

Proposed Layout | 1:2500

USE AND AMOUNT

4.2 [The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that “amount” means (a) the number of units for residential use].

Residential – 500 dwellings (class c3)

4.3 The development achieves an average net density of approximately 36 dwellings per hectare (dph). The density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the design.

4.4 The proposed housing mix is split into the following four tenures:

- Private Sale;
- Private Rent;
- Shared Ownership; and
- Social Rent.

The breakdown for which is as follows:

Private Sale	No.	Shared Ownership	No.
2 Bedroom dwellings	2	2 Bedroom dwellings	27
3 Bedroom dwellings	39	3 Bedroom dwellings	16
4 Bedroom dwellings	59	4 Bedroom dwellings	2
Total	100	Total	45















Private Rent	No.	Social Rent	No.
2 Bedroom dwellings	76	1 Bedroom dwellings	28
3 Bedroom dwellings	174	2 Bedroom dwellings	51
Total	250	3 Bedroom dwellings	19
		4 Bedroom dwellings	7
		Total	105

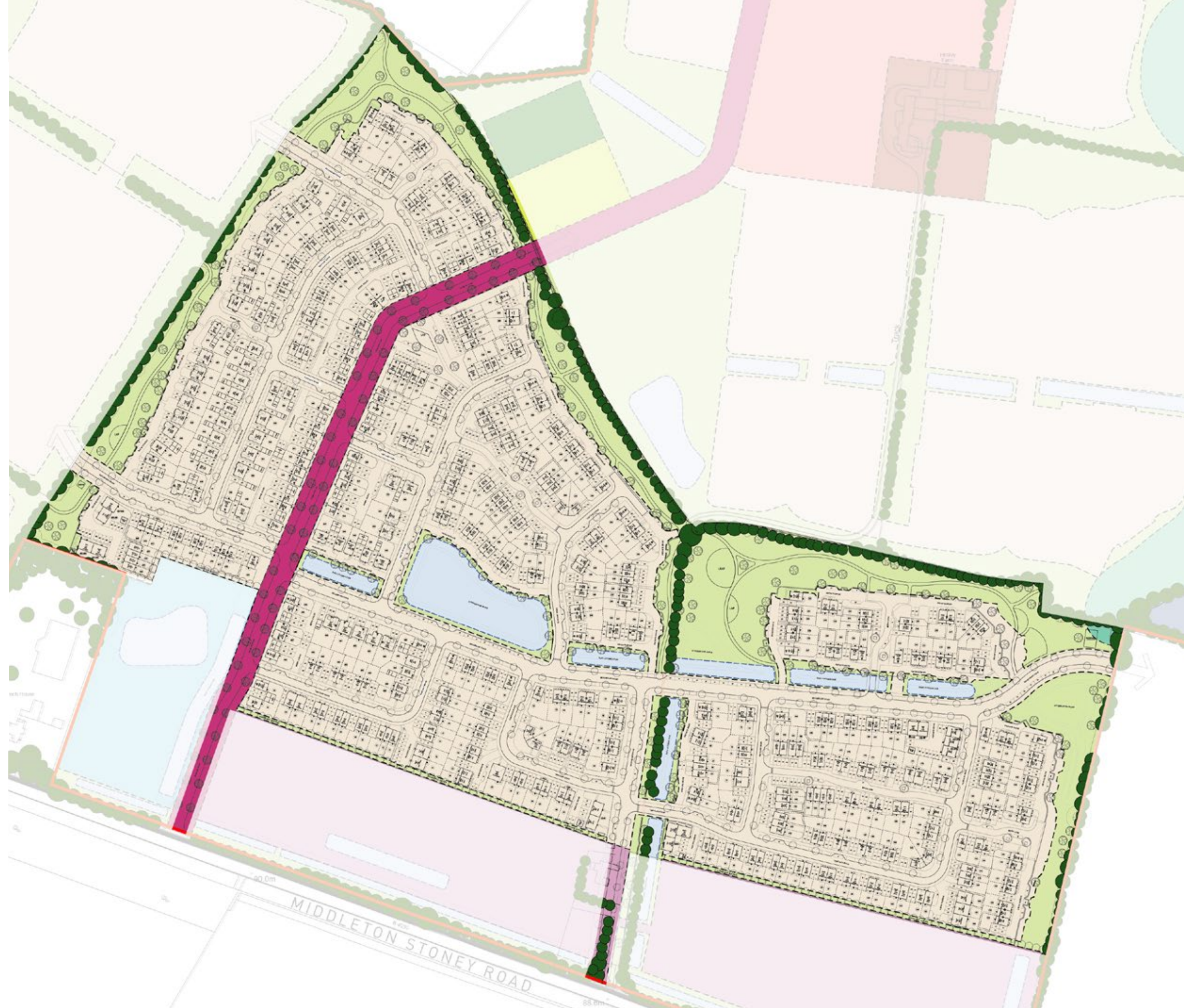
4.5 In line with the S106 all Social Rent affordable housing will comply with the Technical housing standards - Nationally Described Space Standard.



