1

Sports Park
(Including formal sports pitches (1 full size football / cricket pitch plus training pitches, pavilion, changing facilities and car/bus parking)

2

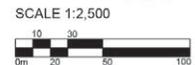
MUGA
(Multi Use hard court within primary school, designed to support secure community access)

3

Spinney Sports Area
(Including flexible sports pitch area with space for up to 2 x full size football pitches)

4

Fillingate Sports Area
(Including flexible sports pitch area with space for up to 2 x full size football pitches, vehicular access and car parking)



DE096_003H Ref
Palmer Tomkinson Trust and Cooper Family Client
Broadnook Garden Suburb Project
Green Infrastructure Parameter Plan Title
1:2,500@A0 Scale



Land Use and Scale Parameter Plan

LEGEND

 Red line

Land Use

 Residential (C3)
62ha

 Broadnook Centre
5.6ha

 Employment (B1)
14.1ha

 4 Plots for Showpeople
0.5ha

Scale

 Residential Areas West of Spinney = 2 storey (10m) with up to 2.5 storey (11.5m) for up to 20% of the residential area

 Residential Areas East of Spinney = 2 storey (10m) with up to 3 storey (12.5m) for up to 20% of the residential area

 Up to 12m

 Up to 3 storey (14m)

NOTES:

West of Spinney = 38.3Ha @ 23 dph = up to 880 dwellings

East of Spinney = 23.7Ha @ 32.5dph = up to 770 dwellings

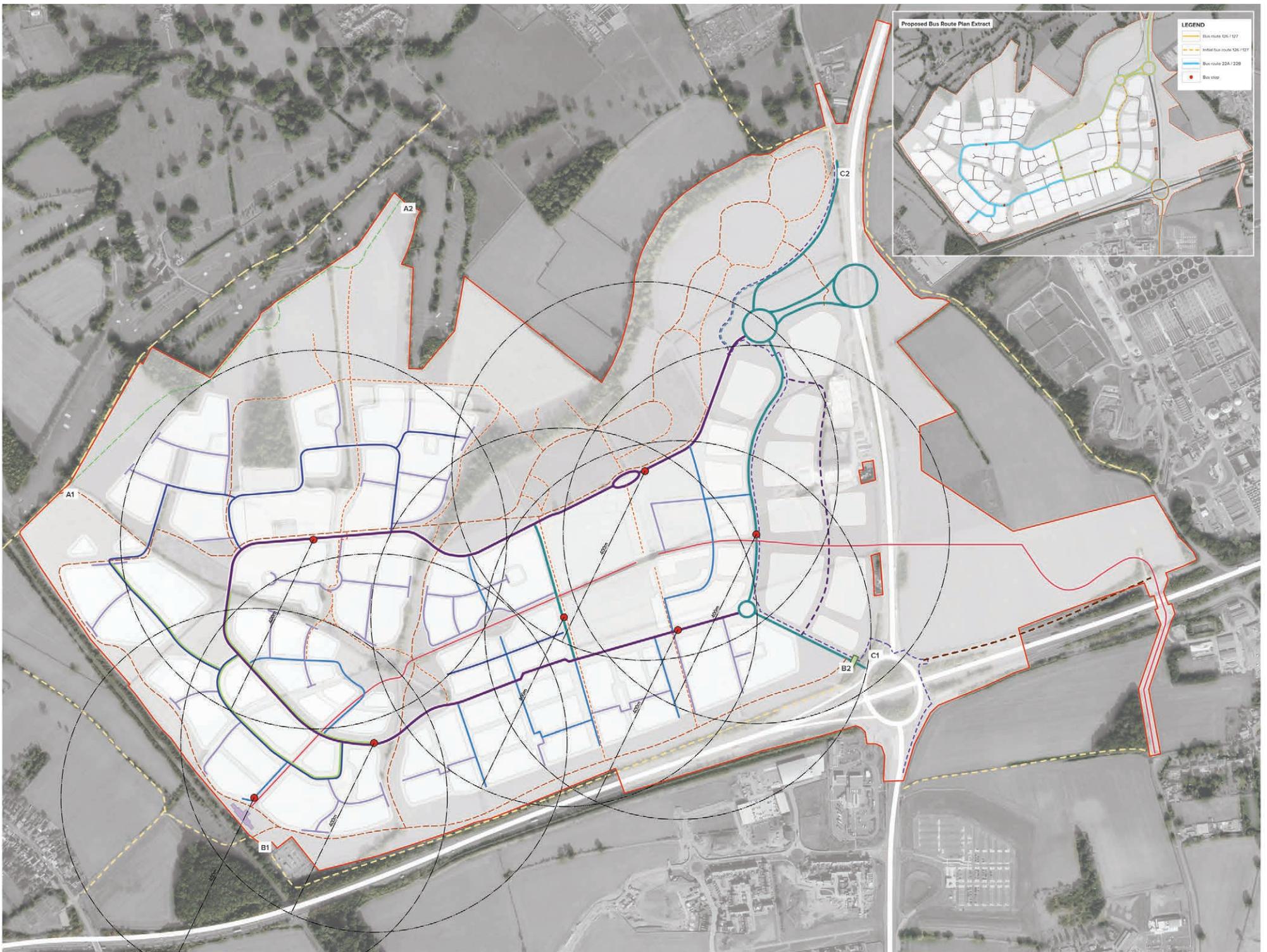
Total = 62Ha / up to 1650 dwellings @ average density of ~26.5dph



