

2.0 SITE LAYOUT PRINCIPLES

2.3 Concept Plan

The over-arching identity for the site has been based on a landscaped approach focussing around the natural features on the site, including the woodland edge, topography and surrounding views. Key features of the masterplan concept include:

- Primary access avenue and landscaped gateway at access from Water Lane
- Primary avenue with retained trees through Village character area
- Highest density development and more formal street network in Village character area
- Legible network and hierarchy of streets within development
- Green framework defined by retention of trees, existing bunds, ecological corridors, Ancient
- Woodland buffer and open space in northern part of site
- Lower density character areas in northern and eastern parts of the site
- Range of play facilities including 1 x NEAP, 2 x LEAPs and 7 x LAPs
- Commercial Park
- Attenuation basin creating open character at southern end of site
- Pedestrian/cycle/bus and emergency access only from Dapper Lane
- Separate development parcel to the south with independent access from Dapper Lane

KEY

Site boundary

Existing trees

Existing hedges

Indicative proposed trees

Indicative structural planting

Development parcels

Public open space

Proposed site access

Potential play areas

Potential SuDS

Community focus space

Footpaths

Realigned Public Right of Way

Existing footpath/cycle route



Concept plan

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2.4 Design Principles

These Reserved Matters proposals have been designed to maintain and develop the key objectives for the site which were set out at outline stage. These include to:

- Create an attractive landscape led setting in which to live with a strong sense of place;
- Have regard for local building materials and local building techniques and styles;
- Design new built form that is in harmony with the natural environment;
- Deliver a high quality and sustainable development, well connected to the existing settlement, public spaces and transport links;
- Provide an appropriate mix of new market and affordable homes to respond to local needs;
- Deliver new and useable open space, well related and connected to existing open spaces within the vicinity;
- Enhance local character, the landscape setting, visual amenity and biodiversity; and
- Ensure a safe access to the site that maximises accessibility for all.

The Design Code has been prepared to set out the guiding design principles for the development to ensure that these key objectives are met.

KEY

Key frontages

Key Groups

Key accent buildings

Corner turning buildings

Gateway buildings



Design principles diagram

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2.5 Proposed Site Plan

The development of the site layout has been informed by the design guidance and mandatory requirements within the various documents and incorporates the following features:

1. Landscaped gateway at entrance from Water Lane with retained trees and hedgerow
2. Attenuation basin at southern end of site retains landscaped frontage and open aspect along avenue
3. Commercial park with series of employment buildings and associated parking
4. Retained trees along the Avenue through The Village character area
5. Highest density within Village area comprising network of more formal streets and lanes, predominantly terraced and semi-detached houses and small apartment buildings
6. Small parcel of housing accessed separately from Dappers Lane
7. Access from Dappers Lane into northern part of Village area for buses and emergency vehicles only
8. Additional new tree planting along western edge of Avenue
9. Buildings in Village character area predominantly 2 storeys with occasional 2.5 storey houses and apartment building
10. Central Green east of Avenue as social and physical focus to Village area
11. Lowest density housing along Woodland Edge facing eastern boundary and along frontage to ecological corridor
12. Predominantly detached houses of single and two storeys in height within Woodland Edge
13. Retention of landscaped buffer to Groom's Copse ancient woodland
14. Retained trees and vegetation within green corridors
15. Tree lined avenues form central spine and loop around northern part of site with network of streets and lanes served off it
16. Private drives and green lanes around green space edges
17. Medium density Park Land Edge character area within northern part of site
18. Bungalows and chalet bungalows along northern frontage to open space
19. Range of play facilities incorporated within green framework including 1 NEAP, 2 LEAPs and 7 LAPs
20. Retained landscape buffer of public open space along northern edge of site