Outline Use and Amount Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Residential
-  Primary Road corridor
-  Public Open Space
-  Playing Fields
-  School site
-  Community/social space
-  Allotments
-  Himley Farm retained
-  Newt Protection Area
-  Existing pond
-  Sustainable Urban Drainage
-  Employment
-  Care Facility



Use and Amount | 1:2500




BUILDING HEIGHTS

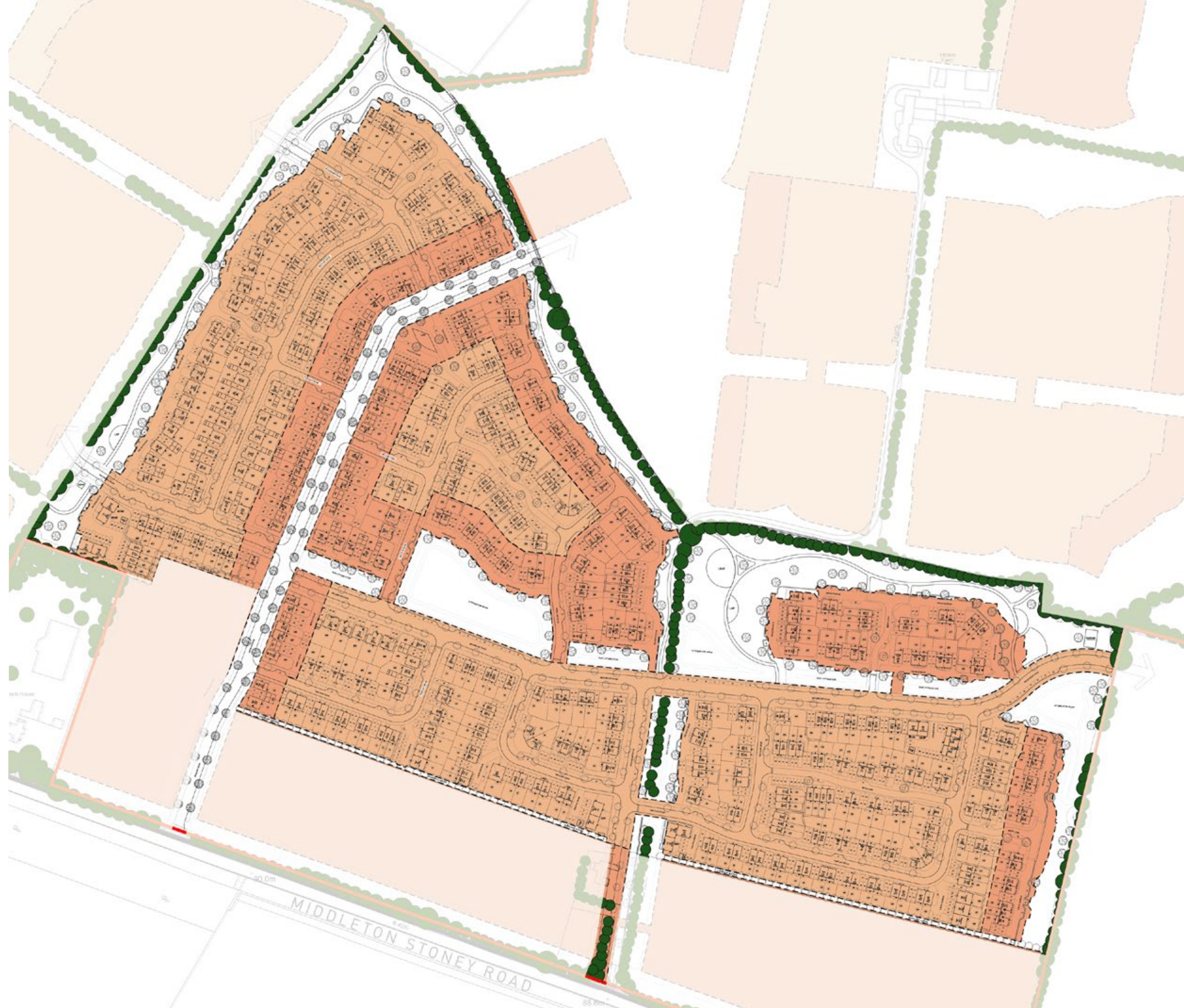
- 4.6 The proposed building heights are used to create a legible structure of blocks and streets, to link to adjacent amenities, allowing people to move safely and conveniently through the area. These are:
- 3 storey buildings (the focal point apartment blocks);
 - 2 storey dwellings;
 - single storey bungalows; and
 - other single storey elements (including garaging and bin cycle stores).
- 4.7 Developing at a range of densities and building heights throughout the site that when combined with landscape and building form assists in providing different areas of recognisable character.



