



KEY

Part A: BACKGROUND

1. Introduction

- Outline Planning Application Boundary
- Key Phase 1 Design Guide Boundary

2. Context

- Residential land use
- Mixed use land use
- Commercial land use
- Education land use

Part B: SPATIAL

3. Green Infrastructure

3.2 Informal open space

- 3.2.1 Wildlife corridors: 60m wildlife corridors, 20m wildlife corridors, Other wildlife corridors
- Water bodies within wildlife corridors and other informal open space: Existing ponds and water features to be retained, New ponds
- 3.2.2 Civic spaces
- 3.2.3 Allotments
- 3.2.3 Orchards
- 3.2.4 Residential pocket parks, incl. informal play (areas shown to be achieved as a minimum)
- 3.2.5 Retained Ridge and Furrow (Normandy Hill)
- 3.2.6 A428 corridor
- 3.2.7 Indicative structural landscaping

3.3 Formal open space:

- 3.3.1 Central Open Space (including sports facilities)
- 3.3.2 Play areas: Combined NEAP / LEAP, NAIP - Natural Area of Informal Play

4. Movement and Access

- 4.2 Site access points: Emergency site access point (restricted access: for emergency vehicles only), Onward connection to future phases, Minor access point off primary / secondary streets - fixed location, Minor access point off primary / secondary streets - indicative location
- 4.4 Proposed strategic new cycleway / footway connection
- Proposed strategic new footpath connections within Green Infrastructure
- Footpaths within Green Infrastructure
- Indicative bus stops for KP1
- Indicative future bus stops
- Indicative connection between Primary School and future Local Centre
- 4.5.1-2 Primary route (no direct plot access to development parcels)
- 4.5.3 Secondary route
- Cross parcel permeability for pedestrians and cyclists to be achieved (examples of routes as tertiary streets provided in sub chapters 4.5.4-7)
- Street sections as drawn in the design guide
- 4.6.1 Edge condition section 1: The Community Orchard
- 4.6.2 Edge condition section 2: Central Open Space
- 4.6.3 Edge condition section 3: The Wildlife Corridor
- 4.6.4 Edge condition section 4: A428 Crick Road
- Existing retained connection to Eastfield Farm
- Indicative turning head location

5. Residential Built Form

- Residential land use
- Existing buildings to be retained
- 5.2 Residential character area boundaries (refer also inset plan)
- Residential edge label: 5.4 Frontage Typology: 1-5 refers to built frontage character (set out below), 5.6 Typology Matrix: A-F refers to relevant matrix
- 1 Staggered frontage: consists of predominantly detached and some semi-detached dwellings of varying size, frontage may include garage rear / flank walls and garden walls
- 2 Stepped frontage: consists of predominantly detached and semi-detached dwellings
- 3 Consistent frontage: consists of dwellings of a similar typology and size, arranged on a consistent spacing with a consistent set back to create rhythm and order
- 4 Stepped, linear frontage with high degree of enclosure: consists of semi detached and terraced dwellings; detached dwellings may define corner plots
- 5 Near continuous, formal frontage: consistent grouping of typologies; consists of semi-detached, terraces and apartments, with gaps only for access to parking and pedestrian routes
- 5.8 Key Grouping - KP1 Gateway

6. Mixed Use Built Form

- Mixed use land use
- Education land use
- 6.4 School building frontage

7. Commercial Use Built Form

- Commercial land use

PART D: TECHNICAL:

9. Technical Standards

- 9.3 Indicative location for sports pitches parking, Indicative location for Dollman Farm and allotments parking, Indicative location for mixed use parking
- 9.8 Indicative location of Ridge and Furrow interpretation boards
- 9.10 Proposed location of Gas Governor (4x6m footprint) subject to agreement with utility co.
- 9.11 Great Crested Newt crossings, Great Crested Newt tunnels
- 9.12 Foul water pumping station zone

NOTES

Surface Water Management:

SuDS features must be accommodated within the network of green infrastructure. Further details are provided in the KP1 Surface & Foul Water Management Strategy, with a summary of key issues in the Design Guide chapter 9 - Technical Standards.

Access to Pumping Station

Access to the proposed pumping station, located to the rear of the commercial parcel north of the A428, is to be confirmed subject to discussions with relevant authorities. Options may include access via a direct route from the A428, or through commercial parcel area parking.

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Notes:

Do not scale from this drawing.

All contractors must visit the site and be responsible for taking and checking Dimensions.

All construction information should be taken from figured dimensions only.

Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

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T	12.11.15	Minor amendments	ST	GP
S	03.11.15	Minor amendments	ST	GP
R	21.10.15	Amendments to parcel boundaries	JB	GP
Q	10.06.15	Amendments to Character Areas	ST	GP
P	15.05.15	Amendments following Client comments	ST	GP
O	14.05.15	Amendments to A428 Crick Road	AKS	EOS
N	14.04.15	Amendments to access points, graphic amendments	AKS	EOS
M	14.04.15	Graphic Amendments	AKS	EOS
L	14.04.15	Amendments following RBC comments	AKS	EOS
K	14.04.15	Amendments to KP1 boundary	AKS	EOS
J	14.03.15	Amendments to graphics and key	AKS	EOS
H	14.03.15	Amendments to Green Infrastructure	AKS	EOS
G	14.02.15	Revised draft - final draft submission amendments	AKS	EOS
F	14.02.15	Revised draft - final draft submission amendments	AKS	EOS
E	14.02.15	Revised draft - final draft submission amendments	AKS	EOS
D	13.12.13	Revised draft - final draft submission	AKS	EOS
C	13.12.06	Amendment to red line boundary & G.L.	AKS	EOS

Client: SUE LP

Consultant Team: David Lock Associates Town Planning and Urban Design

BMD BMD ASSOCIATES

JOHN THOMPSON & PARTNERS 23-25 Great Sutton Street London, EC1V 6DN T: +44 (0)20 7017 1780 F: +44 (0)20 7017 1781 W: www.jtp.co.uk

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PLANNING