

5.9 Figure Ground - Proposed

This revised proposal for 117 dwellings is “tested” within the existing figure ground and clearly shows a less dense development southwards, a pattern of interlinked ‘spaces’ and considerable open space which is assessed on the next page illustrating reasonable “compliance” with current and emerging Local Plan Policy.



Revised Proposed Layout - September 2022

5.0 Design Process

5.10 Public Open Space Assessment

The revised proposal is also “tested” against Local Plan Policy. The exact red line site area is 5.98Ha of which only 2.42Ha- less than half the red line site, is proposed as net development area.



Public Open Space Diagram

5.0 Design Process

5.11 Arboricultural Assessment

The majority of the existing (perimeter) landscaping remains and is reinforced by additional tree planting and vegetation. The allocated site requires an access off Albion Road via the 'panhandle' leading to the substantive site. Localised trees and shrubs are lost in this area to facilitate the access, with considerable replacement landscaping to the "panhandle" and across the site.

As per the Landscape Strategy diagram a number of large scale tree groupings are interspersed throughout the proposals, with the allocated, enclosed Ecology Area to the east.



Tree Removal Plan

5.0 Design Process

5.12 'Testing' The Layout - CAD Diagram - Preliminary

In order to 'test' the site layout to ensure respect for existing trees to be retained a CAD diagram on survey base has been produced, of all accessways and development in the vicinity of existing trees and hedgerows.

This required only minor modifications to the layout proposal for 117 dwellings, and repositioned the (submerged) pumping station marginally to respect an existing tree to the south west of the site.

This retained tree and another to the south east, sets a precedent for the landscaped approach of interspersed semi mature trees in strategic locations - within the open space, along the greenway, and centrally to the village green. This will provide a "green canopy" to aspects of the proposals, as integral elements of the streetscenes.

The 'testing' of the proposals on technical and other physical constraints enabled the proposals to be worked up as an Outline Planning Application masterplan, based on the Landscape Strategy Diagram, formulated via public and Local Authority engagement.



6.0

Proposals



6.0 Proposals

Biodiversity Net Gain: 27.77% gain in habitat units
59.36% gain in hedgerow units