Outline Building Heights Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Minimum height 4m
Maximum height 19m
-  Minimum height 4m
Maximum height 16m
-  Minimum height 4m
Maximum height 13m
-  Minimum height 4m
Maximum height 10m



Building Heights | 1:2500

FRONTAGES

4.8 Frontages are used to help inform a range of character areas that respond directly to their setting and context. These are:








- Formal frontages;
- Intermediate frontages; and
- Informal frontages.

4.9 Each character area will have its own identity and appearance but will be linked up by the streets, spaces and landscape that enables people to experience each of the different areas.



Outline Character Areas Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  CA1: Himley Green
-  CA2: Himley Fields
-  CA3: Himley Wood
-  CA4: Himley Edge
-  CA5: Himley Park (Residential)
-  CA6: Himley Employment Park

















Character Areas | 1:2500



Outline Placemaking Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Primary tree lined avenue
-  Secondary tree lined avenue
-  Gateway
-  Local square and public realm
-  Key frontage (Middleton Stoney Road)
-  Key frontage (Formal)
-  Key frontage (Intermediate)
-  Key frontage (Informal)
-  Landmark building (addressing key corners and gateways)
-  Marker building (addressing secondary corners and junctures between street types)
-  Focal building (to terminate street vista)
-  Public Art
-  Key view and vista






