

INTRODUCTION

1.3 PROPOSAL SUMMARY

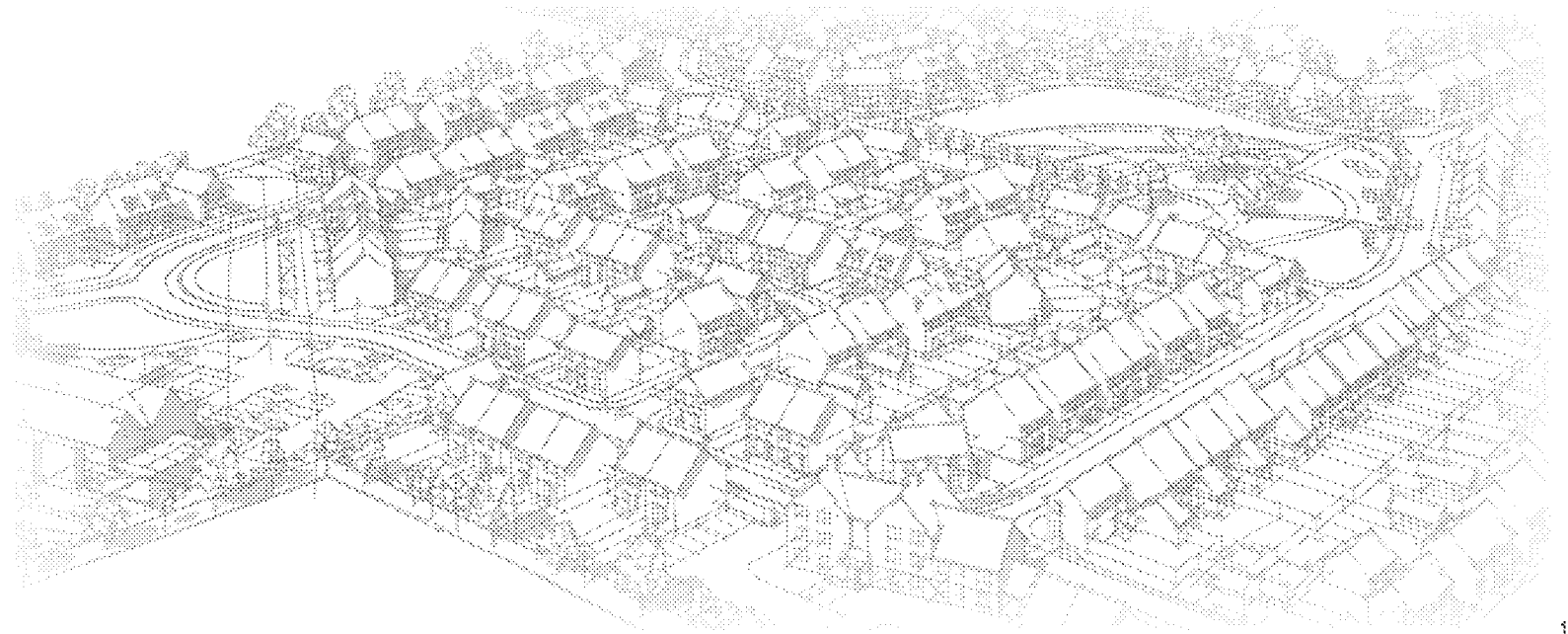
Reserved matters planning application for 70 dwellings pursuant to Outline Approval (reference AL/61/13) and previously approved Reserved Matters application (reference AL/102/17/FES).

Proposing extra 8no. affordable 3 bed homes as part of the 30% affordable provision requirement.

Provision of 62no. market homes comprising 2, 3 and 4 bedroom houses.

As part of the earlier Reserved Matters approval:

- On site equipped play space and informal open space
- Landscape buffers to the site perimeters to mitigate impacts on existing properties and the rural edges.
- A network of new footpaths will create walking routes around the site, connecting in two locations to Nyton Road to the south west of the site area and also to Northfields Lane to the west, which also provides for emergency only access.
- Some of these routes are designed as combined foot/cycle links providing connections from Fontwell Avenue through to Northfields Lane and to Nyton Road.
- Main site access is approved as part of the Outline Application in the existing location off Fontwell Avenue.
- The final scheme has emerged through a process of design development and consultation with the local authority.