6.0 Landscape Led Proposals

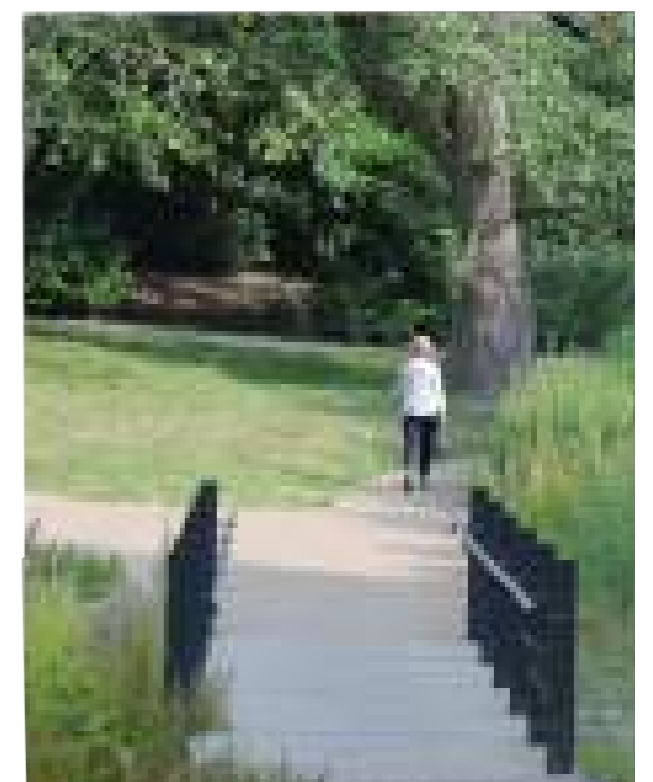
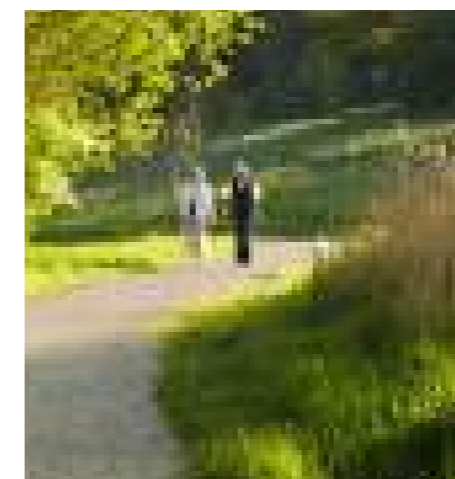
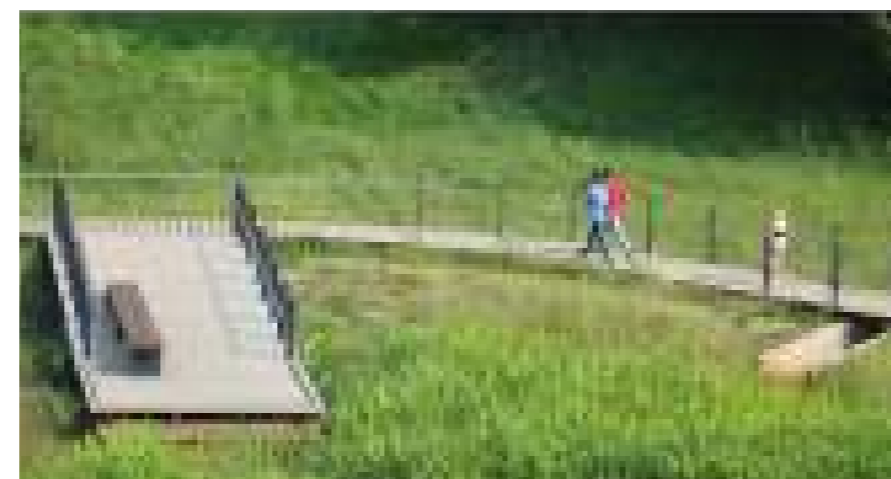
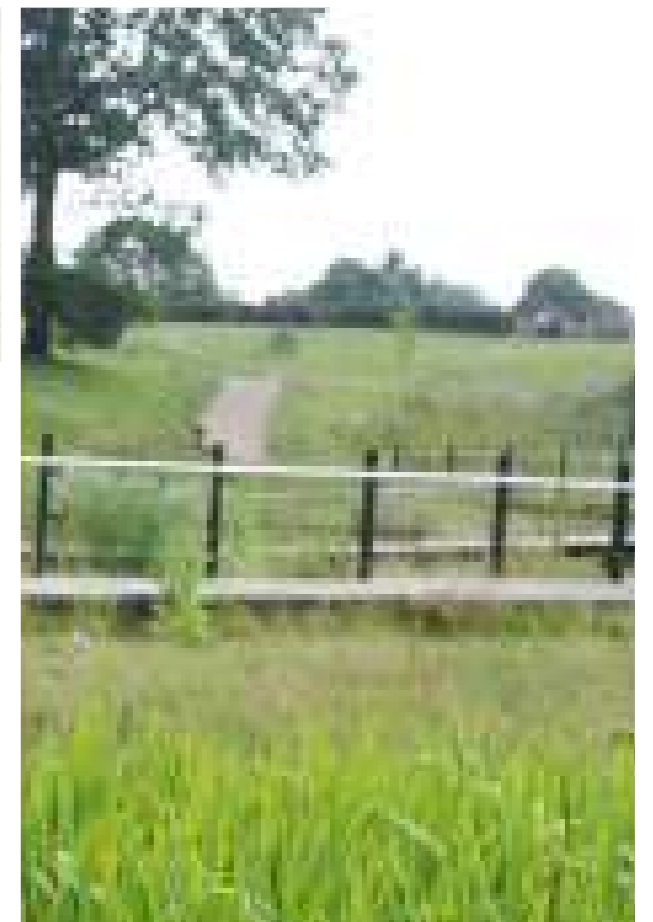
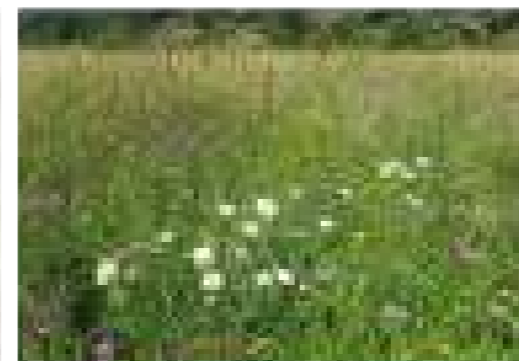
The extents of usable and natural open space, complimented by the “greenway” and the community village green, respond to the Landscape Strategy diagram with a clear hierarchy of landscaping from north to south across the site.

