

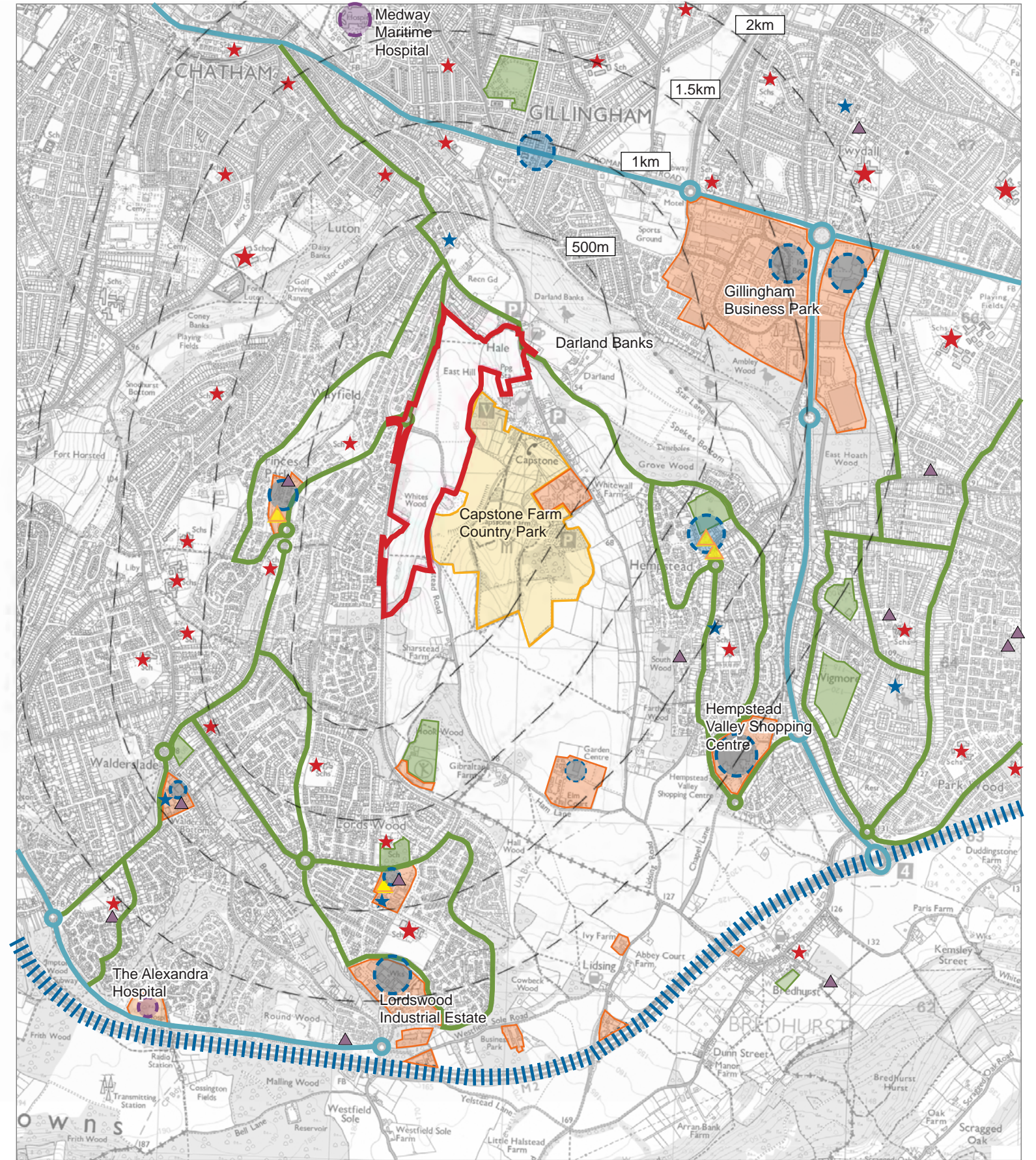
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4.00 Understanding Existing Connections

These are important clues, if thoughtfully created they will link existing with proposed and establish attractive places for people to live.

The East Hill site is already well connected due to its location in Medway where local services are conveniently located.

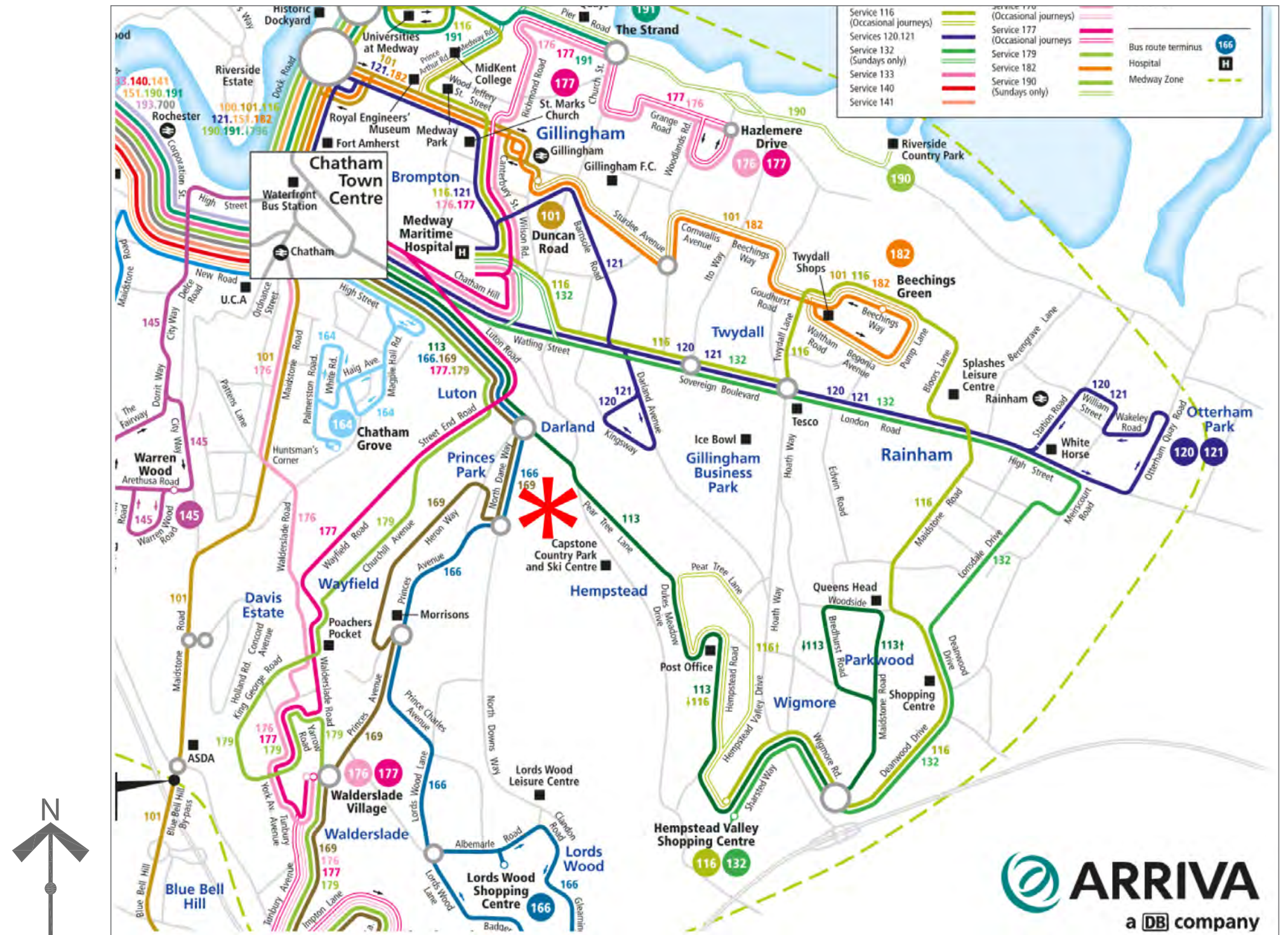
- KEY:
- Site Boundary
 - Motorway
 - Primary roads
 - Existing Bus Route around site
 - Employment
 - Capstone Farm Country Park
 - Public open space
 - Shops
 - Hospital
 - GP Surgery/
Health Care
 - Community Centre/
Place of worship
 - School
 - Library



