



KEY

- SITE LOCATION  
13.82 ACRES  
5.59 HECTARES
- PROPOSED RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE (INCLUDING SuDS)
- EXISTING LANDSCAPE
- PROPOSED NEW LANDSCAPE
- SUSTAINABLE DRAINAGE
- EXISTING PUBLIC FOOTPATH (APPROXIMATE LOCATION)
- PROPOSED (KEY) PEDESTRIAN LINKS
- JETWAY CYCLE ROUTE

KEY PRINCIPLES

1. Principal street and development access;
2. Residential frontage along Lower Road;
3. Translocated hedgerow and new tree planting;
4. Central Green with equipped children's play area;
5. Tree lined route safeguarding potential future access to wider land;
6. Green link and ecology corridor;
7. Development gateway;
8. Soft development edge (including existing landscape);
9. Street patterns orientated towards green space;
10. Outward facing residential frontages (natural surveillance); and
11. proposed new footpath connection to site boundary.

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APPROVED OUTLINE DEVELOPMENT BY GLADMAN DEVELOPMENTS

APPROXIMATE LOCATION OF GLADMAN DEVELOPMENTS LTD. PROPOSED SITE ACCESS. PROPOSED ROAD MARKINGS TO TIE INTO PROPOSED JUNCTIONS SHOWN ON DRAWING C151100.002 REV C



LAND OFF LOWER ROAD, AYLESBURY  
PROPOSED ILLUSTRATIVE MASTERPLAN

REV: A - FOOTPATH LINK ADDED TO EASTERN BOUNDARY. 21/06/17