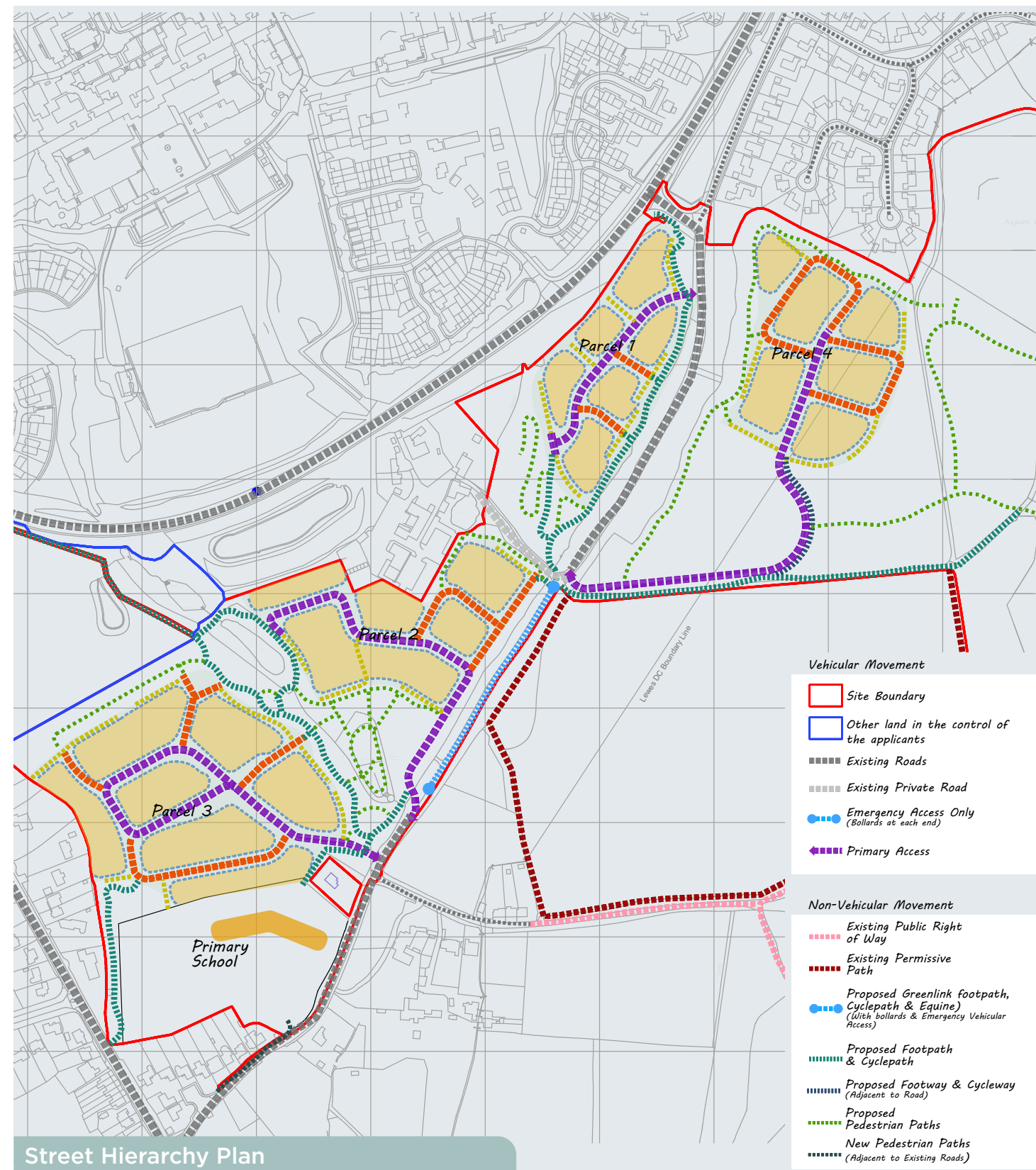