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4.01 Understanding Existing Connections

This map shows the importance of North Dane Way for connections to the wider area.

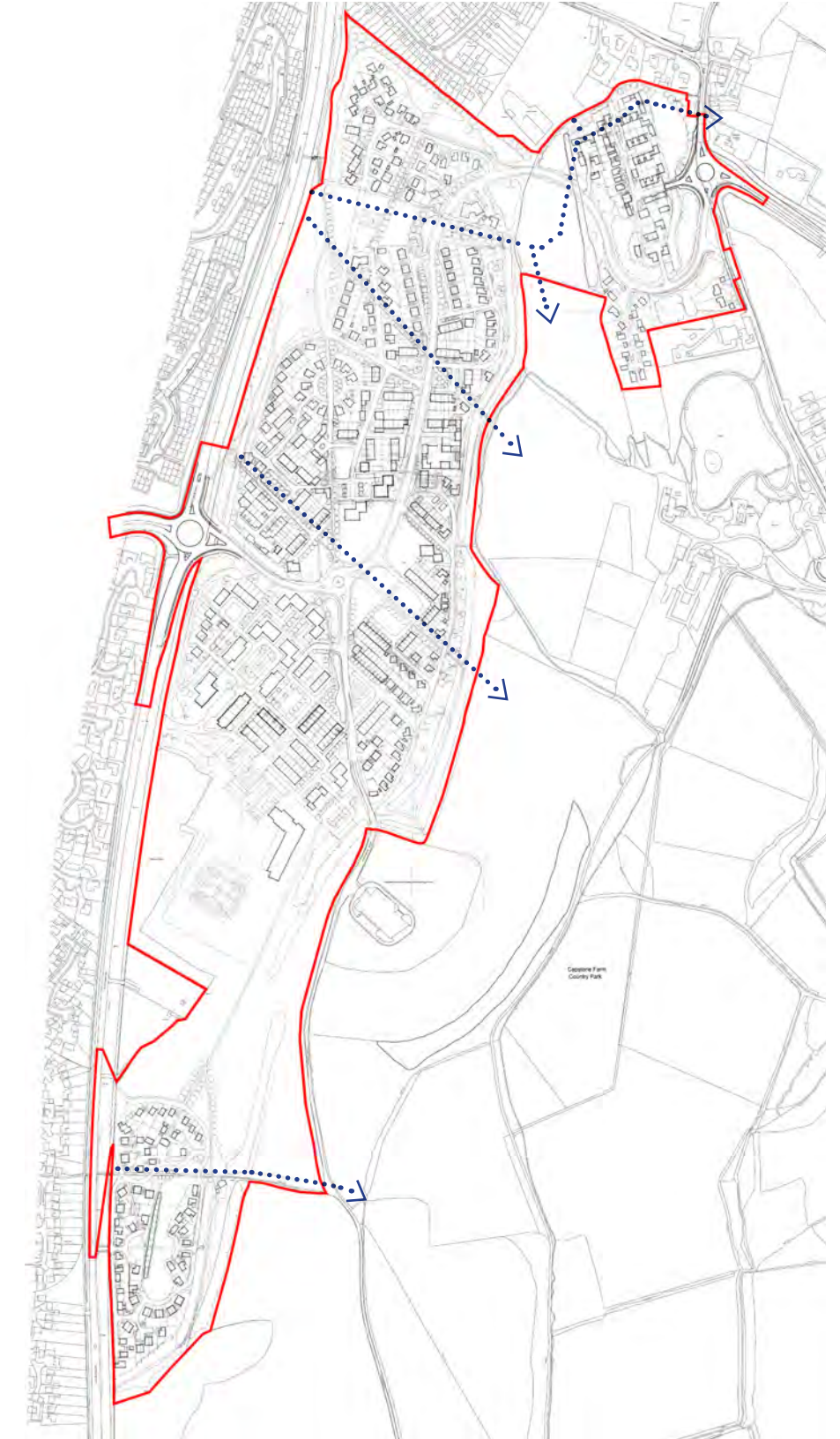


Bus Routes

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4.02 Define Pedestrian Routes across Site

The East Hill development will significantly enhance routes from Princes Park to Capstone Park for daily dog walking and leisure.

