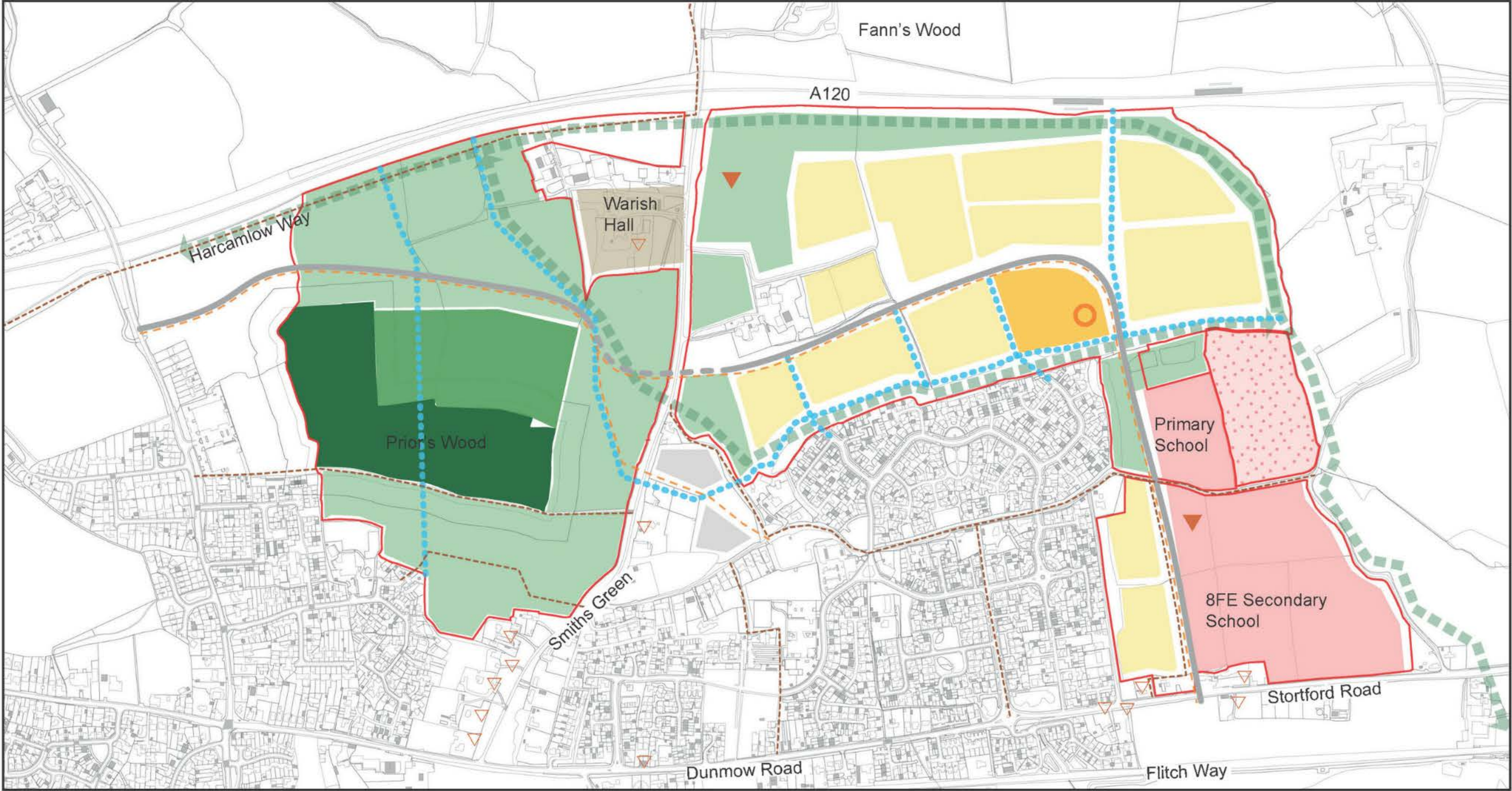


North-East Takeley

Site Area: 117.9 hectares

Proposed Uses: Residential (c. 1506 homes subject to detailed masterplanning)/ Education / Retail/ Commercial / Community / Health



Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.

Design Principles

- The key urban design strategy for this allocation is two-fold: the retention and enhancement of the agrarian and heritage setting of Priors Wood and Warish Hall; and the development of a new community formed around a new local centre and school
- This new development should be built at a higher density (dwellings per hectare) and adhere to best practice garden community principles of local and walkable neighbourhoods with a variety of dwelling types and sizes to facilitate the creation of a new and mixed community with local facilities and amenities within walking distance.
- The development should be landscape-led, by which we mean compact development integrated within the landscape.
- The development should be highly sustainable and accessible and follow exemplar standard Garden Village Principles (**Refer to Core Policy 10a**).
- The Local Centre should provide local amenities useful to residents on an everyday basis, (shops, health & childcare etc.) and also provide opportunity for growth and expansion of small business units within a largely residential typology).
- The school is a significant element of the allocation and has been located to minimise potential impact from school-generated traffic. Minimising disruption from vehicle traffic and the use of alternative means of transport should be a key consideration in the school's location and design.
- The new road through the allocation will form a sustainable and active travel corridor with private vehicles only accessing the eastern leg of the road, with buses, pedestrians and cyclists utilising the entire length of the new route. As such, the movement hierarchy for this route with occasional bus usage and restricted private vehicle usage.
- The western part of the site is within the revised Countryside Protection Zone (CPZ) and so the CPZ policy will apply to this area.

Refer to the Site Development Templates Appendix 3A for details.