Character Areas | 1:2500



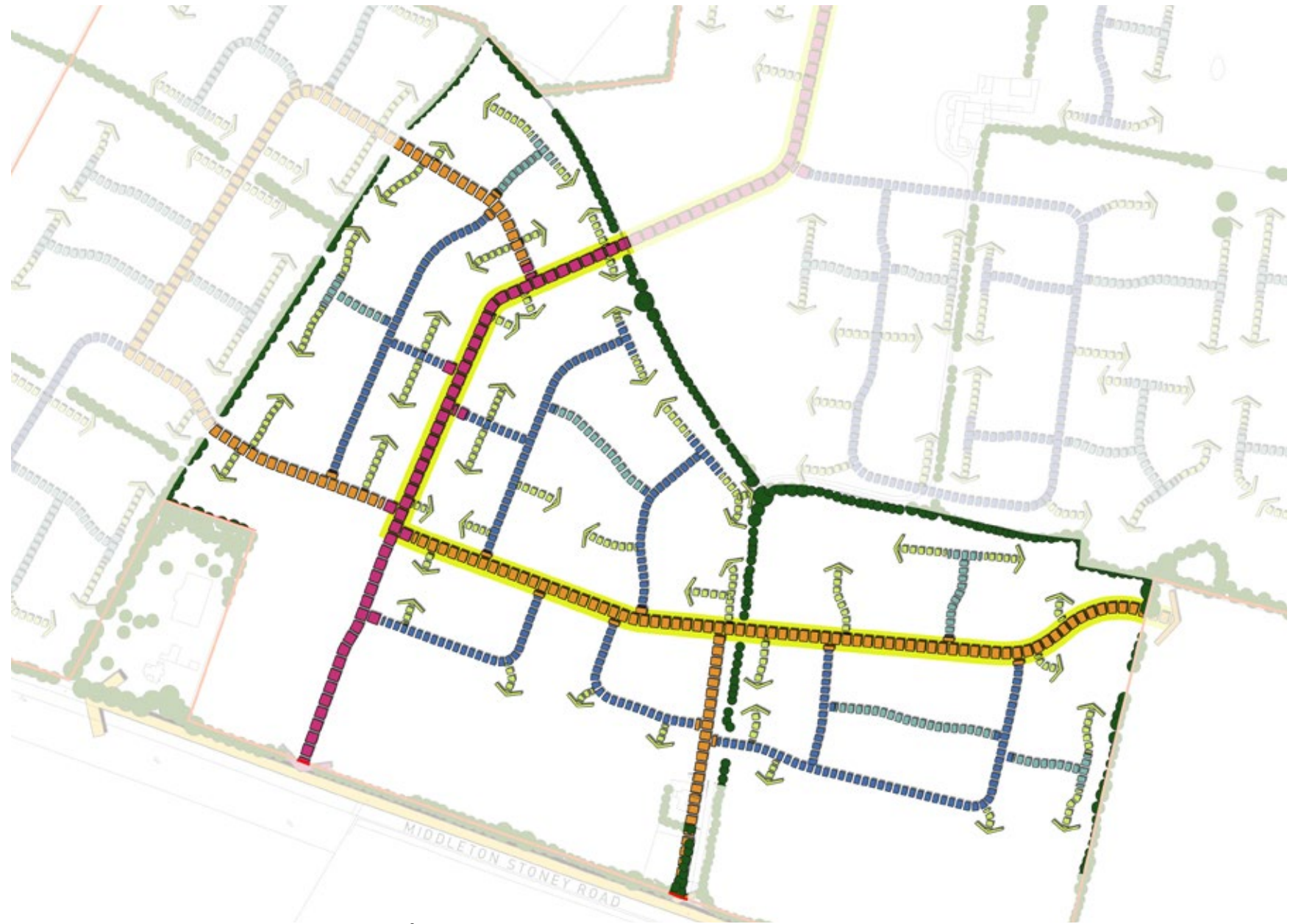
Outline Pedestrian and Cycle Movement Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Primary tree lined avenue with 3m wide cycle and pedestrian paths
-  Secondary tree lined avenue with 3m wide cycle and pedestrian path
-  Green infrastructure primary pedestrian route
-  Cycle and pedestrian path 3m wide