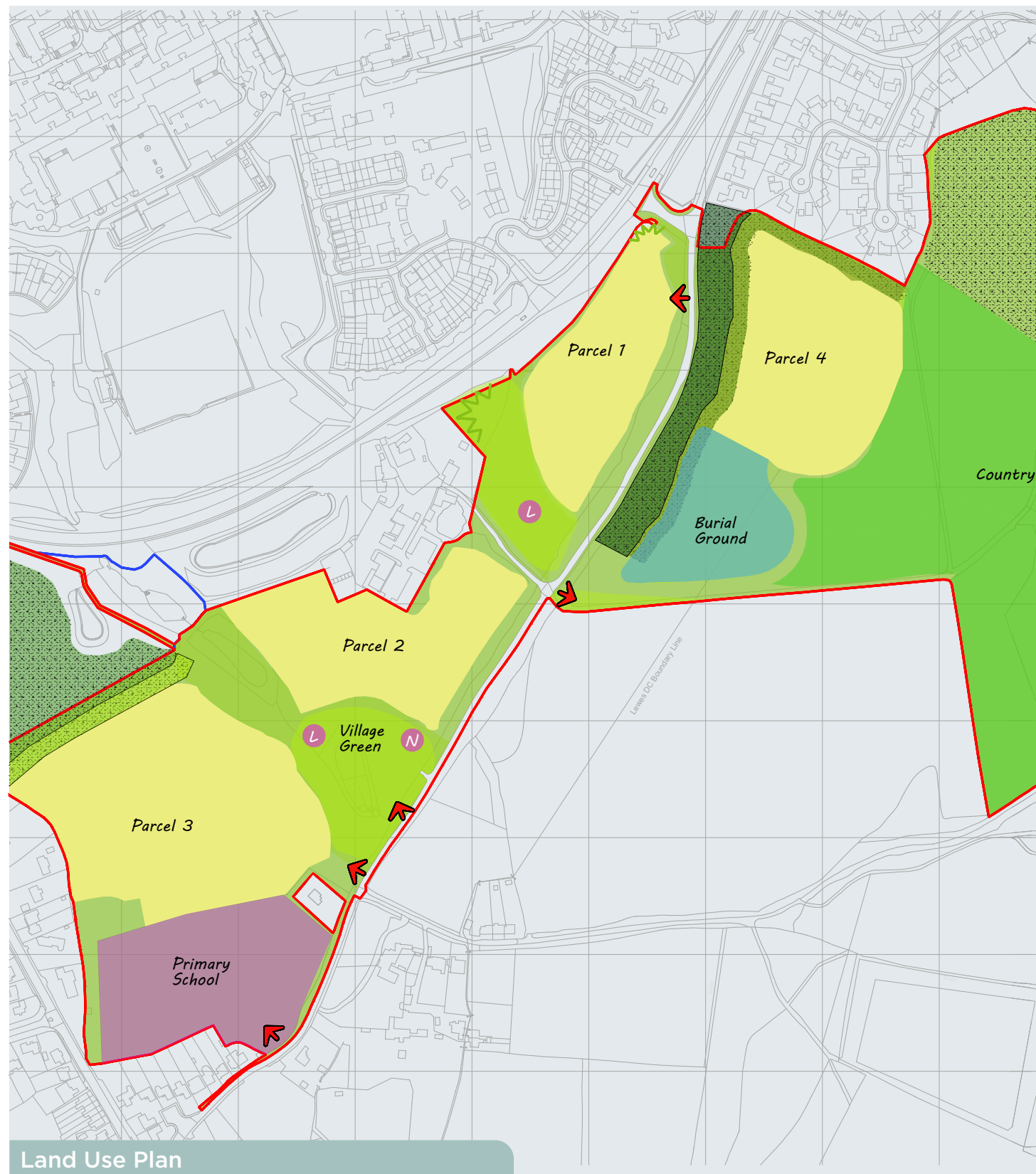