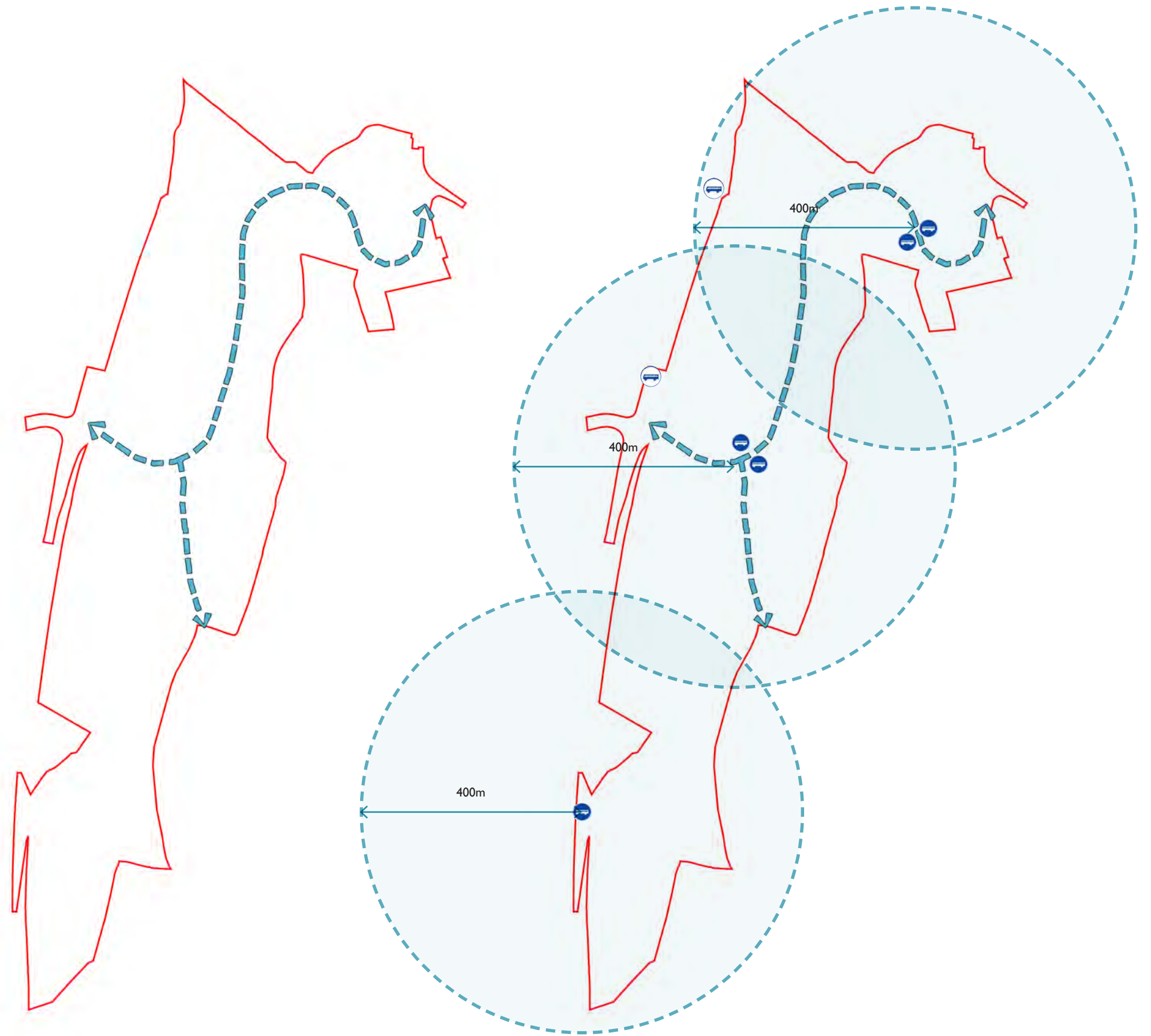


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4.03 New Road Structure

Traffic locally is an issue, the development will help to improve this situation by establishing a high quality route through to Hale from North Dane Way. This will help traffic congestion at the roundabout in Hale.

We also envisage that this principal road will be used as a bus route through the site.



Major Distributor Road

Bus Routes

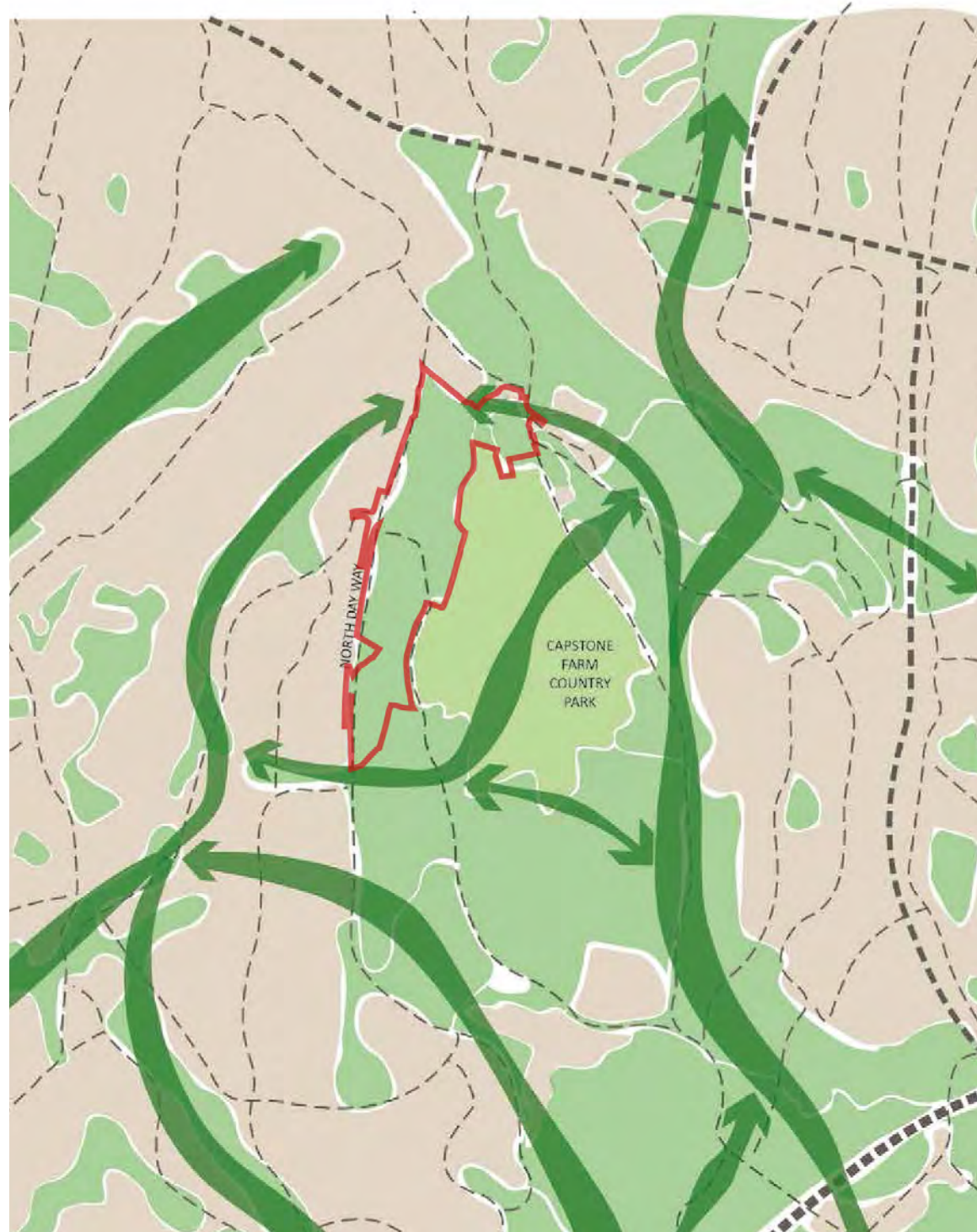
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4.04 Green Infrastructure - New paths & Leisure

