

The proposals



Figure NTS 2 Master plan

NTS 9 The planning application is for the following elements:

- up to 1,585 residential dwellings, 30% of which will be affordable
- 2 ha of employment land to be located in the north-east of the site, with a further 1000m2 within the local centre
- outdoor playing space including formal outdoor sports, sports pavilion and changing facilities, children’s play areas and informal open space
- a primary school and land for a second primary school
- land for a secondary school
- a local centre including a community centre, and land reserved for a children’s day nursery, retail area, a family- friendly pub and office space
- 1ha reserved for a hotel
- a safeguarded site for a health village, which will include a nursing home and could include a community hospital, GP surgery and complementary uses, which will revert to employment uses if not taken up

- a perimeter road and junction improvements
- access to a potential site for park and ride (potential site outside application boundary).

NTS 10 The proposed layout for the development is shown on figure NTS 2. The maximum heights of the proposed development is set out in figure NTS 3, with the building density shown in figure NTS 4. Figure NTS 5 shows the phases of construction. The proposed children’s play areas are located on figure NTS 6, and the tree removal and retention is set out in figure NTS 7.

NTS 11 The access to the site will be from a new roundabout on the A41 Oxford Road as shown on figure NTS 2. The new roundabout will also provide access to land east of the A41 and the potential site for a park and ride. Additional accesses would be provided via a new signalised junction off the A41 Oxford Road, a new roundabout on Middleton Stoney Road and a further roundabout onto the proposed perimeter road at the Middleton Stoney Road / Howes Lane junction.



