



**HOPKINS  
HOMES**

# Development Framework

This plan summarises the key development parameters and land uses proposed, along with the distribution of open space.

## Key development parameters

- KEY**
- Site boundary
  - Existing PROW
  - All modes access
  - Pedestrian and cycle access
  - Vehicular access to school
  - Secondary pedestrian access to school
  - Pedestrian crossings
  - Coach parking bay
  - Indicative residential development
  - Indicative 2-form entry school
  - Indicative areas of play
  - Primary road
  - Secondary road
  - Tertiary road
  - Indicative pedestrian routes
  - Existing tree/hedgerow
  - Proposed trees
  - Community orchard
  - Petrol Station
  - Cafe
  - Staff parking for school
  - Indicative attenuation basin
  - Indicative frontages
  - Key buildings
  - Listed building



## Community Infrastructure

The Community Infrastructure Levy (CIL) is a fixed rate payment which Councils can charge to off-set the impact of additional homes on local infrastructure such as roads, schools, open space and health centres. In addition to a CIL contribution, it is expected that Hopkins Homes will make further contributions to the improvement of local infrastructure and services through a Section 106 legal agreement.



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