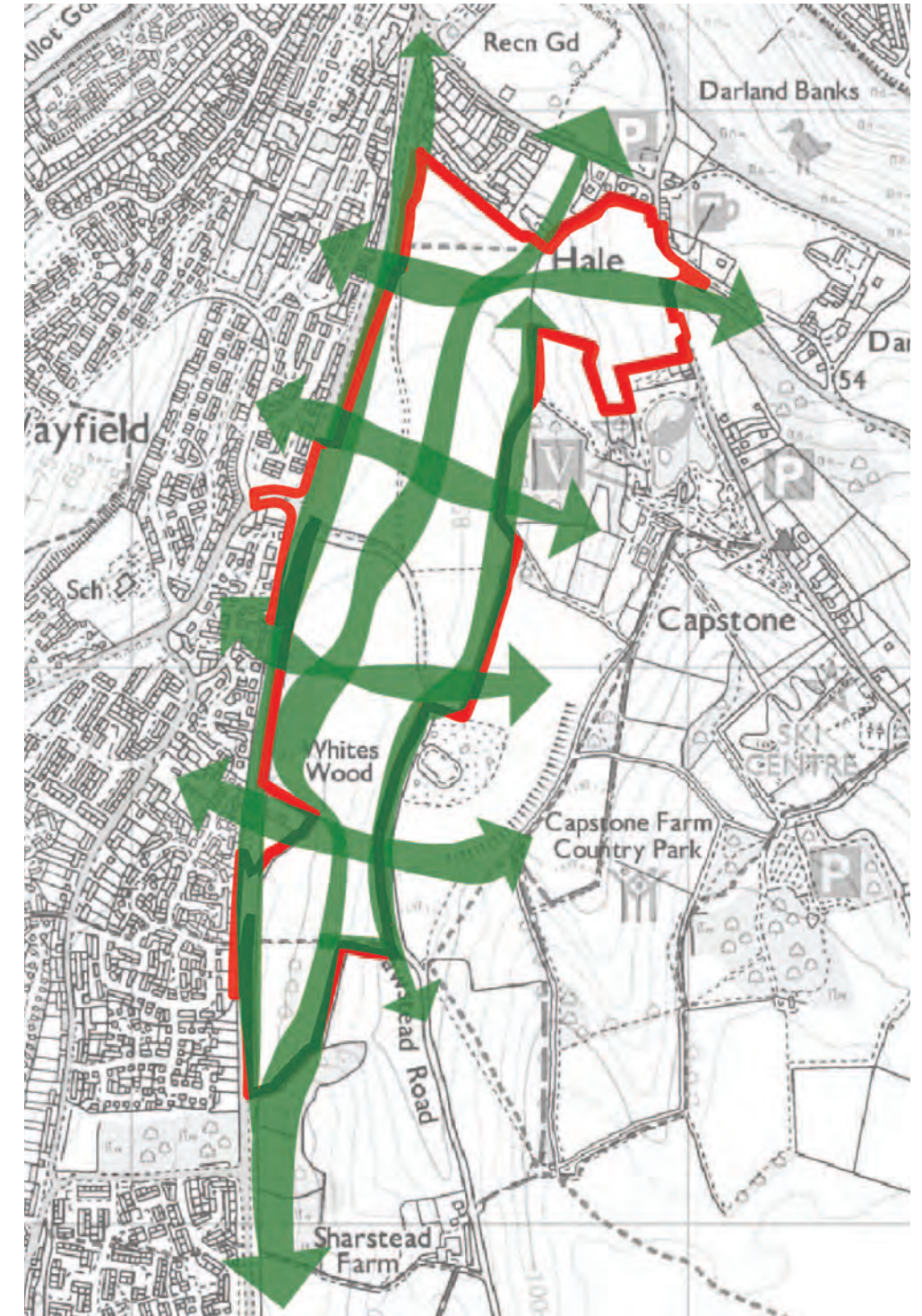
For most of the neighbouring community the site is used for walking and access to the country park, new routes will be created and existing paths preserved and enhanced - this is a great starting point for the creation of new places and a new enhanced lifestyle.

The proposed development will provide a new pivotal link and increased connectivity between the extensive countryside to the south and Medway towns to the north. The existing footpath network crossing the East Hill site will be enhanced and create new pedestrian routes to the adjacent Capstone Farm Country Park.

Within the development the green infrastructure will provide a series of interlinking open spaces that will include both formal and informal recreational facilities to increase the leisure opportunities for the wider community