1.4 Illustrative view of the scheme

1.4



2.0

SITE ANALYSIS

SITE ANALYSIS

2.1 INTRODUCTION

This section provides an analysis of the proposed development site and its surroundings.

Headings cover:

- Landscape;
- Access;
- Frontage;
- Opportunities.



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2.1

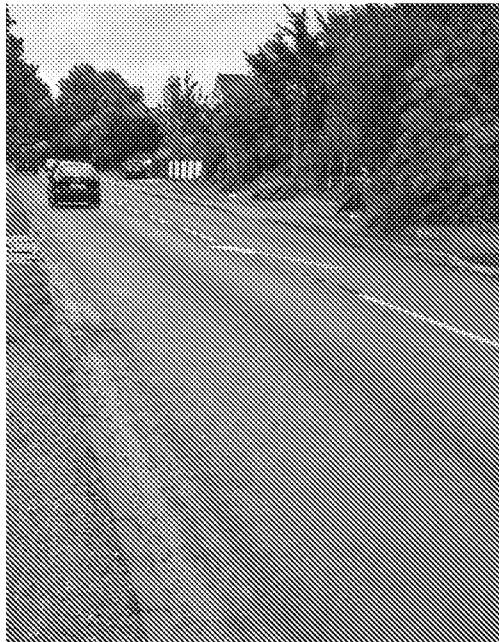


B

2.1 Site Photos key plan

A-B Photographs taken around the site

SITE ANALYSIS



C-E Photographs taken around the site

SITE ANALYSIS

2.2 LAND USE

The diagram below demonstrates the surrounding land uses, which may form constraints to potential development of the site.

2.3 EXISTING LANDSCAPE STRUCTURE

The overall site is largely flat and generally well contained on the site boundaries with trees and hedging.

The vegetation along the western boundary is relatively dense and provides some visual enclosure. To the north of the site, adjacent to the Poultry House a block of native mix woodland has been recently established.

There are two large existing Oaks on an existing field boundary close to the centre of the overall site and a shelterbelt of trees running north/ south to join with the properties on Nyton Road.

The overall site is screened from the more sensitive open landscape to the west by the vegetation and properties along Northfield Lane.

KEY:

-  SITE BOUNDARY
-  APPROVED APPLICATION BOUNDARY
-  EXISTING ROAD STRUCTURE
-  AGRICULTURAL LAND
-  FONTWELL FARM
-  EXISTING LANDSCAPE
-  SPORT PITCH
-  RESIDENTIAL
-  ORMISTON SIX VILLAGE ACADEMY
-  SCRAPYARD
-  COMMERCIAL
-  INDICATIVE SUN PATH