SCALE 1:2,500



DE096_004F	Ref
Palmer Tomkinson Trust and Cooper Family	Client
Broadnook Garden Suburb	Project
Land Use and Scale Parameter Plan	Title
1:2,500@A0	Scale



Movement Parameter Plan

Movement routes should be read in conjunction with the Street Typology Detailed Sheets Rev D

Private Drive alignments are not shown and subject to detailed design, but, would be in accordance with street type 6.

LEGEND

-  **Red line**
-  **Boulevard (Type 1A and Type 1B)**
6.75m carriageway width
2m footpath either side unless where cycleway provided in which case 3m
Tree lined grass verge 3m or 4m to both sides (Tree positioned either in the highway verge or in verge to the back of highway)
Typical material: Tarmacadam surfacing with exposed red granite aggregate, including traffic calming features (see below)
-  **Central Walk (Type 2)**
5m shared footpath / cycleway width
3m margin either side for tree planting
Resin bound gravel with paving detailing
-  **Primary Road (Type 3)**
Carriageway width varies 6.0m - 6.75m depending on uses served
2m footpath either side unless where cycle-way provided
Typical material: Tarmacadam surfacing with traffic calming features (see note below)
-  **Residential Streets (Type 4A)**
5.5m carriageway width
2m footpath to both sides, trees in garden hedges
Typical material: Tarmacadam surfacing
-  **Residential Streets (Type 4B)**
5.5m carriageway width
2m footpath to both sides, 2m grass verge to other
Typical material: Tarmacadam surfacing
-  **Residential Streets (Type 4C)**
5.5m carriageway width
2m footpath to both sides, 10m wide landscape corridor on higher side containing a double row of trees
Typical material: Tarmacadam surfacing
-  **Lane / Mews (Type 5A and Type 5B)**
7.5m shared carriageway width
Material type and colour varies in response to character areas (to include block paving)
Where appropriate further access from lanes/mews to private drives
-  **Employment Primary Road (Type 7)**
6m carriageway width
3m tree-lined grass verge and 3m cycleway and 2m footpath to either side
Typical material: Tarmacadam surfacing

-  **Sustrans Route 6 (Suggested Realignment)**
3m width
Hot rolled asphalt with aggregate chippings
-  **Primary pedestrian / cycle routes**
3m width
Hot rolled asphalt with aggregate chippings when aligned to road. Toptrec compacted recycled fines through public open space areas
-  **Secondary pedestrian / cycle routes**
3m width
Hot rolled asphalt with aggregate chippings when aligned to road. Toptrec compacted recycled fines through green space areas
-  **Additional / Diverted Public Bridleway**
-  **Emergency access road**
Typical material: Grass Crete or similar
-  **Bus stop (with 400m radius walking distance)**
-  **Public Footpath**
-  **Public Bridleway**
-  **Off road surfaced/ unsurfaced cycle route (as per LCC guidance)**
-  **Bus gate**
-  **Great Central Halt**

NOTES:

This Movement Parameter Plan communicates the strategy and hierarchy of movement routes. It does not (for areas not subject to a reserved matters application) fix the exact movement route positions.

Traffic Calming Measures

A variety of calming measures will be designed into the scheme in response to its context, to deliver a 20mph speed control, these will involve:

- 60m maximum straight line distance
- shared surface raised tables with 25mm upstand kerbs where appropriate
- speed control chicane/horizontal deflection
- carriageway narrowing
- surface material changes

Street Lighting

A lighting strategy will be prepared which:

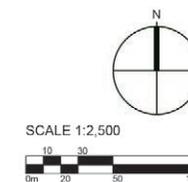
- Reflects the street hierarchy i.e. taller columns and greater spacing to larger streets; lower columns and increased spacing to smaller streets. Columns matt black colour.
- Restricts light pollution through column height and lantern type
- Footway/ cyclepaths only lit by adjacent highway corridors/ street lights with the exception of the diagonal footpath/ cycleway north of the boulevard/ spinney crossing which would be lit by bollard/ recessed lighting.

Broadnook Garden Suburb creates the opportunity to improve a number of existing Public Footpath routes, to make these routes safer and more attractive to use. These potential improved routes are marked on the plan and listed below:

A1-A2 Proposed Bridleway diversion

B1-B2 Proposed Public Footpath diversion

C1-C2 Proposed Sustrans route diversion



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1:2,500@A0	Scale



It is important to create places where people want to live. Some people feel we have lost the art of creating great places with the right social and environmental infrastructure ... but in the last Century private and social enterprise also created places like Hampstead Garden Suburb, Letchworth and Welwyn Garden City - green, planned, secure - with gardens, places to play and characterful houses...

(Prime Minister Cameron March 2012)



