

KEY								
	1	1. Introduction						
		 Outline Planning Application Boundary Key Phase 2 Design Guide Boundary Key Phase 1 Boundary 						
Ċ	X 2	2. Context						
		Residential land use						
		3. Landscape Design						
		 3.2 Informal Open Space 3.2.1 Ecology and Wildlife Corridors Wildlife corridors: 60m wildlife corridors 20m wildlife corridors Other wildlife corridors Other wildlife corridors Water bodies within wildlife corridors and other informal open space: Existing ponds and water features to be retained Indicative location of new ponds GCN tunnels 3.2.2 Green Corridors 3.2.3 Productive Landscapes 3.2.4 Normandy Hill / Retained Ridge and Furrow 3.2.5 Informal Play and Residential Pocket Parks 3.3.1 Play Areas 						
	- I	3.3.2 Formal Parks						
	576 d	1. Movement and Access						
	-	 Access from previous phase Onward connection to future phases Minor access point off primary / secondary streets - indicative location Proposed strategic new footpath connections within Green Infrastructure Footpaths within Green Infrastructure Indicative bus stops for KP2 4.4.1 Primary Street (no direct plot access to development parcels) 4.4.2 Secondary Street 4.4.4 Tertiary Streets: Standard Cross parcel permeability for pedestrians and cyclists to be achieved examples of routes as provided in sub chapters 4.4.3 - 4.4.8 Street sections as drawn in the Design Guide Indicative location for limited short-stay parking for Local Centre Indicative location of turning head Indicative location of temporary turning head 						
5	1	5. Built Form						
	(Residential land use 5.2.1 Marker Buildings 5.2.2 Key Buildings 5.3 Frontage Typology; 1-5 refers to built frontage character (set out below) 						
		 Staggered frontage; consists of predominantly detached and some semi-detached dwellings of varying size, frontage may include garage rear / flank walls and garden walls Stepped frontage; consists of predominantly detached and semi-detached dwellings 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 Stepped, linear frontage with high degree of enclosure; consists of semi detached and terraced dwellings; detached dwellings may define corner plots 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 5.4 Residential character area boundaries (refer also inset plan) 5.9 Key Groupings 						
		5.17 Utilities						
_	Note:							
	Regulatory Plan to be read in conjuction with the Design Guide.							

R	11.07.19	Development Framework Updated	JA	GP
Ρ	25.06.19	Amendment to remove Local Centre	DF	GP
0	31.10.16	Amendment of tertiary route and access point	RL	GP
Ν	31.10.16	Amendments following RBC comments	RL	GP
М	14.06.16	Amendment of secondary road corridors	SS	GP
L	09.06.16	Amendments to key	ST	GP
К	08.06.16	Amendments to parcel acces points and connectivity	ST	GP
J	07.06.16	General Amendments	ST	GP
I	26.05.16	General Amendments	ST	GP
н	20.05.16	General Amendments	ST	GP
G	19.05.16	General Amendments	ST	GP
F	13.05.16	Inset plans and character area boundary areas updated	1 ST	GP
Е	12.05.16	Updated to reflect highways layout	RL	GP
D	10.05.16	Addition of key plans	SS	GP
С	27.04.16	General amendments to formatting	ST	GP
В	19.04.16	Frontage Labels added	ST	GP
А	06.04.16	Draft notes added	ST	GP
Rev	Date	Description Dr	awn	Chkd
Draw	ng Status			

Drawing Status
PLANNING





Project Radio Station Rugby KP2 Design Guide

Drawing Title

Key Phase 2 Regulatory Plan

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