A Local Area of Play (LAP) is provided to the north east and community orchards are retained and integrated into the wider landscaping to the southern edges of the built proposals.

The extensive ‘parkland’ and existing ponds to the south are interconnected by a meandering raised boardwalk which has educational and amenity features integrated into the design aspirations.

This is set within tree groupings and larger individual trees interspersed within the expansive accessible open space. This is therefore a landscape led approach with a framework which seeks to conserve and enhance the landscape by:-

- Restoring existing north - south boundaries and integrate these into the development master plan;
- Enhancing habitat opportunities around water bodies and ditches by promoting and managing a framework of vegetation in these areas;
- Planting new oaks within areas of open space and oak standards within hedgerows to replace aging species;
- Incorporating meaningful, accessible and usable areas of public open space;
- Enabling new pedestrian links throughout the development. Particularly from PRoW KM281 across Albion Road through the development to Copper Lane; - as pedestrian and cycle route
- Integrating Sustainable Drainage Solutions where feasible;
- Limiting housing development on the lower / southern parts to the site and reducing the building scale southwards - to one and half storeys
- Avoiding suburban paraphernalia such as close board fencing and using more suitable materials to improve the settlement edge; - brickwork walls
- Carefully positioning, orientating new housing to reduce the sense of encroachment of housing down the sloping ground toward the rural open countryside.
- Softening the visual prominence of housing through the native planting throughout the development; and
- Enhancing the area of ponds and basins to the south and making this area accessible to the community
- Providing large tree groupings to the south
- Retaining working community orchards to east and west
- All set within wildflower “meadowlands” of indigenous local species



6.0 Proposals

Built form	Nature
Movement	Public spaces

6.1 Site Layout

The building forms are set within this landscape strategy - with a village green setting to the north and a more open series of development pockets to the south.

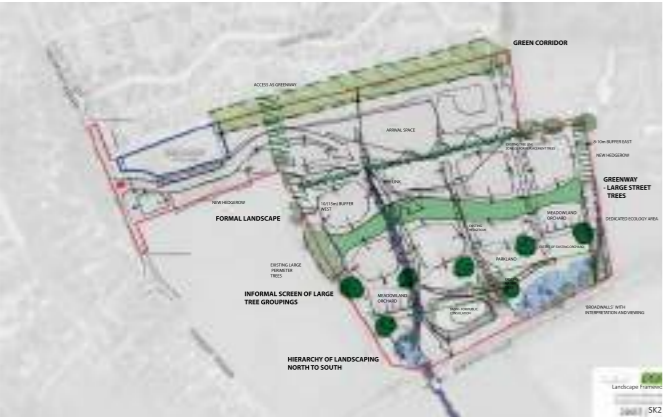
The scale of buildings across the site consist of two and a half storey flatted groupings arranged to east and west of the village green, interspersed with lower buildings, reducing to one / one and half storeys to the southern edge.

These dormered flatted building forms accord with the Neighbourhood Plan and with the character appraisal. The building profiles, with conjoined terraces and angled streetscapes reflect the village centre character with individual dwellings reflecting the Albion Road character to the west.

The continuous built edge of Russet Grove is offset with a streetscape of semi detached dwellings aligning the northern edge of the extensive community open space. The southern alignment of the village green respects the retained linear silver birch alignment which is retained to east and west - set within widened areas of accessible parkland.

The site access roadway is conceived as a continuous greenway, passing new hedgerows and retained landscaping / pond to the west then presenting a sense of arrival at the village green, before deflecting past the silver birch line and following the landscaped watercourse, then diverting eastwards as a wide landscaped access way. This is interlinked with the open space to the east and west, in the vicinity of the perimeter trees (east) and the dedicated ecology area (west)

The greenway is aligned with set back dwellings defining the route with edge of carriageway verges to both sides of structural landscaping and tree planting. The development ‘pockets’ to the south of the greenway are smaller and of lower scale as the transition to the parkland boardwalk of orchards, ponds, usable, and natural open space to the south.