Existing and proposed green infrastructure (GI) context



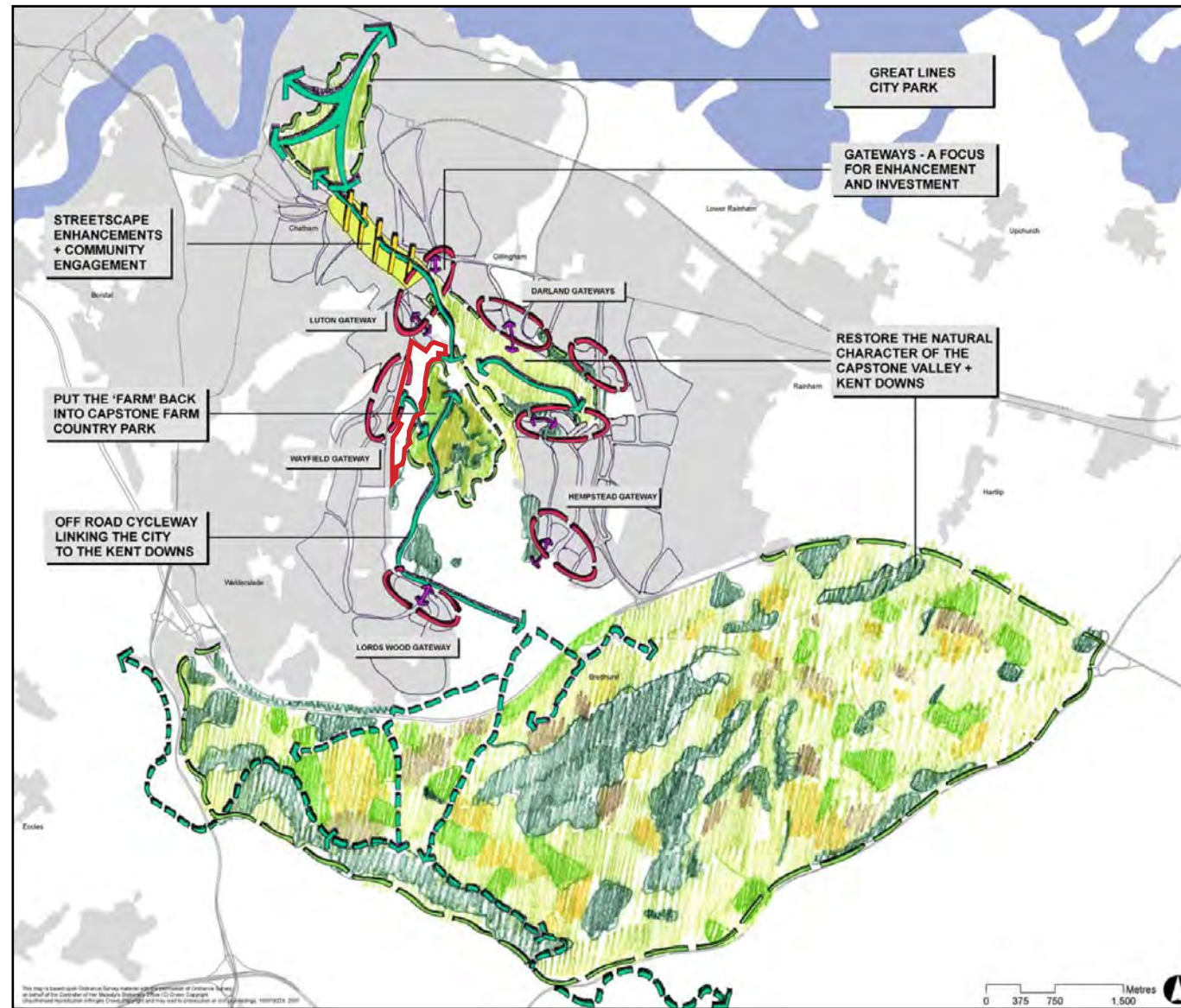
Proposed GI grid for East Hill

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4.05 An opportunity to create new pedestrian & cycle connections from urban areas of Luton & Princes Park to the Country Park

Pedestrian & Cycle Connection

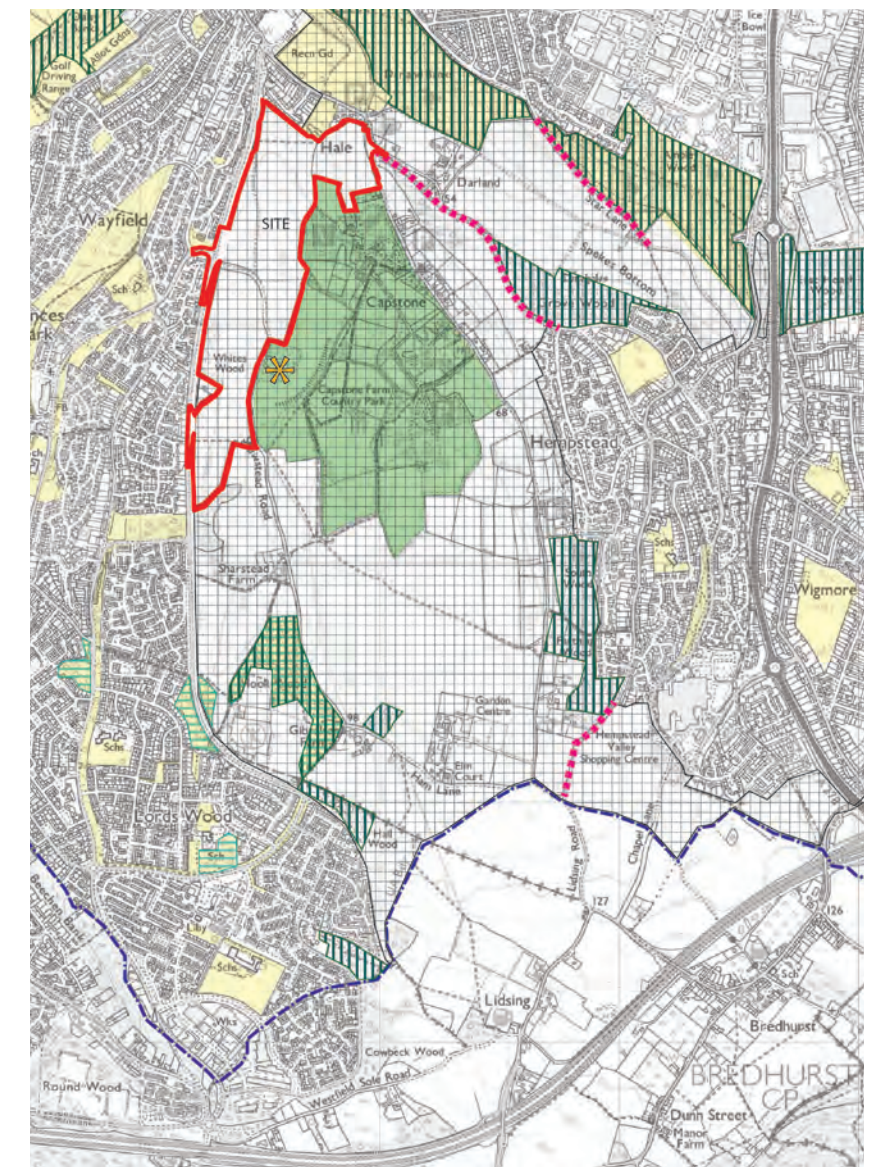
- The site lies between Luton & Wayfield and the Capstone Country Park.
- There are two footpaths and a road which crosses the site.
- The Capstone-Bredhurst Green Cluster Studies (CLG March 2008) identified the Capstone Valley as a strategic link for pedestrians and cyclists from the high-density urban areas of Luton and Gillingham; via the Capstone Farm Country Park to the network of paths and roads in the Kent Downs AONB.
- The Green Cluster Study proposed the creation of a surfaced route through the centre of the valley, which takes cyclists (and pedestrians) quickly from Luton into the countryside. Delivering them to the Capstone Farm Country Park and beyond, to the network of rural roads in the Kent Downs AONB.
- The study suggests there should be safe access ways at key gateways, including two adjacent to the proposed site. One at Luton to the north of the site and one at Wayfield.
- There is an opportunity with this site to make the links easier from Luton and Wayfield, towards the Country Park, and this is one of our key objectives with the proposed layout.
- There is also an opportunity which was not envisaged at the time of Capstone-Bredhurst Green Cluster Study, to improve cycle and pedestrian links along the ridge and away from the narrow lanes at the bottom of the valley towards the Kent Downs AONB.