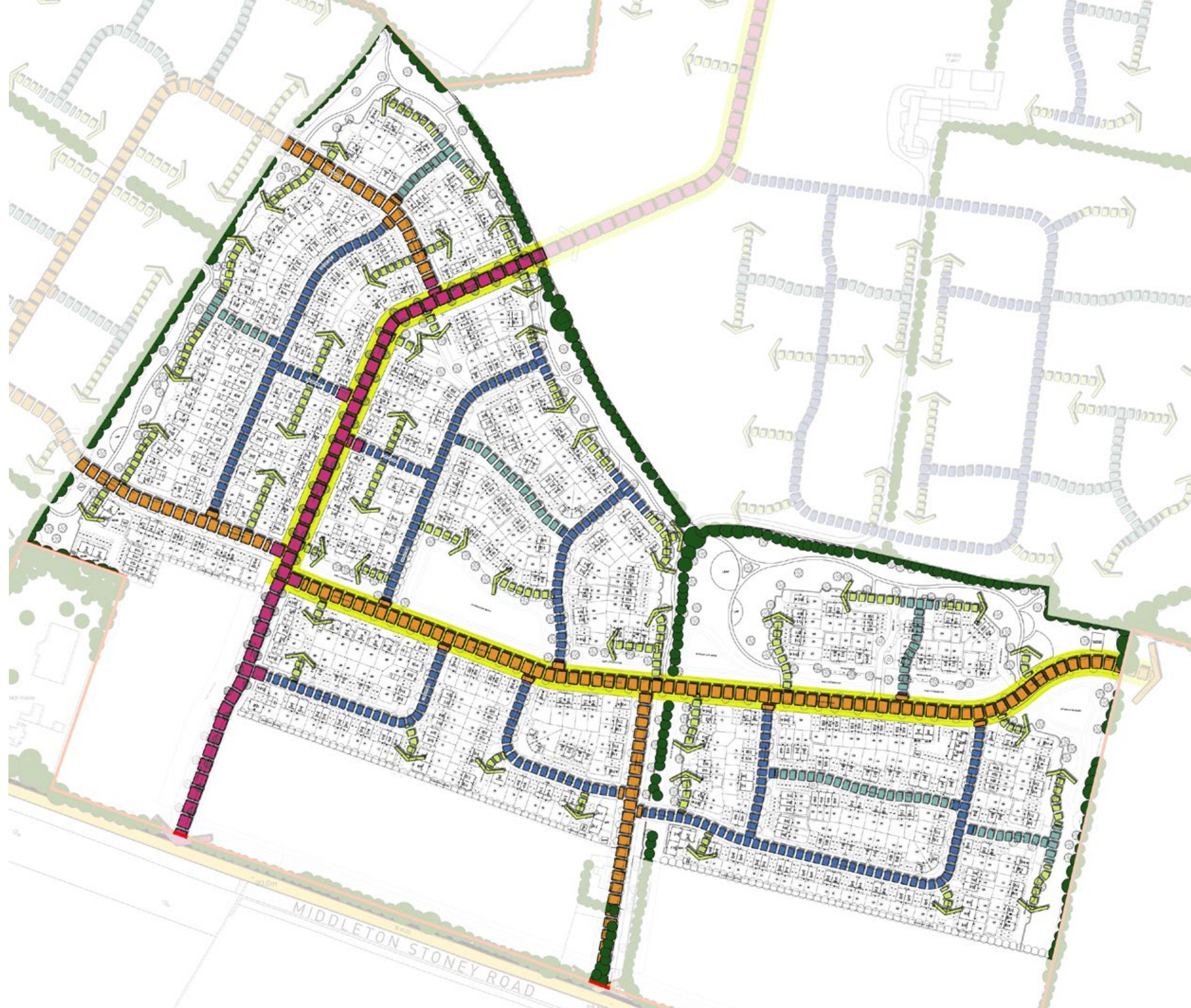
Pedestrian and Cycle Movement | 1:2500



Outline Road Hierarchy Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Home Zone
-  Private Drive
-  Existing B4030
-  Proposed bus route



Road Hierarchy | 1:2500

OPEN SPACE

4.10 Landscape and Open Space within the development will provide a network of multi-functional green spaces that respect key aspects of the existing landscape and introduces new features to create an attractive setting for new development. These are:













- LCA5 Hedgerow corridors & pocket parks;
- LCA6 SuDS corridors;
- LCA7 Newt corridors; and
- LCA8 Play spaces.

