

The Village Development Framework Plan is prepared at a scale of 1:2500. The illustrations in this Section of the report are reduced and not to scale. The Plan is available separately to scale or in digital format

# Section 3 The Village Development Framework Plan

## 3.0 Introduction

The third Section of this report sets down a framework for development, intended to operate in the best interests of the community. It is shown in a literal and detailed way for easy interpretation.

The plan as completed and shown here should be seen as a snapshot in time, showing how the clear delineation of policy may be interpreted in a sustainable way within a Design Code. The Code is set down for each development area to ensure compatibilities of scale, density, permeability, appearance and landscape integration.

The allocation of units in each development area is based on an allocated quota for the village of 150 housing units; an infrastructural support for the growing village of retail and commercial units; employment provision; health, recreation and community facilities; and a high level of amenity to consolidate and match the unique qualities of Rowlestown today.



	Proposed Village Green		Proposed Civic Space
	Proposed Terraced Community Garden		Proposed Paths
	Proposed School Community Garden		Proposed Car park areas
	Proposed Children's Playground		Proposed Pedestrian priority space
	Proposed "Health-Hub"		Proposed Street
	Proposed Open Space		Proposed Pedestrian Crossing
	Proposed Extensively Managed Open Space		Existing Buildings
	Proposed Private Space		Protected Structures
	Proposed serviced sites		Proposed single storey dwellings suitable for the elderly
	Architectural Conservation Area		Proposed Two Storey Dwellings
	Proposed Allotments		Existing vernacular buildings to be retained
	Hedgerows and trees to be retained		Rowlestown Business Centre
			Proposed business units
			Proposed retail / commercial units
			1 in 100 years flood risk area
			1 in 1000 years flood risk area



Map of Rowlestown Village showing proposed Development Areas (1 - 11)





Aerial View of Rowlestown Village (2010), taken from NW showing approximate position of proposed Development Areas