7.0 Concept Diagrams
EXISTING GREEN BUFFER
KEY RELATIONSHIPS

LOW DENSITY TOWARDS ADJACENT EXISTING DWELLINGS

HIGHER DENSITY SCREENED BY EXISTING GREEN BUFFER

Legend:
- Site Location
- Green Infrastructure
- Low Density
- High Density
- Proposed Access
- Main Road
- Private Road
- Railways
PROPOSED DENSITY DIAGRAM
ACCESS ROUTES ACROSS SITE
MASTERPLAN ANALYSIS - SECTOR 1 - LOW DENSITY HOUSING

AREA OF GREEN BELT LEFT BY CONFLICT BETWEEN CONSULTATION STAGES

ACCESS DESIGNED TO ALLOW GARDEN EXTENSIONS OF SPINDRIFT & THATCHED COTTAGE TO BE INCORPORATED IN THE FUTURE

TREE LINED SECONDARY ROAD WITH DEEP FRONT BUFFER LANDSCAPING

SUBSTANTIAL DETACHED HOUSES RESPECTING THE SURROUNDING GRAIN SET IN GENEROUS PLOTS. THESE UNITS HAVE LARGE FRONT GARDENS WITH ACCESS FROM WIDE TREE LINED SECONDARY ACCESS ROUTE

DETACHED HOUSES IN SUBSTANTIAL PLOTS TO MIRROR & RESPOND TO IMMEDIATE LOCAL CHARACTER

ACCESS ROAD FROM EXISTING APPLEDRAM SERVING SEPARATE SMALL DEVELOPMENT OF 5 UNITS

DETACHED UNITS IN LARGE PLOTS FRONTING TREE LINED STREET
MASTERPLAN ANALYSIS - SECTOR 2 - MEDIUM DENSITY HOUSING

- Reduced density substantial detached houses set in large plots creating destination at the end of the main access
- Large villas set back from tree lined access road
- Shared surface access road creating clear edge to development
- Main tree lined avenue
- Detached villas fronting existing green buffer
- New terrace of houses addressing the formal green space
- Detached houses set back from tree lined avenue
- Mirrored facing development with strong frontage creating main access road
- Stepped linked detached terrace set back from secondary tree lined access route
- Detached houses in substantial plots to respond to scale of existing houses opposite
- Substantial semi-detached house creating strong entrance to development
- 2 framed clusters of medium density houses
MASTERPLAN ANALYSIS - SECTOR 3 - APARTMENTS

- Shared Surface Secondary Access Route
- Landscaped Semi Public Amenity Space to Create Setting for Villas
- New Apartment Villas with Basement Parking Set in Parkland Setting
- New Wetland Public Walk Through New Green Infrastructure
- New SUDS Attenuation Pond as Part of Ecology Rich Wetland Green Amenity

New Tree Lined Avenue - Main Access Road
Modified Access to Existing Properties
New Roundabout
Grade A Oak Trees Maintained
Existing Green Buffer Enhanced to Provide Green Infrastructure
CONCLUSION

A more forensic assessment of the site has been undertaken since the early consultation submission. The consultant team have assessed the constraints and opportunities of the site to gradually develop initial concept masterplan proposals. The details included within this report show how the key considerations of access, drainage and landscaping have been identified and have fed into an early concept masterplan.

What is abundantly clear from these early scheme proposals is that the site clearly has a capacity for at least 150 units. Our scheme proposes approximately 150 units in a mix of housing and apartments. Critically this number of units is set within substantial landscape and sits very comfortably with the surrounding character and grain of development.

The fact that the landowners have already appointed a full design team to progress the development of the site indicates their willingness to bring forward a residential proposal.

There have been no constraints identified as part of investigations of the site that would prevent residential development on this site. The site is therefore deliverable and can be brought forward immediately for development.

We would welcome the opportunity to discuss this further with Officers, but believe the work undertaken underlines the general soundness of the approach identified by the Council in respect of this site.

This document is obviously only a starting point. However it is fully evidenced and based on extensive research, expansive consultant input and therefore offers a robust and realistic vision for the site.