Extract from Capstone-Bredhurst Green Cluster Study, 2008

LEGEND

- Main Road
- Watercourses and Waterbodies
- Settlement



Planning Policy for Public Open Space

LEGEND

- Capstone Farm Country Park
- Recycling Facility
- District Council Boundary
- Protection of Open Space
- SNCI
- Community Woodland

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4.06 Drainage

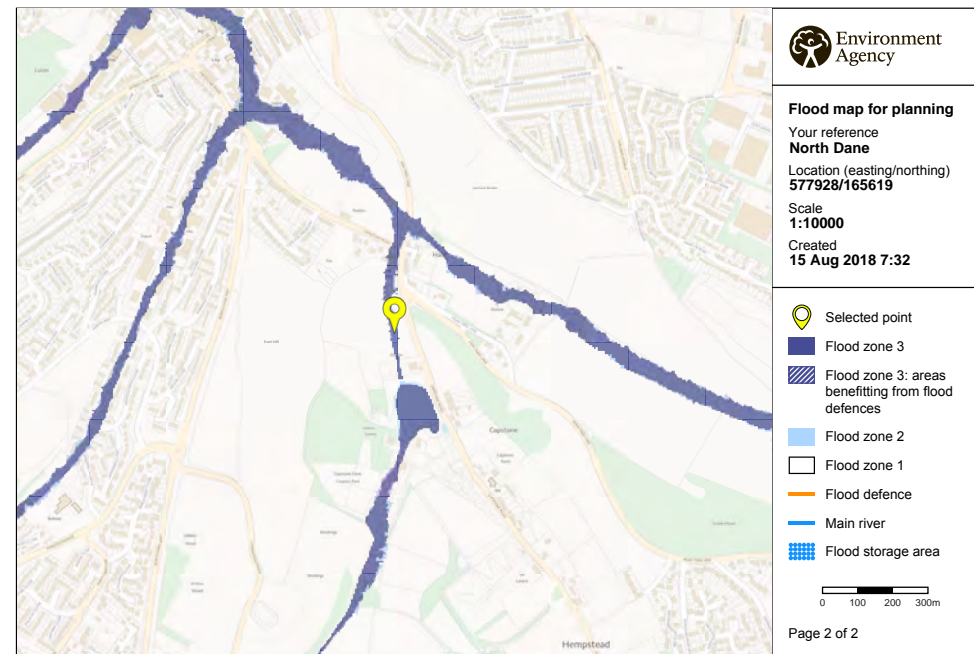
The site will be designed with an infrastructure of Swales and infiltration areas to ensure all the rainwater disposal occurs inside the application site. A separate/technical report details how this will be accomplished is part of the application.

The swales provide an attractive feature in the landscape along which paths and cycle routes run.

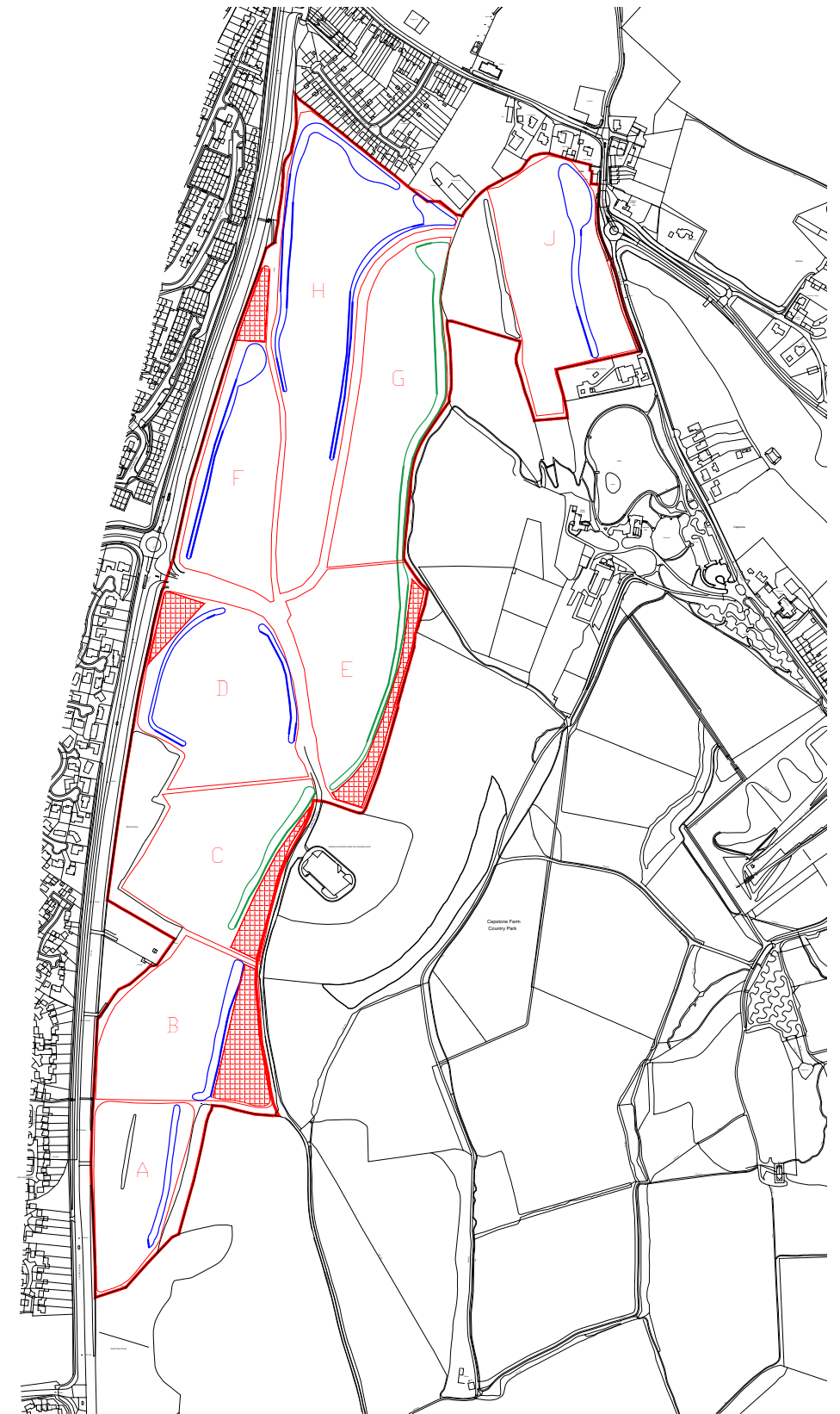
In the North East corner of the site by Hale, the Environment Agency have identified a low point through the site where a 1 in 100 year flood may occur and this area therefore cannot be used for development. New swales can help mitigate risks for the existing neighbours.