4.11 The approach will harness new and existing ecological benefits to add greater social and economic value. This will facilitate the movement of people through attractive green spaces linking the proposed development to the wider area.



Outline Green and Blue Infrastructure Parameter Plan | Not to scale

LEGEND

-  Wider site boundary
-  Existing trees and woodland retained and enhanced
-  Existing hedgerow retained and enhanced
-  Existing hedgerow enhancement open space
-  Newt habitat corridor
-  Amenity open space
-  Proposed woodland
-  SuDS corridor
-  Neighbourhood Equipped Area for Play (NEAP) play space
-  Local Equipped Area for Play (LEAP) play space
-  Sports pitches/playing fields
-  Allotment provision
-  Primary road tree lined avenue
-  Secondary road tree lined avenue



Green and Blue Infrastructure | 1:2500

MATERIALS

- 4.12 Building materials, as reflective of the Design Code requirements will include a relatively simple palette of traditional materials, with use of render on full and half façade for emphasis on buildings at focal points.
- 4.13 Please refer to drawings ref: P20-3215_05.

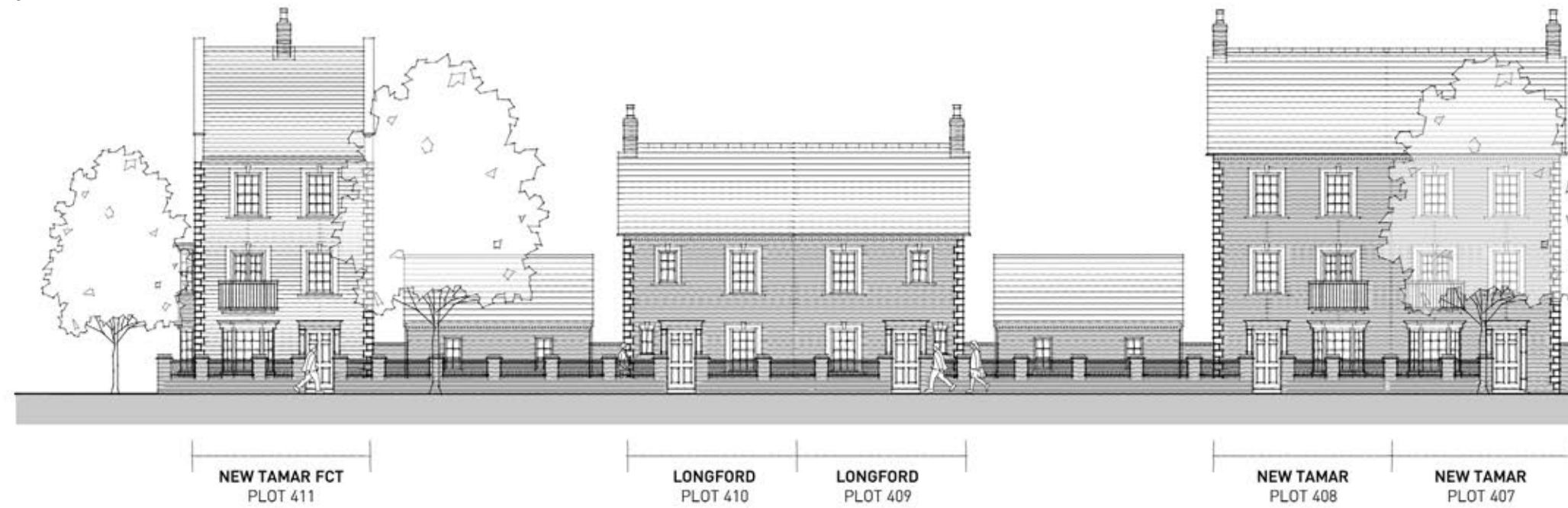
BOUNDARY TREATMENTS

- 4.14 Proposing a variety of boundary treatments, all residential plots will be enclosed with boundaries. No boundaries will be left without a suitable form of boundary treatment to enclose the plot and assist in providing definition to the public realm, with brick used for boundary walls to match those used for the corresponding house.
- 4.15 Please refer to drawing ref: P20-3215_06.