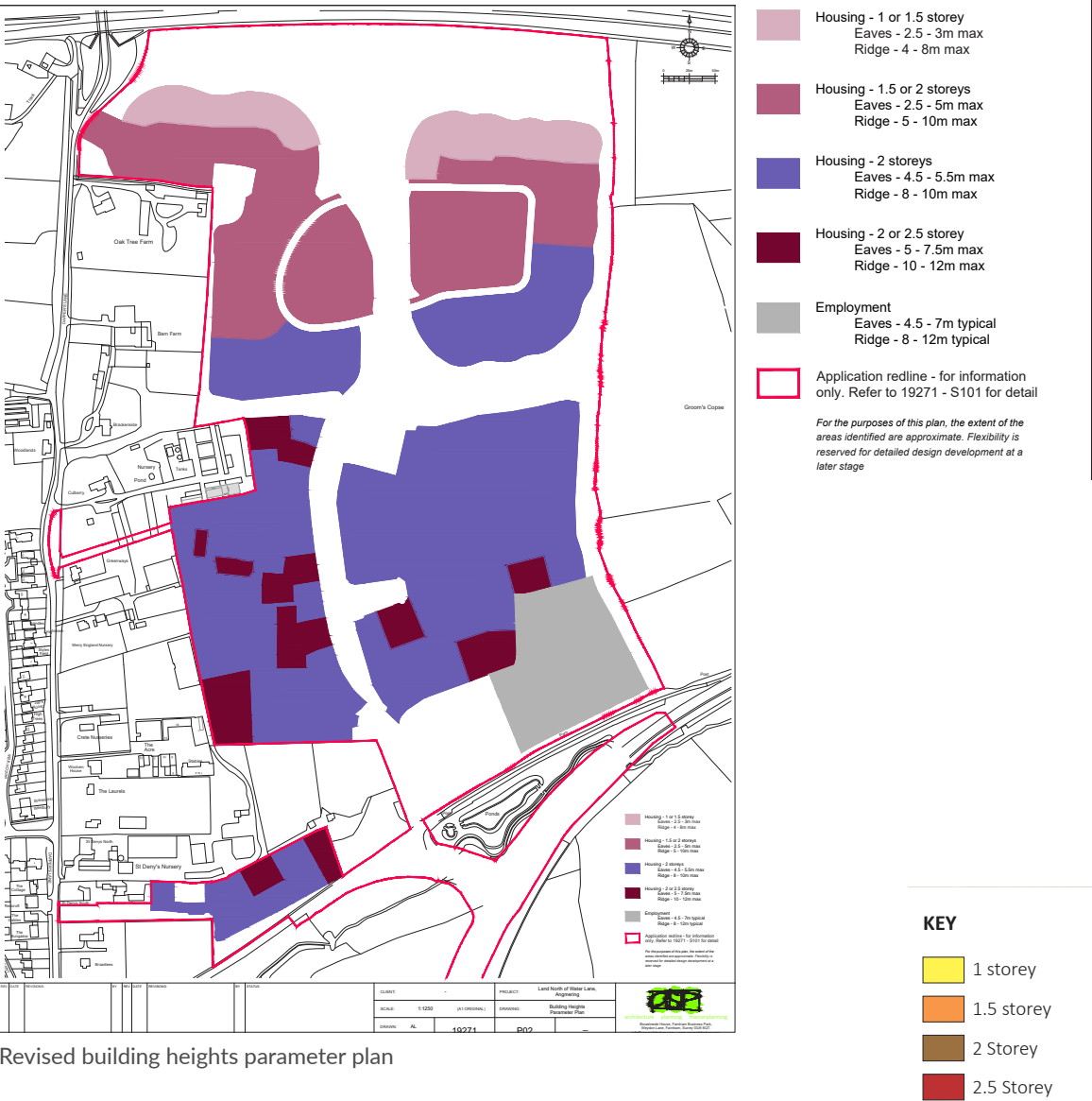
Proposed site layout ►



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2.6 Building Heights Distribution

Building height distribution in accordance with the revised building height parameters plan which has been submitted with the Design Code to reflect the revised land use distribution following discussions with officers during the pre-application process. Proposed buildings are generally 2 storeys in height with occasional 2.5 storey buildings within the Village character area and 1 – 1.5 storey buildings along the northern edge of the development fronting the northern open space.



Revised building heights parameter plan



Building heights distribution diagram overlaid with revised building heights parameter plan

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2.7 Dwelling Size Distribution

A range of new homes will be provided within the development to ensure a mixed and diverse new community. This will include one and two bedroom apartments and two, three and four bedroom houses.