- Vehicular Movement**
- Site Boundary
 - Other land in the control of the applicants
 - Existing Roads
 - Existing Private Road
 - Emergency Access Only (Bollards at each end)
 - Primary Access
- Non-Vehicular Movement**
- Existing Public Right of Way
 - Existing Permissive Path
 - Proposed Greenlink footpath, Cyclepath & Equine (With bollards & Emergency Vehicular Access)
 - Proposed Footpath & Cyclepath
 - Proposed Footway & Cycleway (Adjacent to Road)
 - Proposed Pedestrian Paths
 - New Pedestrian Paths (Adjacent to Existing Roads)

02.02 Opportunities & Constraints

The site offers some unique opportunities to deliver a development that is sustainable, surrounded by nature and with great access to the countryside, however, it has some physical constraints that have shaped the development parcels, the form of the spaces and where the non residential uses are located.

The topography of the site is one of the main constraints, with the site falling approximately 40m from north to the lowest point to the south east boundary. Parcel 1 has the steepest level changes, at the north of the site, nestled between Rocky Lane and Hurstwood Lane, sitting in a valley, as the relief road sits higher than the site. These level differences throughout the site and the existing streets limits access points to parcels and connectivity in some cases due to the steep gradient required that is not suitable for inclusive design.

Within the site there are two re-located ancient forests to the north west of the southern part of the site and the tree belt on the east side of the northern portion of Hurstwood lane, both of which require 15m offsets to preserve their ecology. These offer a unique environment to dwellings overlooking these, which in return will offer valuable surveillance to users enjoying them.

The continuance of the trees along the bottom half of Hurstwood Lane provides a green backbone that the masterplan can exploit, though due to the mature and valuable nature of the trees in the upper tree belts any routes connecting to Hurstwood Lane from the top East and West parcels will inevitably result in some consequential tree losses.

There are existing seasonal wet areas and ponds with their accompanying mature trees that transect the site to the west of Hurstwood Lane creating natural breaks to potential residential parcels and give the opportunity to provide structure for green breaks/parks in the masterplan.

Access to parcels is limited from Hurstwood Lane due to existing trees and level constraints. Additionally due to the ancient forest protection offset zones and level differences in certain areas pedestrian and cycle links are limited to prevent disruption to roots.

The site is currently grazing land with a few scattered trees on parcel 1 and most of the significant groups of trees and bushes confined to the fence-lines and wet areas.

The existing commercial area between parcels 2 & 3, that also includes the listed Hurst Grange, is accessed from Hurstwood Lane. It is slightly sunken and enclosed by mature tree belts with canopies the meet overhead. It is a historical route. These are also in close proximity to proposed dwellings both on Parcel 1 & 2, which adds a requirement for careful interface and potential provision for future access.

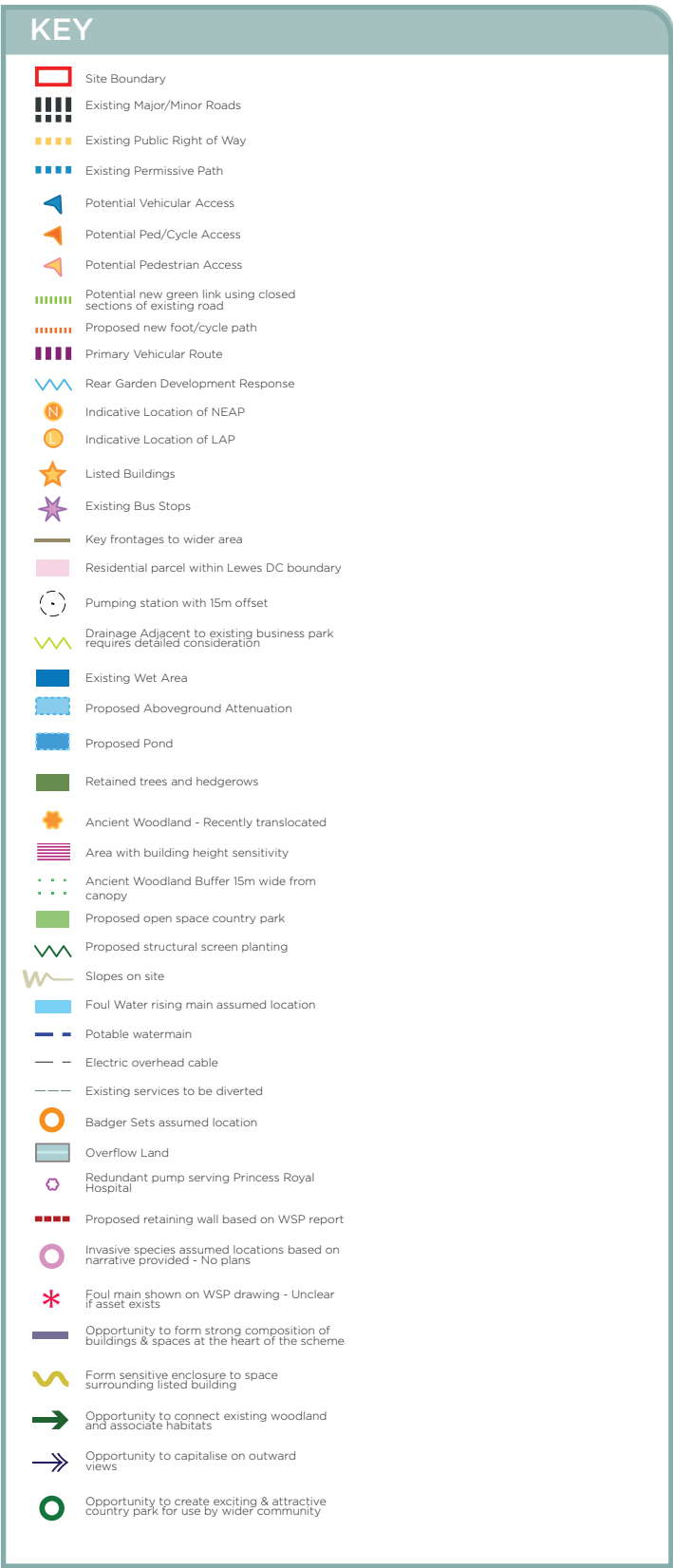
There are existing dwellings backing onto the site, to the north along the boundary on Parcel 4, and to the south west boundary on Parcel 3.