PARKING

- 4.16 The proposed development offers a variety of parking typologies including on-plot parking, frontage parking and rear parking courts. The number allowed for are as follows;
- Privately deeded parking spaces = 981
 - Parking spaces within a private garage = 64
 - Visitor parking spaces = 147
- 4.17 Please refer to drawing ref: P20-3215_07 V

Proposed Street Scenes



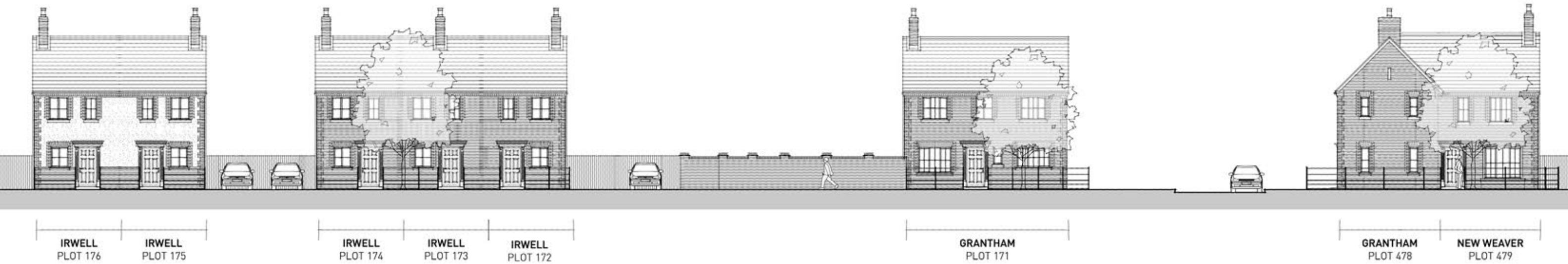
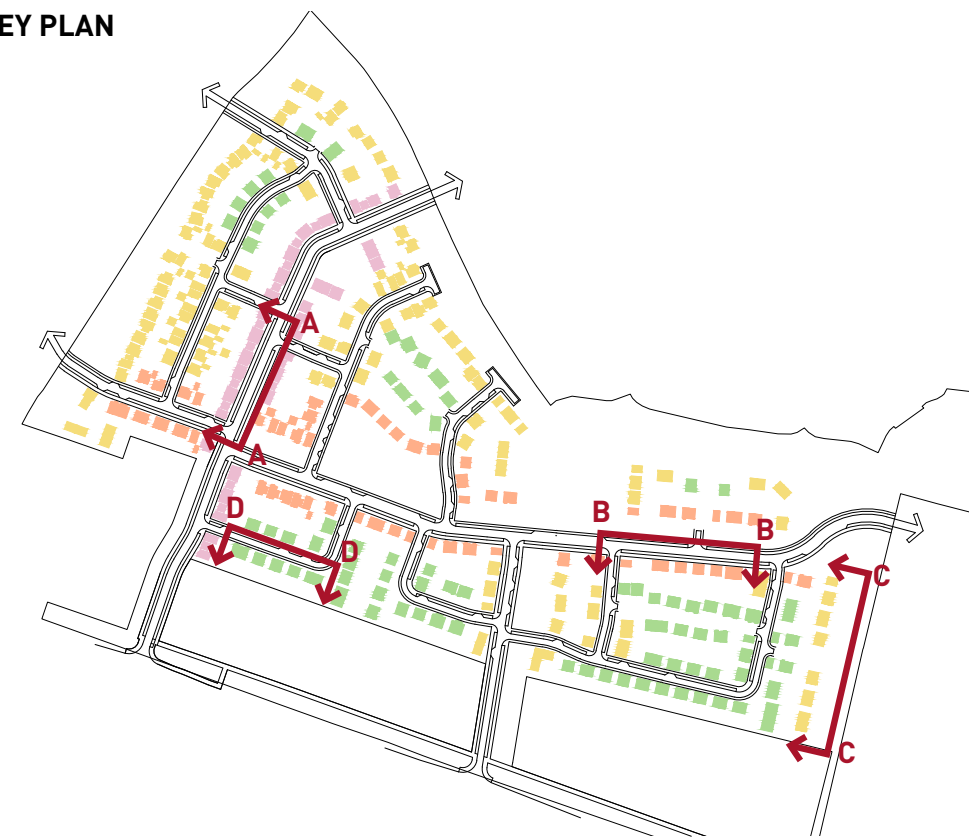
AA GEORGIAN PRIMARY