KEY:

-  Bioretention Basins
-  Storage Swales (~6m width)
-  Undrained



Environment Agency flood risk map except adjacent to Hale.



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4.07 Pedestrian & Cycle Connections

Given the strategic location of the site between residential areas and the wider green infrastructure network locally there is an opportunity to improve cycle and pedestrian connections.

Therefore there is an opportunity for new cycle routes integrate with a clearly defined pedestrian network that encourage healthy route options within and through the site

KEY:



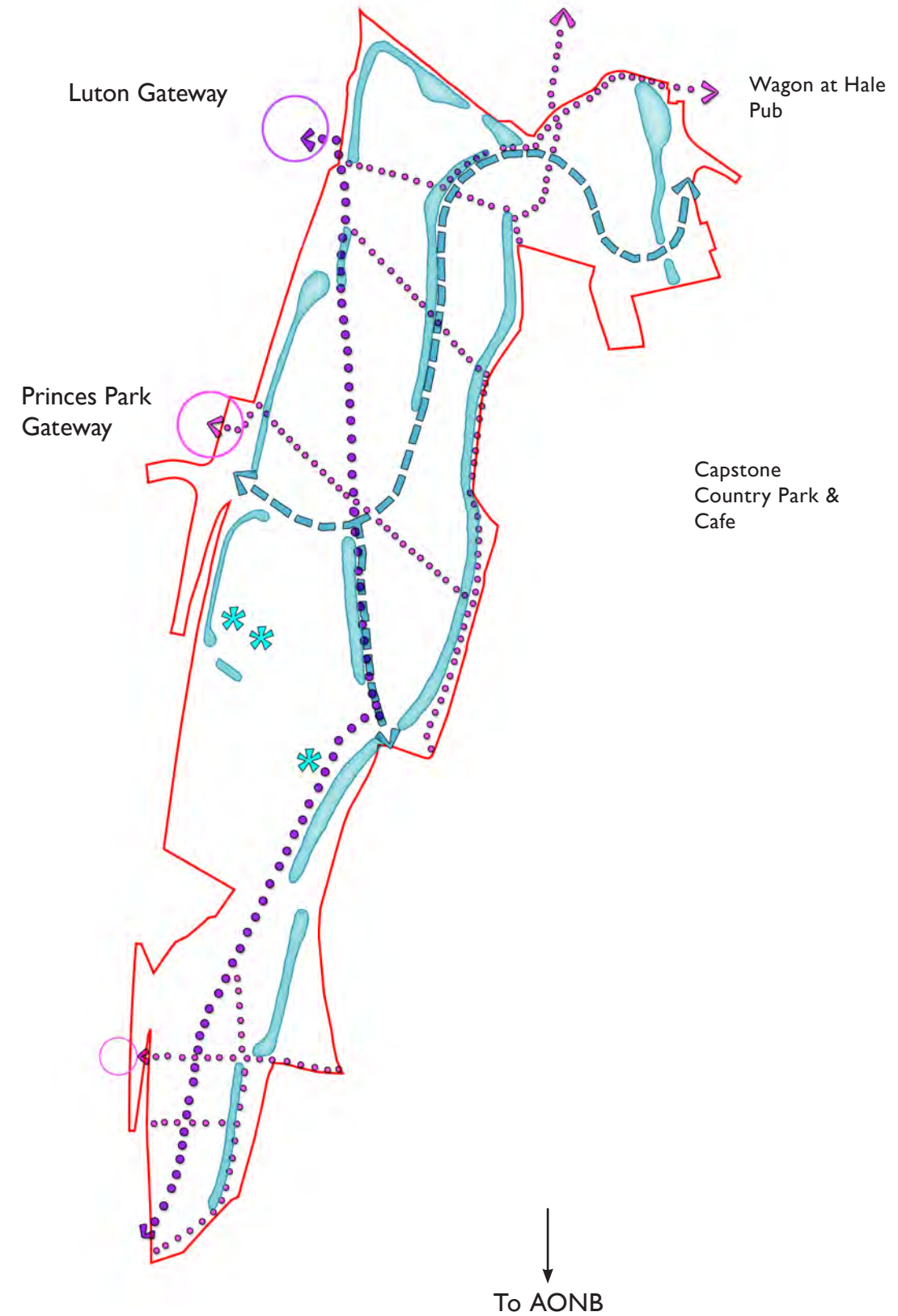
Pedestrian Links and Cycle Routes Penetrating the site



