

03 DESIGN PROCESS

3.1 Access

There is currently no foot-way or street lighting along the majority of Hurstwood Lane.

There is a foot-way on one side of the B2112 (Fox Hill) that runs from the round-a-bout in the north at the junction with the Rocky Lane relief road to the junction with Hurstwood Lane. At Hurstwood lane there is pavement both sides of the B2112 with the eastern side continuing around the top of the junction to form a short stretch of pavement to the north side of Hurstwood Lane. The pavement to the north of Hurstwood lane provides access to the existing bus stops on Fox Hill.

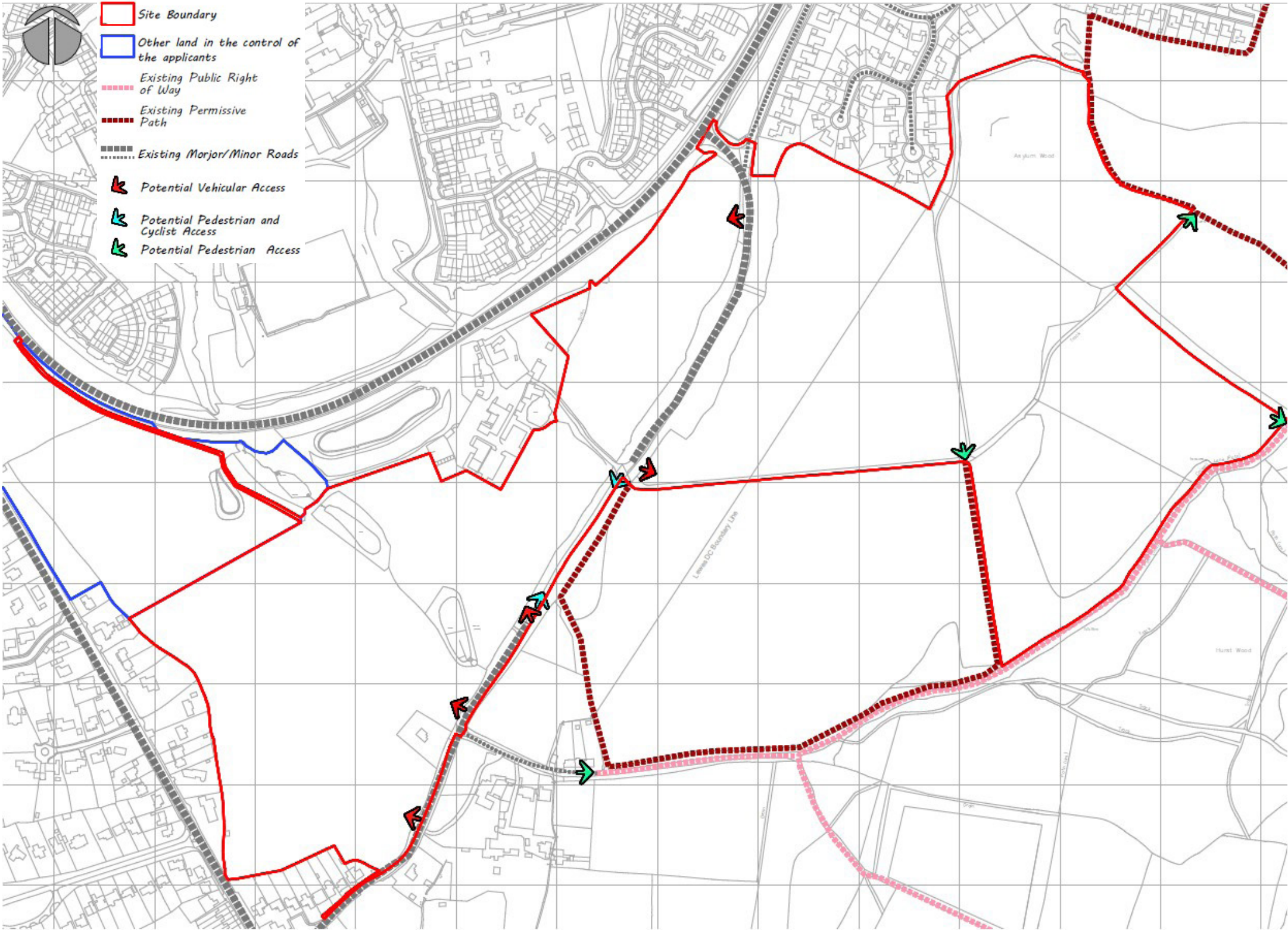
There are no pavements to the Rocky Lane relief road until you reach a single sided pavement in the Old Farm Close area opposite the Greenhill estate in the North, with much of it being embankmented and fenced.

There is pavement to the north-side of the Hurstwood lane junction with the relief road that crosses to the east side of Hurstwood lane above the site, providing pedestrian routes and a crossing of the relief road into the Old Farm Close area.

Along this part of Hurstwood Lane to the north of the site a bus route runs into the Greenhill estate, though the existing bus stops look to be around another 500m from the site boundary.

The existing Hurstwood Lane provides good access into the heart of the site from both the north and the south, and provides access to the existing businesses around Hurstwood Grange. To prevent it becoming a busy through route and to enable the creation of a green spine the central portion of Hurstwood lane will be closed to non emergency traffic to provide a green-link amenity and encourage the use of non-vehicular modes of transport. Routes off Hurstwood Lane can link into existing and proposed non vehicular routes.

To the east of Hurstwood lane a country park is proposed to exploit the existing pedestrian routes around the fields and the ancient woodland and link them into the surrounding countryside on the east of the site.