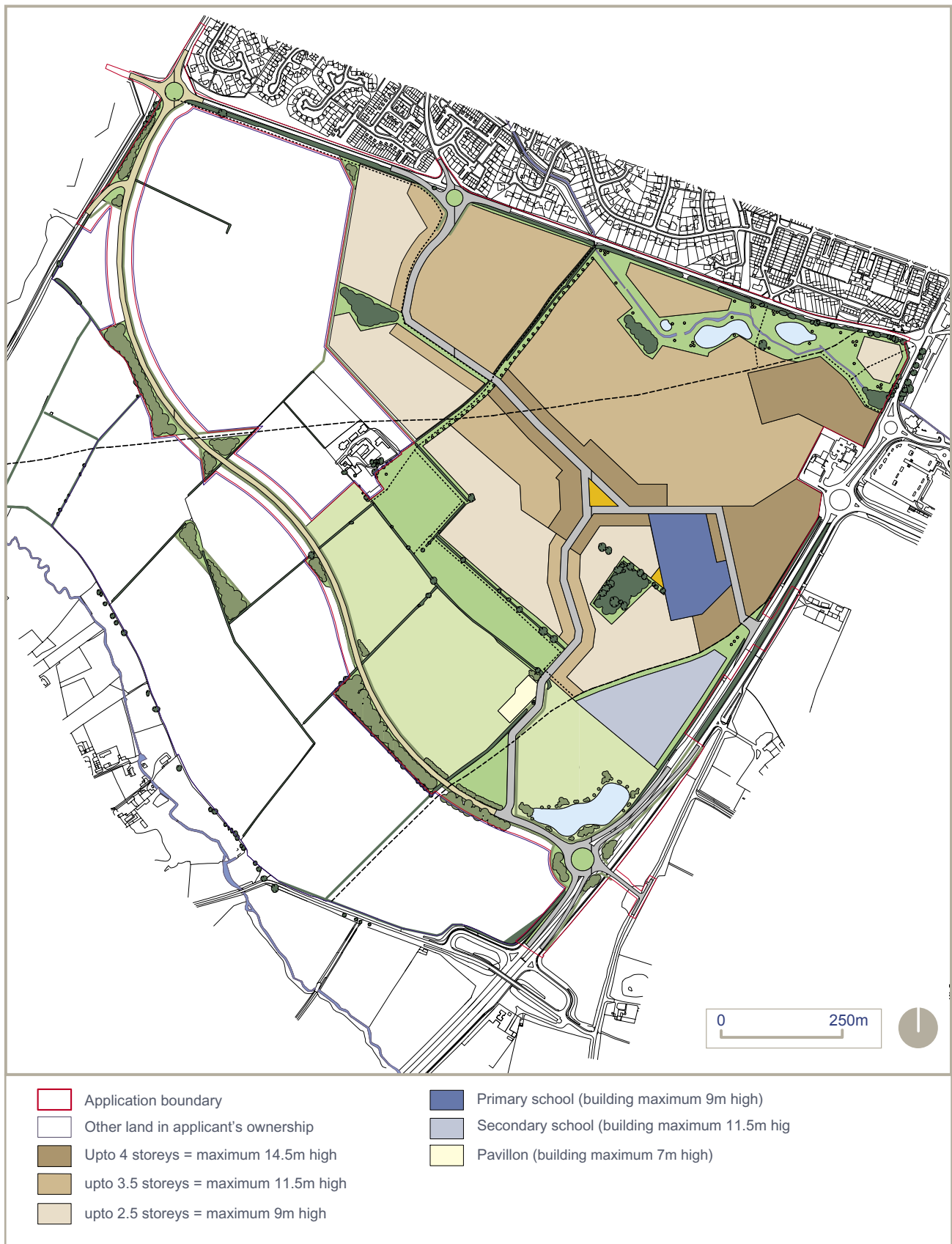


Figure NTS 3 Building heights plan

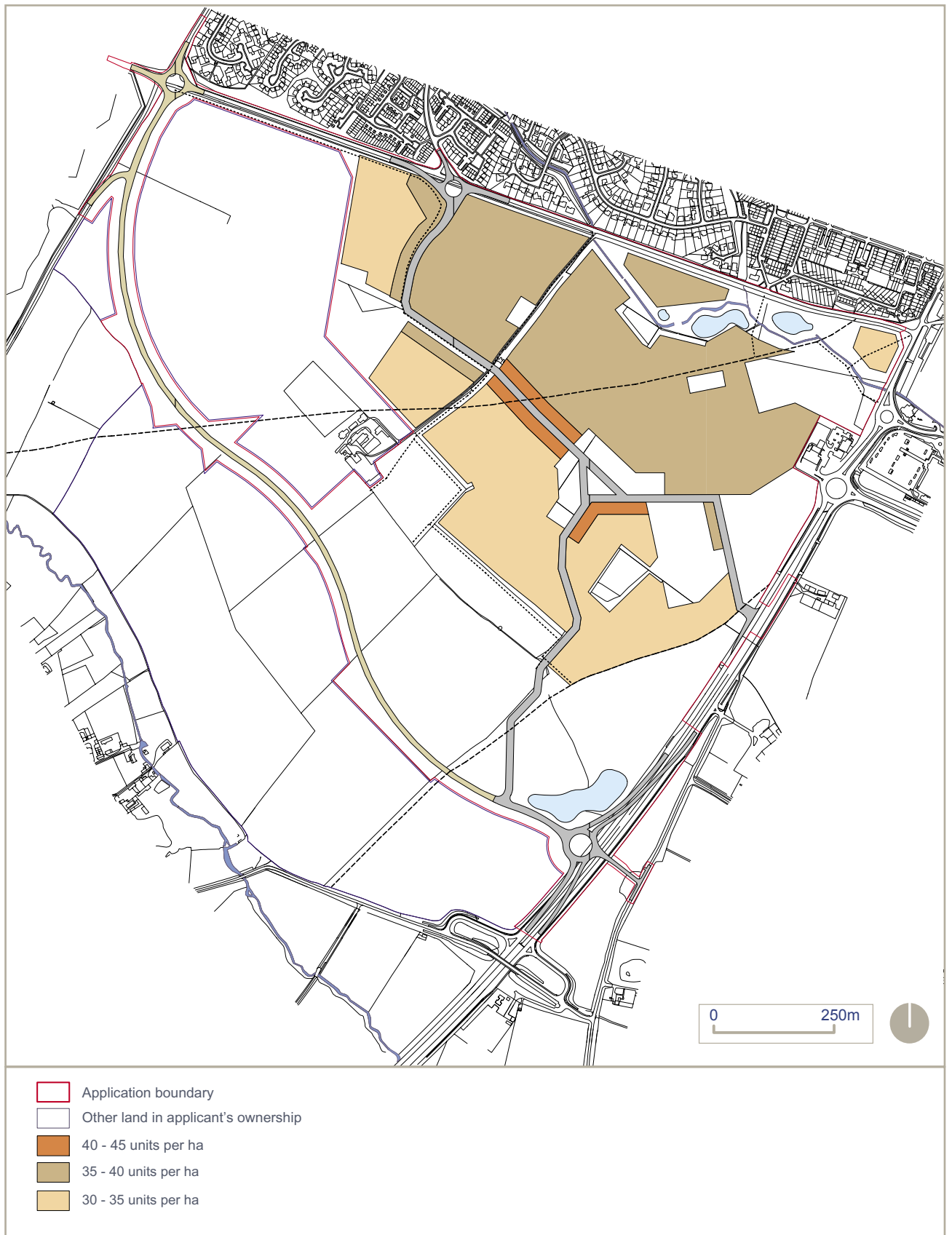


Figure NTS 4 Building density plan