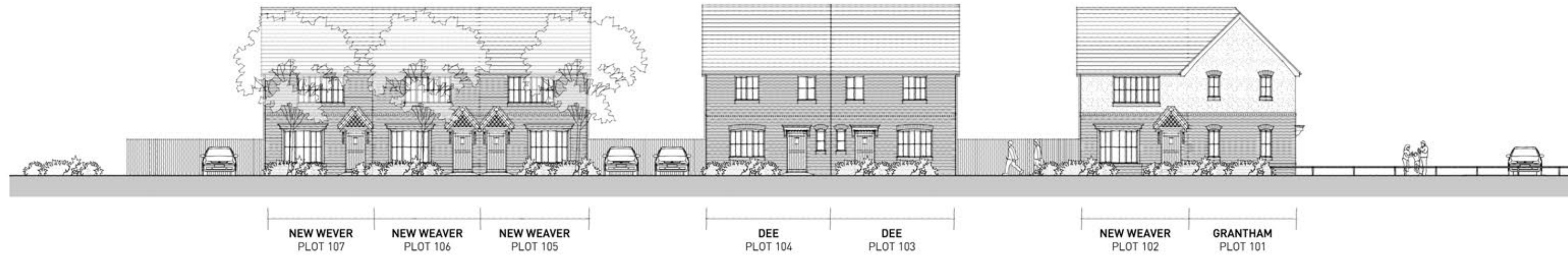
BB GEORGIAN SECONDARY



KEY PLAN



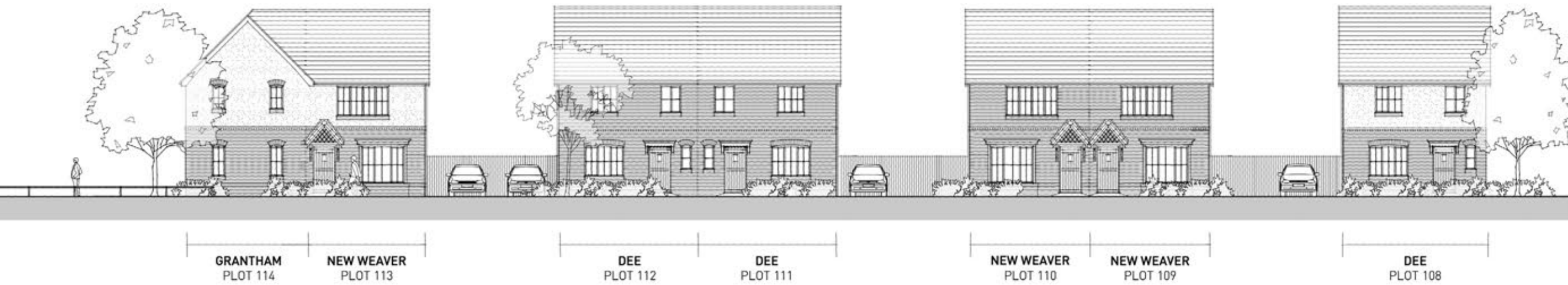
Proposed Street Scenes



CC
CORE HOUSING



DD
CONTEMPORARY



KEY PLAN