Landscape Strategy Diagram



Proposed Site Layout

6.0 Proposals

6.2 Building Heights

The scale of the proposals diminishes southwards with a predominance of one and half storey dwellings on the southern fringes overlooking the extensive parkland.

The flatted buildings are located adjacent to the linear silver birch alignments (as retained) to east and west such that the tree lines screen these buildings from (more distant) views from the south.

The strategically located semi mature trees will further assist in softening these views and integrating the varied roofscapes within the existing and proposed “green” canopies. This verdant setting will mature over time.

The community orchards and the landscaped open space to the south will provide a landscaped foredrop to the setting, with the reduced scale dwellings aligning the southern perimeter, set considerably inboard from Copper Lane.



Building Heights Diagram

6.0 Proposals

Uses

A mix of home tenures, types and sizes
Socially inclusive

6.3 Amount

The proposals are for 117 dwellings of varying sizes and tenures.

BEDS UNIT TYPE	Persons	Proposed application	%	SHMAA	%
AFFORDABLE					
1 apt	2P	16	34%	12-19	25-40%
2 apt	4P	15	32%	14-19	30-40%
3 apt	4P	1			
		12	26%	12	25%
3 bed hse	5P	11			
4 bed hse	5P	4	8%	5	10%
TOTAL		47	100%	47	
OPEN MARKET					
1		0	0	3	5%
2		16	23%	17	25%
3		36	51%	32	45%
4		18	26%	18	25%
5		0	0	-	-
TOTAL		70	100%	70	
OVERALL TOTAL		117		117	

All dwellings will be to Nationally Described Space Standards (NDSS) as a minimum requirement, and achieve Part M Building regulations, and all other technical requirements as current.

6.4 Tenure

The affordable provision of 40%- 47 dwellings are interspersed to north and south of the silver birch alignment and to east and west of the community village green.

6.5 Refuse Storage

All properties will be provided with adequate bin storage and bike provision, either on plot or in designated, accessible stores integrated within the rear garden of the demise. Refuse collection points (RCP's) will be suitably allocated in the streetscapes as required. Flats have allocated (bin and bike) storage provision.



Amount Diagram

6.0 Proposals

Movement

6.6 Locations Of Adoptable Standard Turning

Adoptable standard turning provisions are at the ends of each approach road, as 'tested' in the CAD layout (at the end of Section 5)



Turning Provision Diagram

6.0 Proposals

Movement

M1 A connected network of routes ofr all models of transport
M2 Actual Travel

6.7 Movement Hierarchy

The Maidstone Edition of Building for Life 12 sets out a clear set of aspirations for a well considered proposal which the proposals are considered against. The proposals accord with item 10 in the parking standards:-

Maidstone Edition Building for Life 12

Integrating into the neighbourhood	
☀️ 1 Connections	Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
🏠 2 Facilities and services	Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
🚗 3 Public transport	Does the scheme have good access to public transport to help reduce car dependency?
🏠 4 Meeting local housing requirements	Does the development have a mix of housing types and tenures that suit local requirements?
Creating a place	
🏡 5 Character	Does the scheme create a place with a locally inspired or otherwise distinctive character?
🌿 6 Working with the site and its context	Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
🏡 7 Creating well defined streets and spaces	Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
🚶 8 Easy to find your way around	Is the scheme designed to make it easy to find your way around?
Street & home	
🚗 9 Streets for all	Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
🚗 10 Car parking	Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
🏡 11 Public and private spaces	Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
🚗 12 External storage and amenity space	Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Residential parking standards (policy DM23)				
Location	Town centre	Edge of centre	Suburban	Suburban edge / village / rural
On-street controls	On-street controls preventing all (or all long stay) parking	On-street controls, resident's reserve or other existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
Maximum of guidance	Maximum (Note 1)	Maximum	Minimum (Note 4)	Minimum (Note 4)
2 & 2 bed flats	1 space per unit	1 space per unit	1 space per unit	1 space per unit
Form	Constrained (Note 2)	Not allocated	Not allocated	Not allocated
3 & 2 bed houses	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
Form	Constrained (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 bed houses	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
Form	Constrained (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ bed houses	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit



BOUNDARY AS PER OWNERSHIP DRAWING No 1035-L-05 ISSUED BY CLIENT 05/10/2022 AND BASED ON TOPOGRAPHICAL SURVEY

Movement Hierarchy Diagram

6.0 Proposals

Movement

M3 Well considered parking, servicing, and utilities infrastructure for all users

6.8 Parking Provision / Allocations

Based on the parking standards there is an overprovision of some 36 spaces, assessed on an area by area basis in the proposal layout. In addition 26 visitors spaces are dispersed through the layout and to the south, serving the public open space.