Links to existing



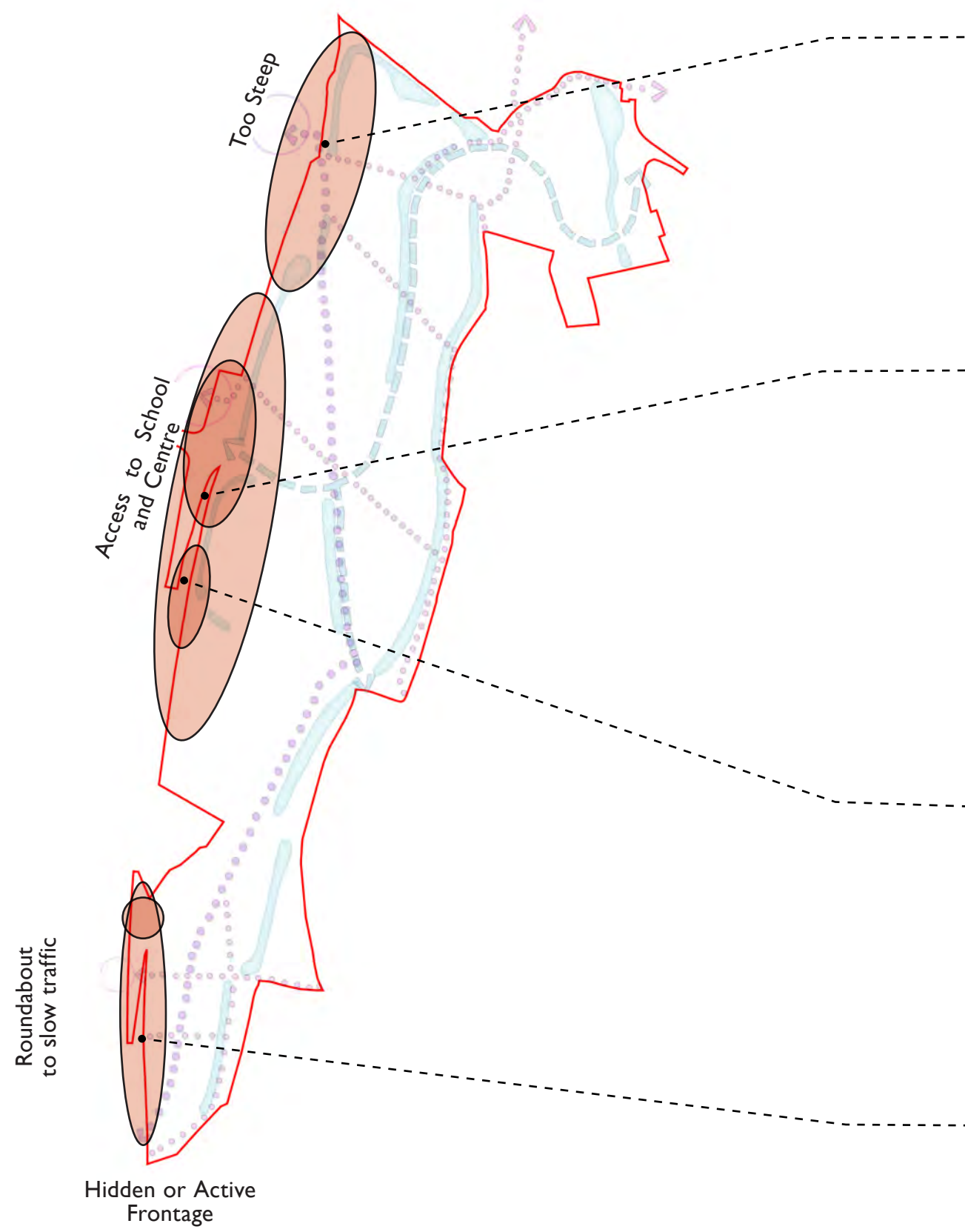
Social Buildings



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4.08 Active Frontages




North Dames Way was built as part of a south Medway by-pass. Much of the North Dames way has been cut into the hill slope but as you travel south the bank disappears and there is an opportunity to orientate the road with buildings overlooking the road.

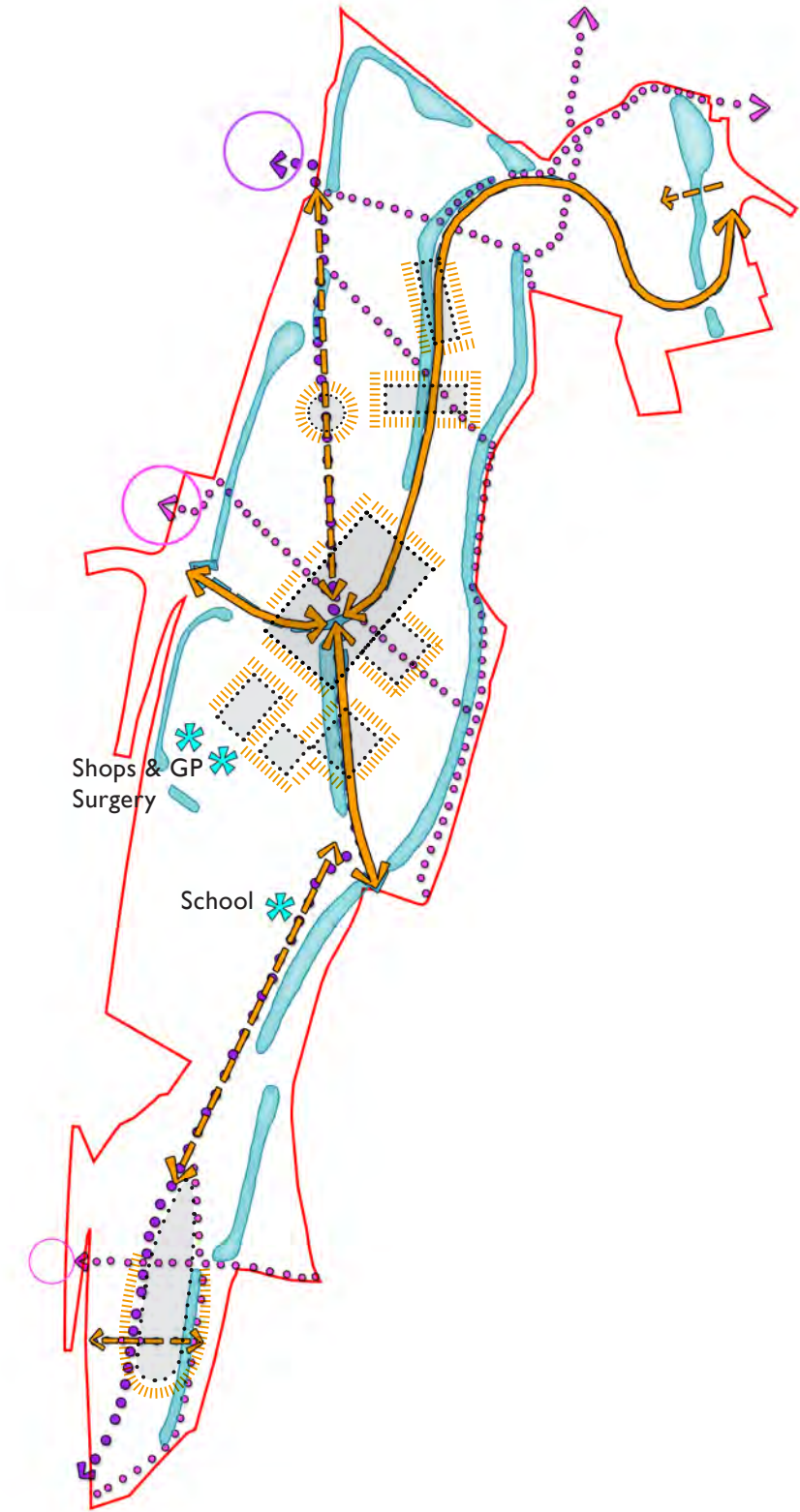


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4.09 Principal Frontages

Within the site there are a number of opportunities to create public open spaces which have buildings defining them. These principal frontages will help define the character of the area and provide 'way finding' markers for visitors and residents.

KEY:

-  Areas of Public Interest
-  Principal Frontages
-  Key Views



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4.10 Routes Shaping Masterplan

This diagram illustrates pedestrian routes, existing and landscape features that have shaped the masterplan.

In all locations active frontages address landscaped areas. Homes facing across the Parkland or the new Village Green at Hale create frontages that play an important role in explaining what type of place this is, these frontages are visible from a distance. More formal urban spaces help with wayfinding, all are enjoyed by pedestrians.

Drainage is important in defining the character of the landscape, particularly at the edges of the site.

