

# Placemaking Plan

## Legend

- Application site boundary (19.13 ha)
  - Wider site boundary
- MOVEMENT**
- A1 / Great North Road
  - Primary route
  - Secondary route
  - Tertiary route
  - Safeguarded highways area

- LAND USE**
- Residential
  - Employment
  - School
  - Local centre 'kernels'
  - Local parks
  - Linear park / parkland

- LANDSCAPE AND ENVIRONMENT**
- Ancient woodland
  - Verges
  - Landscape mitigation
  - BNG area
  - Boundary hedgerow
  - Infiltration basins
  - Infiltration swales

- BUILT FORM**
- Key building frontages
  - Active building frontages
  - Sensitive edges
  - ✱ Key buildings

- 1 A new roundabout will provide access into the scheme. The alignment of the roundabout will create a traffic calming feature slowing vehicles through this space.
- 2 Active frontages will promote natural surveillance and activity whilst also forming a positive entrance feature for the wider site.
- 3 Strategic landscape mitigation - advanced planting to minimise impacts on receptors to the south. Both for the employment area and future opportunity area.
- 4 In response to managing this sensitive edge a linear park has been introduced in this area. This edge will provide amenity space to both the employment and future residential areas to the north.
- 5 Frontages here will be of enhanced quality and will focus active spaces such as offices, meeting rooms and entrances along this edge.
- 6 Tree-lined verges will provide a green spine to the scheme and also tie into active travel routes through the site.
- 7 Potential future connection to the wider site to the north. The transition between uses here will need re-planning.
- 8 The existing entrances to Woolfox depot will be extinguished once alternative access has been provided on-site to enhance safety.
- 9 Area to be used for strategic BNG, mitigating the loss of LWS and other habitats, creating a 10% net gain on-site.

