

# THE PROPOSALS

The layout plan shows the indicative development plan including a single vehicular access from Rowden Road, the internal road layout, proposed development cells, indicative gardens and open spaces.



The proposals are for residential development for up to 150 dwellings of which 40% will be affordable housing. The scheme comprises a mix of 1 to 5 bedroom properties with parking, including some integral garages.

The development proposals include areas of Public Open Space and will seek to retain existing trees and hedges throughout the site and on the site boundaries where possible. New landscaping is also proposed across the site.

A children's play area will be provided on site if required by Harrogate Borough Council.

An existing Public Right of Way traverses the site in the north. The development proposals seek to retain the PROW and provide additional pedestrian links within the site and connecting to the surrounding area.

- ① PRIMARY LOOP ROAD THROUGH THE DEVELOPMENT
- ② SHARED SURFACE STREETS CREATE A PEDESTRIAN PRIORITY ENVIRONMENT
- ③ EXISTING PUBLIC RIGHT OF WAY
- ④ PROPOSED PLANTED BUFFER CREATES DEFENSIBLE BOUNDARY
- ⑤ EXISTING TREES/PLANTING RETAINED IN THE PUBLIC DOMAIN TO CREATE GREEN WAY THROUGH THE SITE
- ⑥ PROPOSED SUDS BASINS WITH AREAS OF GREENSPACE
- ⑦ ADJACENT DEVELOPMENT UNDER CONSTRUCTION
- ⑧ PROPOSED VEHICULAR ACCESS TO EXISTING TRACK