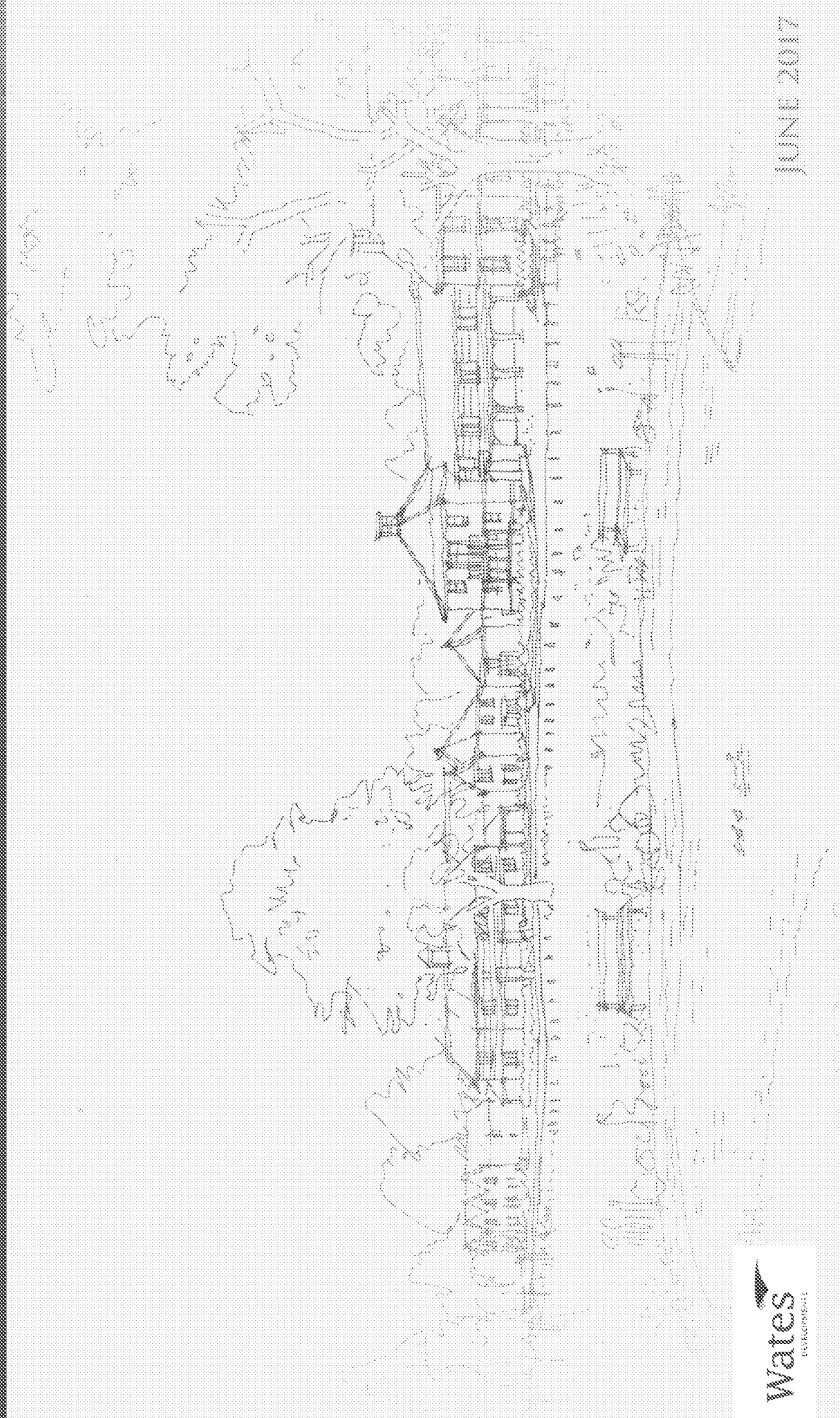


LAND EAST OF TYE LANE, WALBERTON

DESIGN AND ACCESS STATEMENT



THE PROJECT TEAM



Wates Developments Limited
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Station Approach
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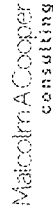
i-Transport
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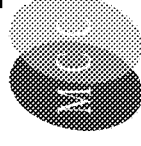
Malcolm A Cooper Consulting
The Croft
Irthington
Carlisle



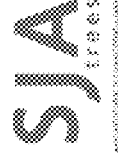
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PROPOSAL SUMMARY

1. INTRODUCTION	4. THE DESIGN PROCESS	6. THE DESIGN PROPOSALS
About this Document	Review and Analysis	The Illustrative Masterplan
The Structure of this Document	The Emerging Strategy	Character Areas and Principles
About the Application	Developing the Framework	Materials and Detailing
	Involvement and Consultation	Landscape Strategy
	Refining the Design	Open Space Provision
		Secured by Design
2. CONTEXT	5. PARAMETERS AND PRINCIPLES	7. TRANSPORT AND ACCESS
The Site Location	Principles of Development	Access Strategy
Local Heritage	Land Use	Transport Assessment
Conservation	Access and Movement	
The Local Townscape	Residential Development Densities	
Local Facilities and Accessibility	Storey Heights	
Planning Context	Green Infrastructure	
3. SITE ASSESSMENT		8. SUSTAINABILITY
Assessing the Site		
Landscape and Visual Assessment		
Site Considerations		9. CONCLUSION