PRIVATE DWELLINGS		
UNIT TYPE	NO OF UNITS	%
2 bedroom houses	87	24
2 bedroom bungalows	8	2
3 bedroom houses	191	52
4 bedroom houses	70	19
4 bedroom bungalows	10	3
PRIVATE TOTAL	366	

AFFORDABLE DWELLINGS		
UNIT TYPE	NO OF UNITS	%
1 bedroom flats	32	20
2 bedroom flats	46	29
2 bedroom houses	40	25
3 bedroom houses	29	18
4 bedroom houses	12	8
AFFORDABLE TOTAL	159	
TOTAL DWELLINGS	525	

- KEY
- 1 & 2 Bedroom Apartments
- 2 Bedroom Bungalow
- 2 Bedroom House
- 3 Bedroom House
- 4 Bedroom Bungalow
- 4 Bedroom House

Dwelling size distribution diagram ►



2.0 SITE LAYOUT PRINCIPLES

2.8 Tenure Distribution

30% of the new homes will be provided as affordable to meet the requirements within section 8.0 (Use) of the Design Code. These will be split by tenure with provision of rented and shared ownership dwellings.

AFFORDABLE RENTED		
UNIT TYPE	NO. OF UNITS	%
1 bedroom flats	28	23.5%
2 bedroom flats	42	35%
2 bedroom houses	32	27.5%
3 bedroom houses	9	7%
4 bedroom houses	8	7%
TOTAL	119	

AFFORDABLE SHARED OWNERSHIP		
UNIT TYPE	NO. OF UNITS	%
1 bedroom flats	4	10%
2 bedroom flats	4	10%
2 bedroom houses	7	17.5%
3 bedroom houses	21	52.5%
4 bedroom houses	4	10%
TOTAL	40	
TOTAL AFFORDABLE	159	

KEY

Affordable Shared Ownership Dwellings

Affordable Rented Dwellings

Private Dwellings

Tenure distribution diagram ►



2.0 SITE LAYOUT PRINCIPLES

2.9 Character Areas

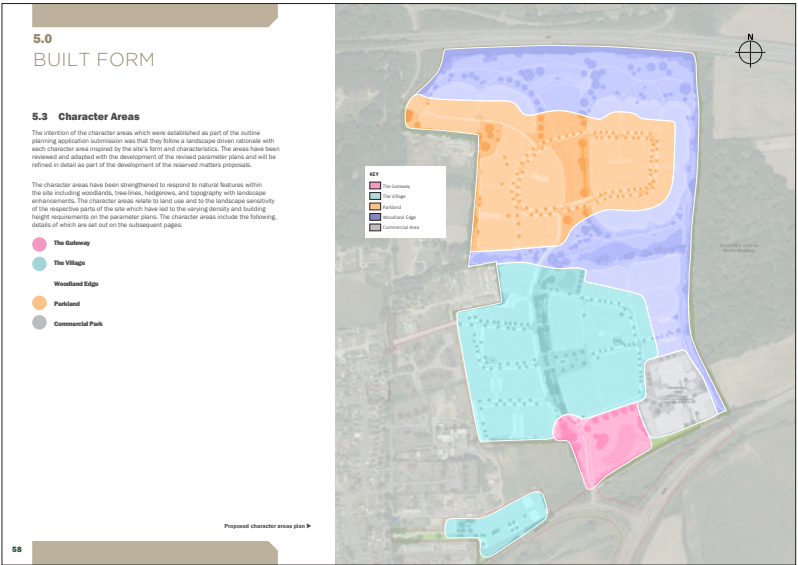
The character areas established as part of the outline planning application submission follow a landscape driven rationale with each character area inspired by the site's form and characteristics.

The character areas respond to natural features within the site including woodlands, tree-lines, hedgerows, and topography with landscape enhancements.

The character areas relate to land use and to the landscape sensitivity of the respective parts of the site which have led to the varying density and building height requirements on the parameter plans. The requirements for the respective character areas are set out within the Built Form section 5.0 of the Design Code. The character areas which form part of this Reserved Matters application have been designed to be in compliance with the Design Code requirements and include the following, details of which are set out on the subsequent pages:

Character Areas

- The Gateway
- The Village
- Parkland
- Woodland Edge



Design Code, Character areas plan

KEY

The Gateway

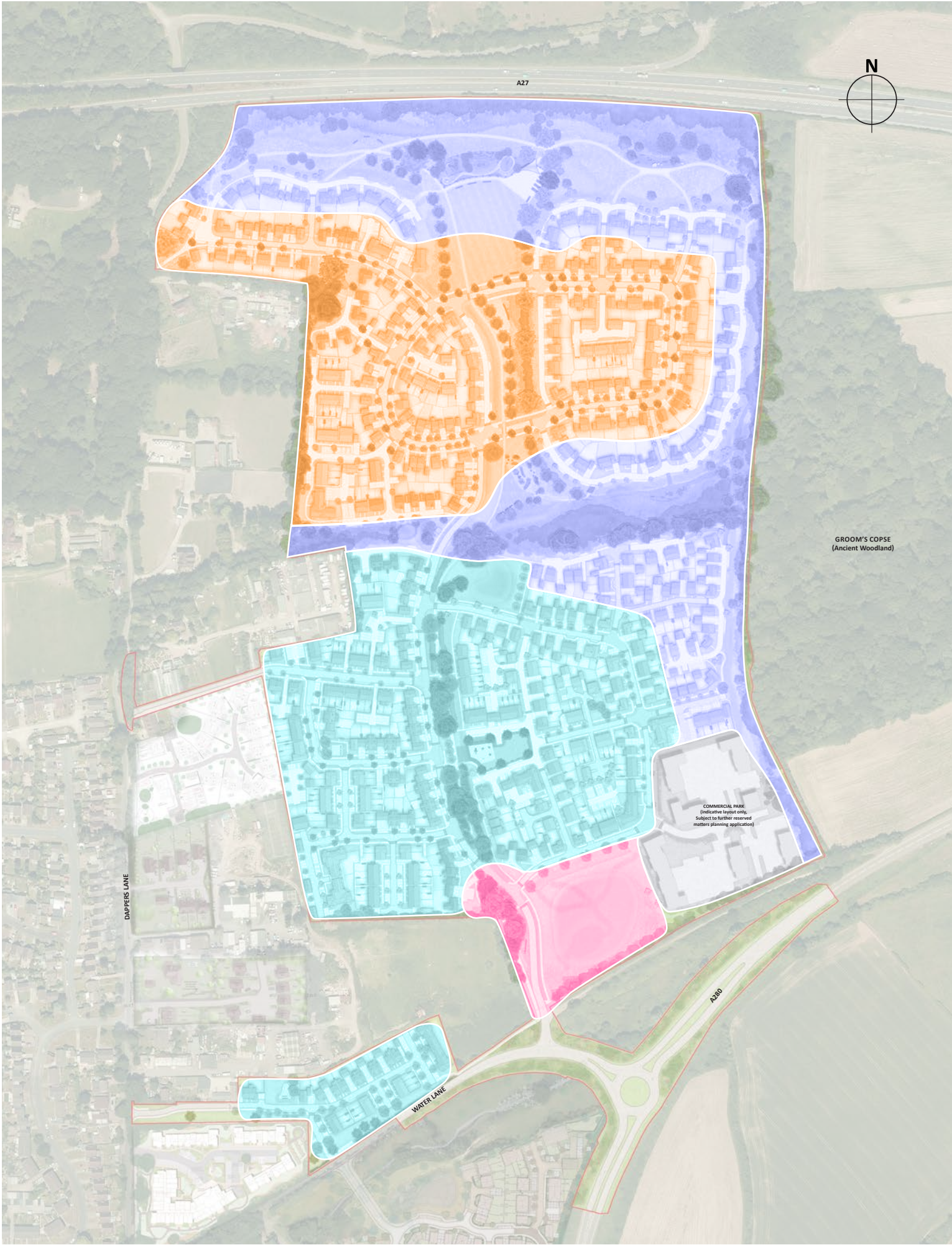
The Village

Parkland

Woodland Edge

Commercial Area

Character areas diagram ►



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2.10 Character Areas: The Gateway

The Gateway forms the primary vehicular access into the new neighbourhood and has been designed to accord with the guidance set out in the Design Code. The access road has been aligned to enable the retention of some important trees adjacent to the western boundary. From the access location approved at outline stage, the sinuous alignment of the access road curves around the trees and curves into the southern end of the Village Street. A paved panel at the junction with the Secondary Street leading into the eastern part of The Village character area and to the Commercial Park assists in reinforcing the gateway space. A key grouping of new houses is arranged around it.



Extract of layout showing The Gateway Character Area