3.2 Opportunities and Constraints

Both the re-located ancient forest 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 require 15m offsets to preserve their ecology. Additionally on the east of Hurstwood Lane at the top of the site there is a water main with 4m easement either side that buildings must avoid.

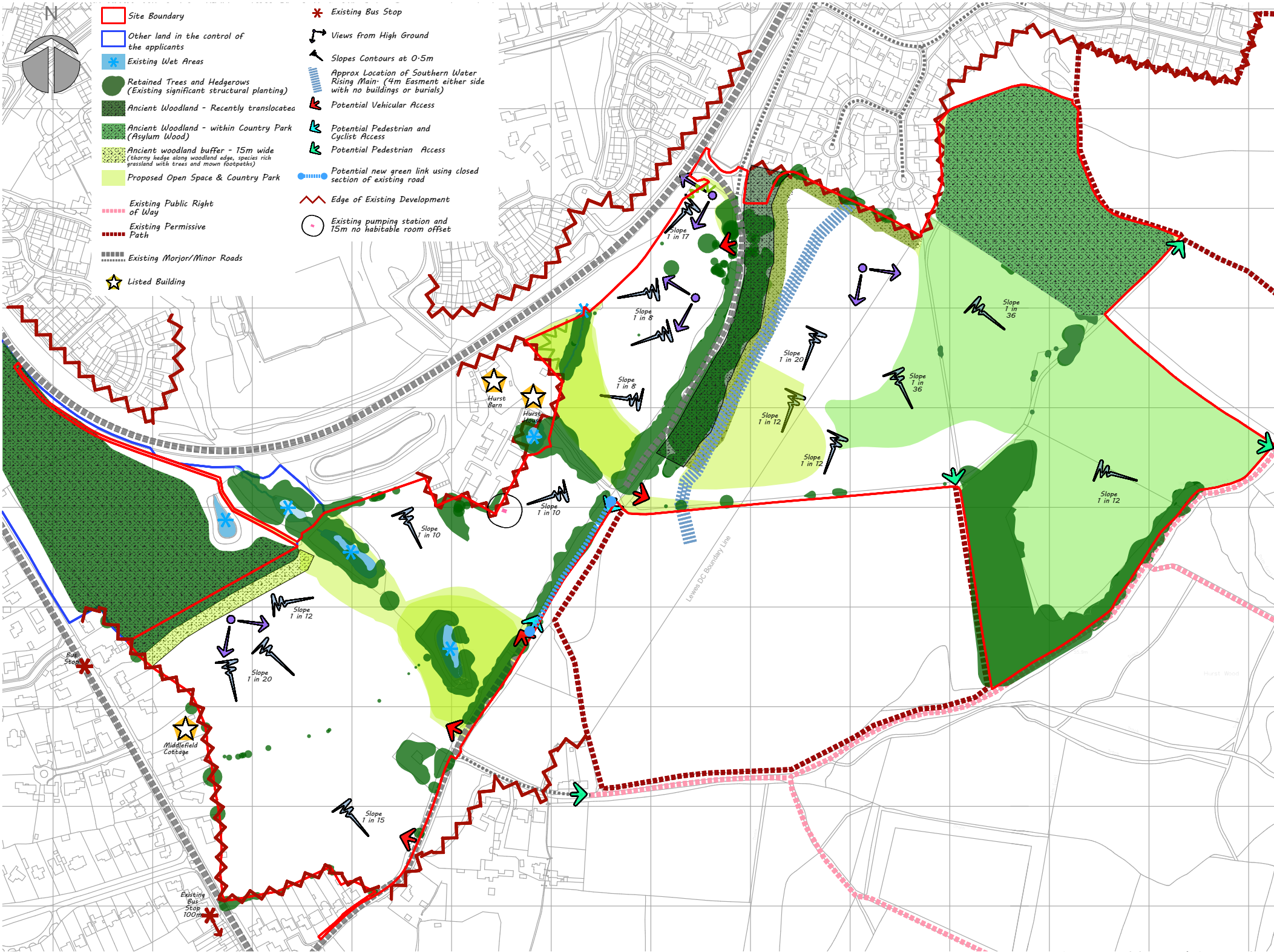
The seasonal wet areas and ponds with their accompanying trees that transect the site to the west of Hurstwood Lane create natural breaks to potential residential parcels and give the opportunity to provide structure for green breaks/parks in the masterplan.

Hurstwood lane to the north with its access to the commercial area is slightly sunken and enclosed by mature tree belts with canopies the meet overhead. It is a historical route and maintains an atmosphere of seclusion and tranquillity.

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 an 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.

The site is currently grazing land with a few scattered trees and so is relatively open with and significant groups of trees and bushes confined to the fence-lines and wet areas.

The land inside the site boundary to the far eastern border already has many footpaths and permissive routes linking into Asylum wood to the north and the woods and countryside to the east and south.



3.3 Topography

The site falls around 40m from the highpoint in the north of 78m AOD to a low point on the bottom south eastern boundary at 38m AOD.

Roughly the contours sweep circularly around the Northern high point creating a southerly facing slope, with Hurstwood Lane cutting a small depression through it.

A secondary highpoint on the boarder on the trans-located ancient woodland then intercepts it and turns the contours in an easterly sloping direction. The conjunction of these two systems creates a relatively flat area with minor valley lines that allows water to collect creating the small ponds and their accompanying trees.

The southern part of the site south of the first wet area slopes towards the east at gradients between 1 in 12 and 1 in 20.

The North eastern part slopes to the east and south with gradients between 1 in 12 and 1 in 36.

The central belt of the site slopes relatively consistently to the south at approximately 1 in 10.

The north western part of the site on the top left has the steepest slopes facing westerly at between 1 in 8 to 1 in 17.