Hurstwood Lane does not have any footpaths, nor can be widened due to the existing tree belts. The proposed development will result in additional traffic, and therefore it was approved at outline stage that there will not be a vehicular route through anymore. Access for parcels 1 & 4 will be from the north from Rocky Lane, whereas access for parcels 2 & 3 will be from the south from Fox Hill. The link between will be only accessible for pedestrians and cyclists. Due to the lack of footpaths along the vehicular route, pedestrian and cycle movement will be moved within the parcels, to ensure that there is safe provision for users.

There are existing services serving properties outside the site boundaries that need to be retained in situ. These are located mainly on Parcel 2, going through the middle serving the commercial area, and on Parcel 4 running along the western side of that parcel.

There are other uses within the site, such as the burial ground, that needs careful consideration between the transition to the residential parcel that it sits next to.

A proposed primary school, not covered by this application, sits on the south boundary of Parcel 3 and pedestrian/cycle links need to be considered carefully and in conjunction with the levels, in order to provide inclusive active travel from within and outside the site.





03

DESIGN DEVELOPMENT

03.01 Design Guidance

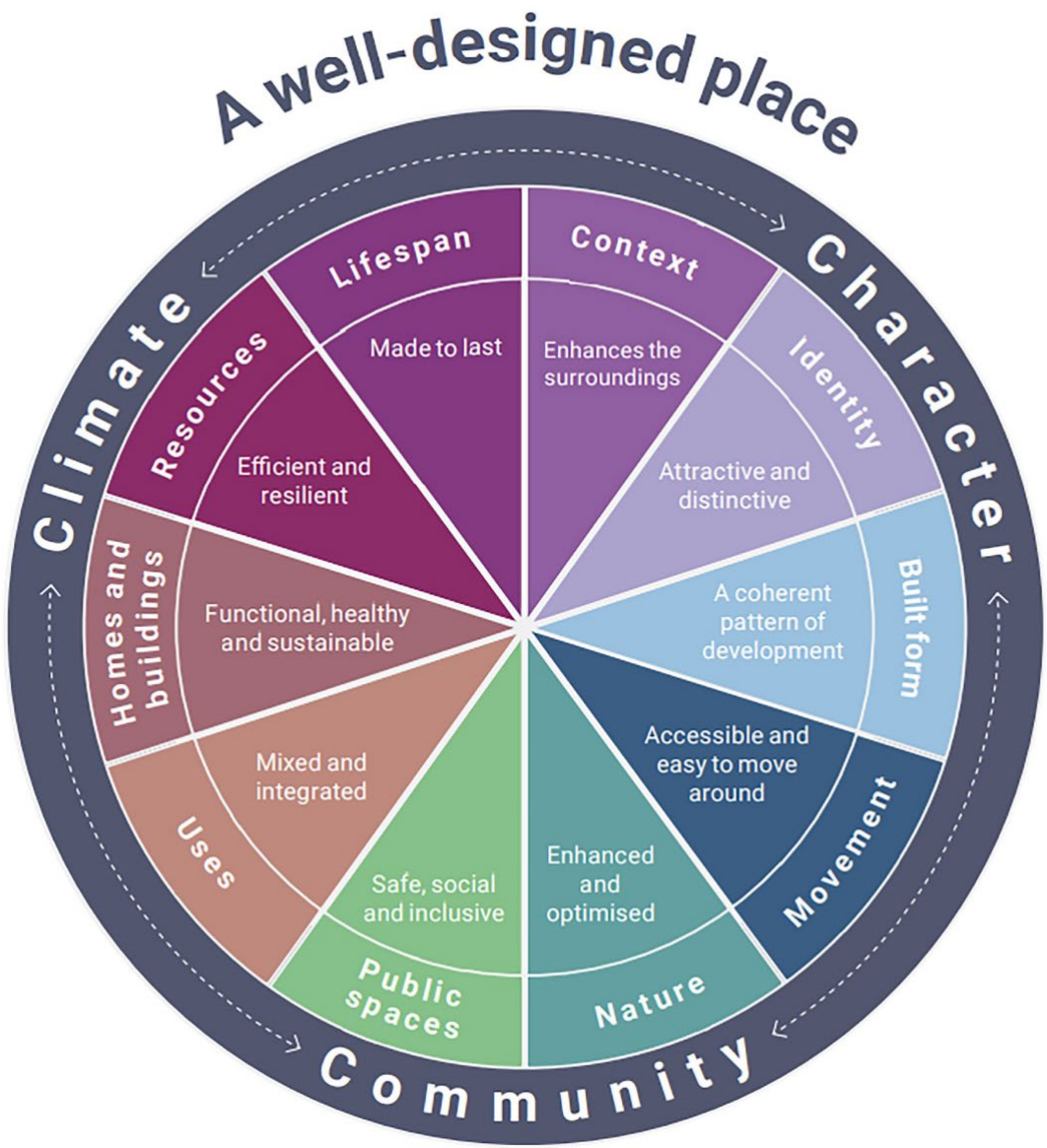
Introduction

This section of the document sets out the key design stages that have been progressed, exploring options and testing how the design responds to the sites constraints and opportunities.

The design has been progressed with best-practice urban design principles in mind. These seek to ensure the development sits sensitively within the site and its context, whilst also providing an attractive and people-focused environment that will foster the creation of a cohesive community.

