

Zones - Design parameters

A This space forms the western end of a green corridor which runs east-west across the site and into the townscape beyond. It provides a walking / cycling link from Ashley Road into the site and is available as a shared recreation / habitat space. Informal and semi-natural children's play facilities could be provided here. The area could also be used for denser habitat planting or as a community orchard or growing space.

The existing track from Ashley Road to the water pumping station will be left unmetalled and unfenced. It will serve as a quiet walking route most of the time, with very occasional access by a car or maintenance van. Public vehicular access to the track will be restricted.

In the southern part of the zone is a cluster of houses arranged around a short access road. This road will connect to the A5 but will be gated so that only emergency vehicles can use it.

B This residential area sits to the north of our green corridor. It thus provides security for those using the green space in the form of overlooking. Consideration will be given as to whether bungalows would provide an appropriate form of development here. Boundary planting will soften the appearance of this zone when viewed from the gardens to the north.

C This forms the central part of our green corridor. It is set back from the main road and will double up as a sustainable drainage corridor. A dry walkway will be maintained alongside the drainage features. Bridges and stepping stones could be provided as points of interest and the existing large trees would most likely be retained. The variable nature of the water level in our drainage corridor will allow a range of habitats to be provided which will appeal to different groups of plants.

Crossing our green corridor at ninety degrees is the public right of way that leads from Church Street to The Flash. This will be laid out as a broad green corridor, both for human use and biodiversity. As with Zone A, this corridor would make a good location for informal and semi-natural children's play space. This could be provided alongside the right of way

D The heart of the community will be this large green space which combines habitat planting and public open space. We foresee much of this area serving both functions, perhaps with mown corridors leading through an area of meadow planting.

We shall protect the old moat from development, with built structures and hard surfaces kept at least five metres distant. The moat will provide a centrepiece for the community, with the main access road wrapping around it to the south.

This zone will provide informal recreation for both adults & children. Part of it may be suitable for a community growing space, as well as for areas of denser habitat planting.

E This residential area adjoins both the public right of way and the green heart of the community, providing security in the form of overlooking. The east-west green corridor runs to the south of the proposed new homes, offering an alternative walking route to both the A5 and our own proposed access road.

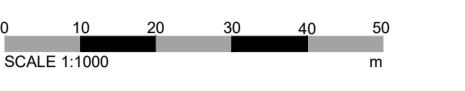
F At the eastern end of the site, our green corridor links to the National Cycle Route beyond. North of the green corridor, this zone will be mostly residential. It may be suitable for larger plots, which would complement those along Church Street to the north. Boundary planting will be retained and enhanced wherever possible to preserve privacy.

Across all residential zones, a minimum distance of 21 metres between opposing rear windows will be maintained.

Should bungalows be provided, a percentage (to be in line with the Council's *Homes for All SPD*) will be built to M4(2) and / or M4(3) standard



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ORIGINATING OFFICE:

- Legend**
- Site Area = 4.789 Ha / 11.83 Acres
 - Existing Residential Buildings
 - Public / Commercial Building
 - Existing main trees on site
 - Existing Hedgerow
 - Existing Dense Woodland
 - Sewage Pumping Station
 - Remnants of Medieval Moat
 - New 5.5m wide Access Road
 - New 2m wide Pavement
 - Public Right of Way
 - Public Open Space (1.01 Ha)
 - Residential Development Area
 - New Indicative Tree Planting
 - New SUDS
 - Play Equipment

REV	DESCRIPTION	DATE	BY	CHKD

BERRYS

STATUS:	PLANNING		
CLIENT:	MONTAGUE LAND		
PROJECT:	RESIDENTIAL DEVELOPMENT LAND NORTH OF ST. GEORGES BYPASS ST. GEORGES, TELFORD, TF2 9LF		
DRAWING:	DEVELOPMENT PARAMETERS PLAN		
SCALE @ A1:	DRAWN BY:	CHKD BY:	DATE:
1:1000	OH		15.11.24
DRAWING NO:		REVISION:	
SA43394 -BRY-ST -PL - A - 006			

DEVELOPMENT PARAMETERS PLAN

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