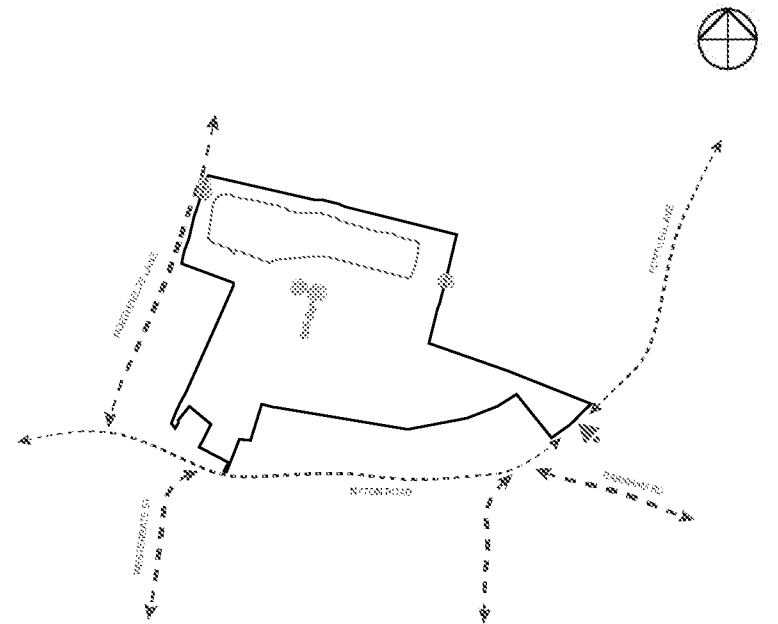


2.2 Land Use

2.2

2.4 EXISTING VEHICULAR AND PEDESTRIAN LINKS

The main vehicular access is located to the eastern extent of the overall site from Fontwell Avenue. No public footpaths are known to cross the site.

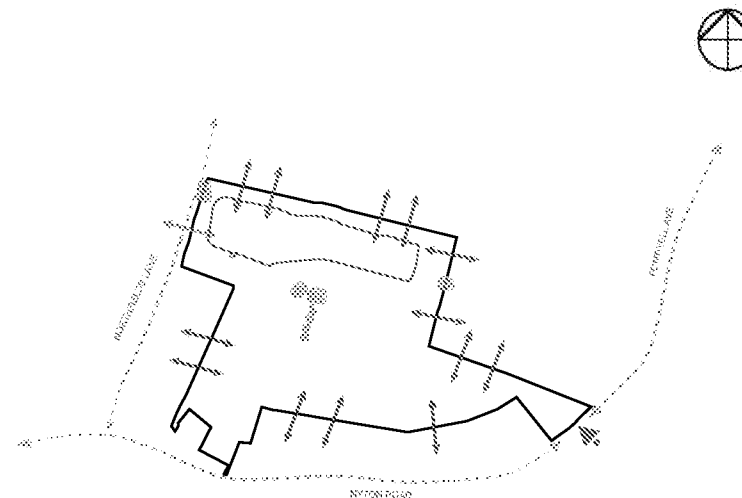


2.3

2.5 FRONTAGE ANALYSIS

The overall site offers an opportunity to create a defined frontage positively addressing the rural areas to the north and part west across a landscaped belt, including existing landscape features.

The southern and part west and east flanks of the overall site facing onto existing property offer the opportunity to enclose these areas by backing development on.



2.4

SITE ANALYSIS

KEY:

- SITE BOUNDARY
- APPROVED SITE BOUNDARY
- SITE ACCESS
- EXISTING ROAD STRUCTURE
- ROAD ACCESS TO SITE
- EXISTING LANDSCAPE

KEY:

- SITE BOUNDARY
- APPROVED SITE BOUNDARY
- SITE ACCESS
- EXISTING ROAD STRUCTURE
- BOUNDARY TO RESIDENTIAL AREA
- BOUNDARY TO AGRICULTURAL LAND
- BOUNDARY TO EXISTING LANDSCAPE/ SCRAPYARD
- BOUNDARY TO FONTWELL FARM
- EXISTING LANDSCAPE

2.3 Existing vehicular and pedestrian links

2.4 Frontage analysis

SITE ANALYSIS

KEY:

-  SITE BOUNDARY
-  APPROVED SITE BOUNDARY
-  SITE ACCESS
-  EMERGENCY ACCESS
-  EXISTING ROAD STRUCTURE
-  POTENTIAL PRINCIPAL ROUTE
-  POTENTIAL PEDESTRIAN/ CYCLE ROUTE
-  BOUNDARY TO RESIDENTIAL AREA
-  EASEMENT
-  EXTRA CARE APARTMENTS
-  BLOCK STRUCTURE
-  GREEN CORRIDOR/ LANDSCAPE BUFFER
-  POS
-  EXISTING LANDSCAPE
-  FOCAL SPACE

