Sniperley Park

Robust corridor of new and existing woodland on valley slopes to create strong northern settlement edge.

Paths and cycleways throughout greenspace network

Internal structure planting to assimilate roofscape in viewsfrom higher ground

Robust woodland planting to maintain rural character of road and sense of seperation from Sacriston

Robust woodland planting to screen development in wider views and maintain seperationfrom Witton Gilbert

Development phased to allow structure planting to develop

Junction improvements and improvements to Trout Lane

Site boundary Potential development area Green infrastructure

- Road
- ---- Contours

Potterhouse lane closed to through traffic but retained as internal access road

otpath atwork

Buffer planting to farm group

Local centre: shops, community facilities, higher density housing, high street character

On or off-site structure planting to screen devevelopment from A691 and Sniperley Hall

Main road to have urban 'boulevard' character south of new centre to foster integration with adjoining urban areas

> Development phased to allow structure planting to develop

Sniperley Park: design principles

Civic amenity site New road link to Pity relocated Me roundabout

> Links to footpath network

Improved pedestrian / cycling links to Arnison Centre

> Improvement works may be needed to increase capacity of roundabout

Underpass or low bridge to allow movement of pedestrians and wildlife

Potential area for relocation of sports pitches as part of central amenity parkland

Local wildlife site and woodlands retained as core of central parkland and 'sustainable urban drainage system'.

Views into site from A167 retained or opened up where they are of green-space

Improved pedestrian underpass linking to Framwellgate Moor and wider network of paths and cycleways

High voltage overhead services under-grounded

Robust structure planting to screen development in views from A167

Links to park and ride