The design team have used numerous guidance documents including the following to help shape the proposals:-

- Building for a Healthy Life
- The National Design Guide
- Parking: What Works Where



The ten characteristics of well-designed places



CONTEXT

Homes, spaces and functions that reflect the distinctive characteristics of the area.



PUBLIC SPACES

Intentional public spaces, that have a function and not just 'left-over' spaces. Spaces will support healthy lifestyles and encourage walking and cycling.



IDENTITY

Designs that will be memorable and create a unique and distinctive identity for the neighbourhood.



BUILT FORM

Sensitively arranged buildings that reinforce the hierarchy of spaces, appropriately proportioned and create activity to spaces.



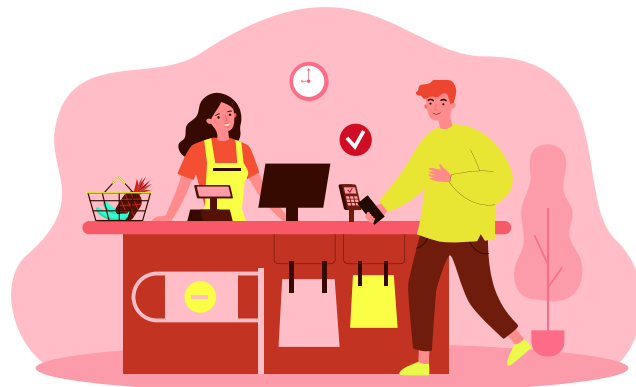
MOVEMENT

A clear and legible movement structure that favours sustainable modes and encourages healthy lifestyle choices



NATURE

Retaining natural features and maximising the potential for enhanced ecology.



USES

Building and space uses to deliver upon local needs and enhance the lived experience.



HOMES & BUILDINGS

A mix of home types to encourage the creation of a mixed community across all ages and means.



RESOURCES

Using available resources wisely, limiting unnecessary travel and waste through considerate management practices.



LIFESPAN

Considering the appropriate lifespan of the buildings, maximising robustness and end of life recyclability.

03.02 Design Development

Illustrative Outline Masterplan

This illustrative Masterplan accompanied the outline approval, showing indicative block structure and active frontages/nodal locations, as well as public open space distribution



Bid Masterplan

The winning bid masterplan predominantly followed the illustrative layout submitted with the outline application. The street hierarchy remained unchanged in the majority of the layout, taking into consideration the technical information available at outline stage.

