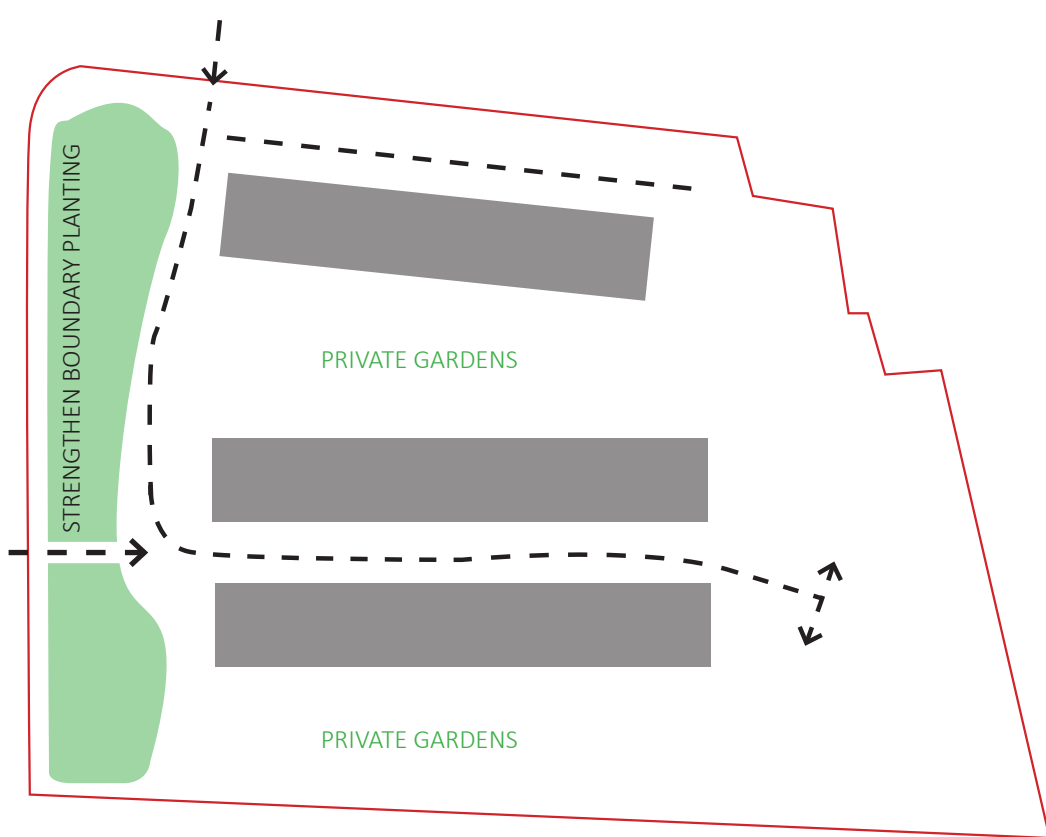




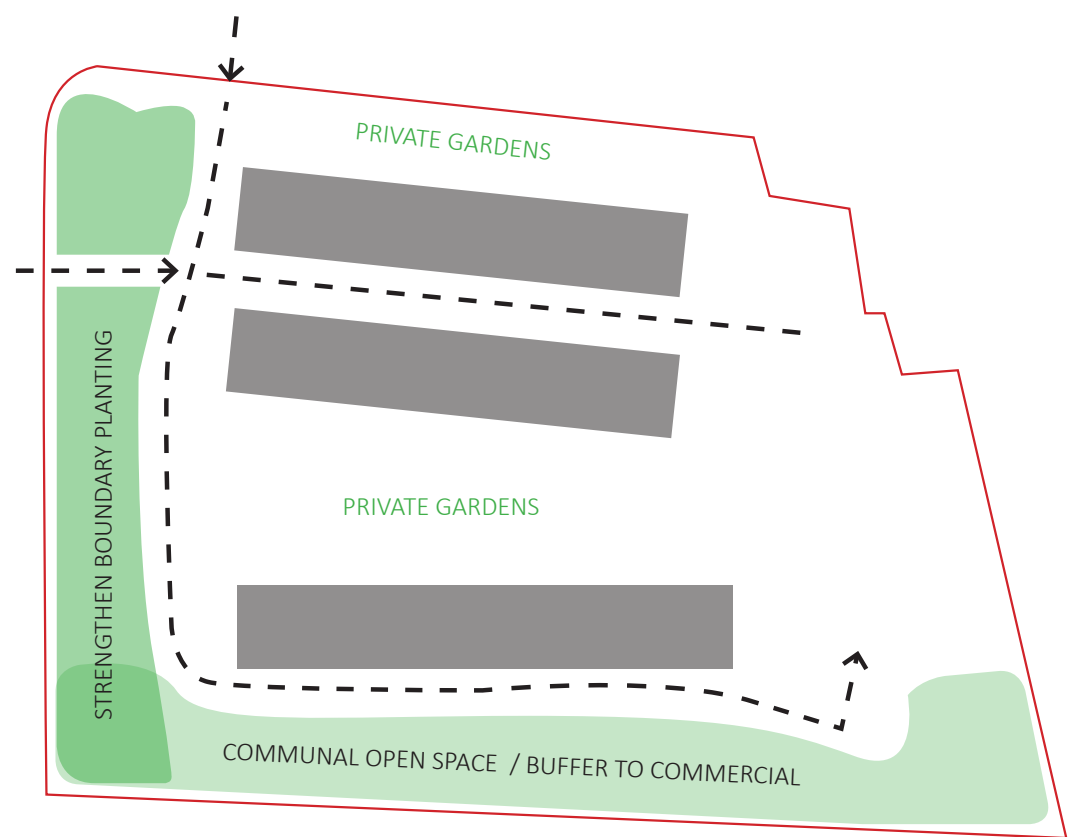
- Radii of the access appears excessive. Coupled with the proposed location, this opens a wider view of new homes rather than seeking to mitigate visual impact.
 - Unclear if a greater distance to the junction is required.
 - Requires removal of existing trees and hedgerows.
-
- A conventional front to front arrangement.
 - However, locating new homes deeper into the plot results in the loss of private open space unless high front boundaries are provided.
 - The deeper front set-back appears to be the result of providing two 'on end' parking spaces in front of entrances.
-
- Maintains a conventional front to front arrangement to the north
 - However, given the configuration of the communal space, some rear, private gardens appear limited (10m or less) while high boundary treatment will be required to maintain privacy.
-
- Passive surveillance of open space is reliant on new homes to the south being dual aspect.
 - It is unclear if SUDS provision is optimally located and/ or of an adequate size.
-
- If dual aspect, there is no clear front or back.
 - The provision of a footpath to the south suggests this will be the front. If so, the open space may become more of a semi-private space for apartments rather being communal.
 - New homes overlook existing commercial activities.
 - Affordable homes appear to be clustered alongside employment generating activities.
-
- Gap in the hedge appears to open a view across the site from Lidsey Road.
 - Suggest strengthening planting at this location to mitigate impact.

Potential arrangements that;

- Clearly define public and private space, maintain defensible space, achieves active frontages with passive surveillance.
- Appears to achieve the original intent to mitigate visual impact and provide a communal open space.
- Greater distance to the existing junction and/ or potential access from Lidsey Road.
- Opportunities for SUDS and Green Infrastructure.
- May meet the target density (30 dph) and applicable mix of types.



Typical arrangement with a frontage to the north and larger private gardens to assist in buffering negative sight/ sound impact from the south.



Typical arrangement with private backs to the north and a frontage to a linear open space along the southern edge, which provides a denser buffer to neighbouring commercial activities and opportunities for communal areas.