2.6 CONSTRAINTS AND OPPORTUNITIES

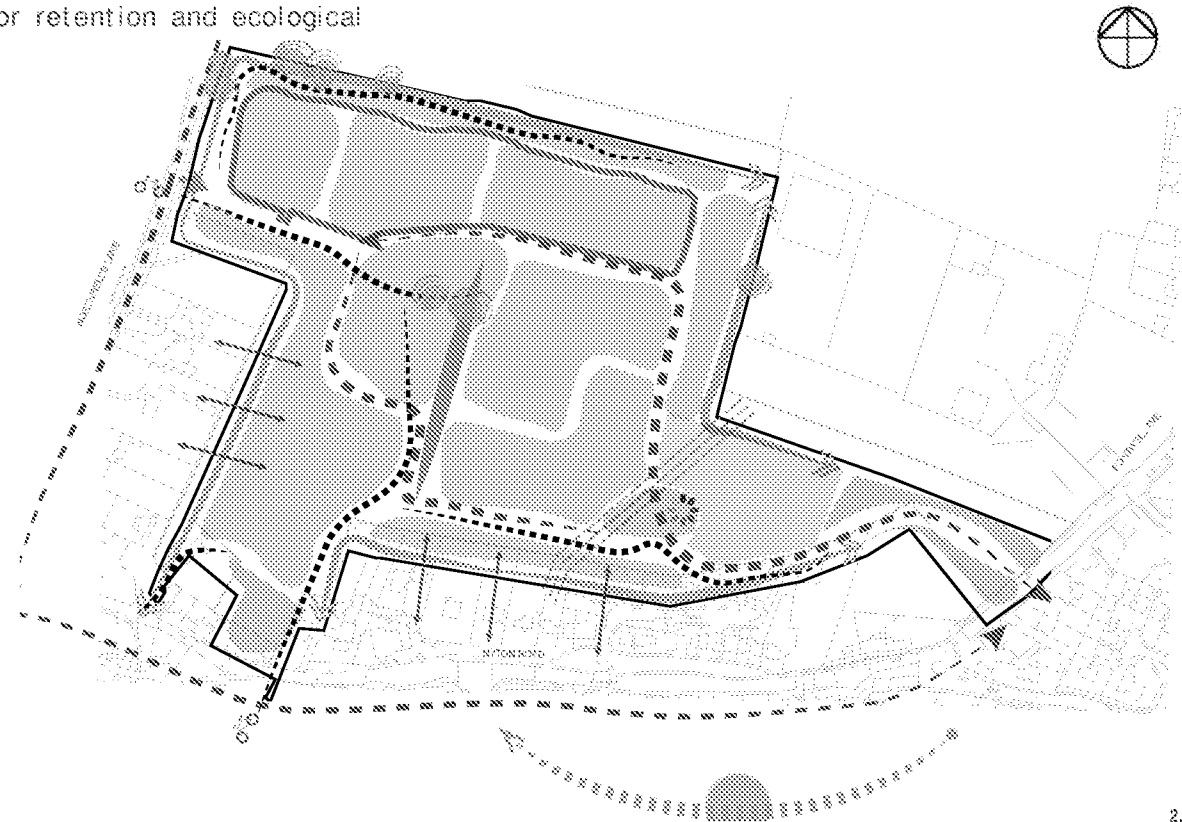
A summary of opportunities and constraints of the previously approved site are outlined below.

CONSTRAINTS

- Impact of the development on the surrounding countryside;
- Amenity of existing dwellings adjacent the site to be respected;
- Access position fixed from Fontwell Avenue as part of outline approval;
- Easement crossing the site;
- Quantity of existing trees for retention and ecological interest on site.

OPPORTUNITIES

- Utilise the existing dense hedgerow and tree belt as a buffer and to maintain the amenity of existing residents;
- Provision of on-site public open space;
- Provision of equipped play area;
- Provision of a high quality development that fits in with its surroundings;
- Provision of new footpath and cycle links onto Nylon Road and Northfields Lane to enhance pedestrian permeability and link to the centre of Westergate;



An aerial architectural rendering of a residential development. The image shows a dense cluster of houses with gabled roofs, arranged in a grid-like pattern. A river or canal flows along the bottom left edge of the development. The overall style is a fine-line architectural sketch with some shading to indicate depth and form. The text '3.0' is overlaid on the right side of the image.

3.0

MASTERPLAN DESIGN