Parking Provision Diagram

7.0

Design Matters



Design - Series of Character Areas

The character appraisal will influence and guide the appearance of the dwellings based on the local vernacular, as advocated by the Neighbourhood Plan. The site layout is considered as a series of merging character areas, east to west, with a lower scale more rural edge set inboard to the south.

7.1 Agricultural Grouping / “Green Approach”

The site access meanders around an agricultural grouping of buildings - with the “farmhouse” facing Albion Road and the “outbuildings / implement barns” arranged around an inner quadrangle. The access then continues eastwards as a linear parkland with a new hedgerow to the north and retained trees and small pond to the south.

This area of the site is the only area where existing vegetation is lost to facilitate the access and to create this linear “green” approach. This is complimented by new trees and informal landscaping - leading to the “gateway” and on to the village green and “greenway”

The Public Right of Way (PRoW 281) is immediately opposite the site access and this creates a continuation of this route for pedestrians and cyclists across the site to the new community green and southwards to Copper Lane, via the “greenway” and through the southern parkland.

7.2 Greenway of Village Streets

A swathe of green verges and set back dwellings skirts around the western end of the village green and south / south east through the proposals- as a series of tree lined village streets

The setbacks vary providing a green lung through the layout, interlinked with open space to east and west.

7.3 Community Village Green

This extensive, usable amenity area is defined by development groupings and creates the community heart of the proposals, set in informal and more formal landscaping edges.

7.4 Eastern Edge

The eastern area has a mature tree and hedgerow edge, with Russet Grove buildings to the north and existing properties to the east.

7.5 Southern Edge

This eastern edge merges with the southern more rural edge, of lower scale dwellings overlooking the extensive parkland setting.

These character areas echo the Landscaping Strategy diagram and the materiality of the built forms will reflect these merging



Character Areas Diagram

7.0 Design Matters

7.6 Outline Planning Application Status

This Outline Planning Application deals with the principles of an approach to a site layout masterplan. A precise layout and house designs will be the subject of a later ‘Reserved Matters’ planning application, which will need to be submitted and consented by Maidstone Borough Council before any construction can commence.

The following site sections and simplistic model views have been prepared to enable sketch visualisations of the proposals as indication of the bulk / mass / scale being considered.



Existing Orchard



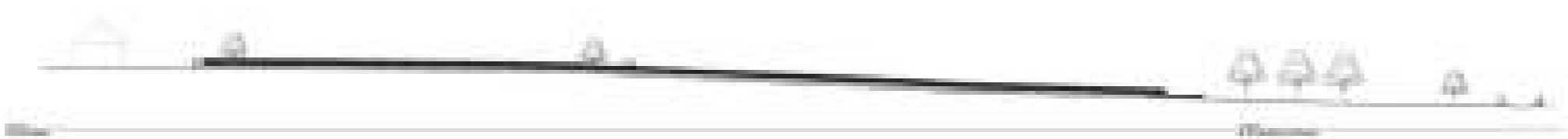
Existing Ste Section A-A



Proposed Ste Section A-A



Key Plan



Existing Ste Section B-B



Proposed Ste Section B-B



Key Plan

7.0 Design Matters

7.7 Model of Site Layout



A: View from corner of Copper Lane and Thorn Road



B: View from east of Copper Lane looking north west.

7.0 Design Matters

7.7 Model of Site Layout



C: View from west boundary line looking north east



D: View from northern boundary looking south / south east

7.0 Design Matters

Public spaces

P1 Create well located, high quality and attractive public spaces

7.8 Sketch Views - A

View looking towards community village green, with accessway veering southwards and development frontages defining the public space as the 'heart' of the layout proposals.



7.0 Design Matters

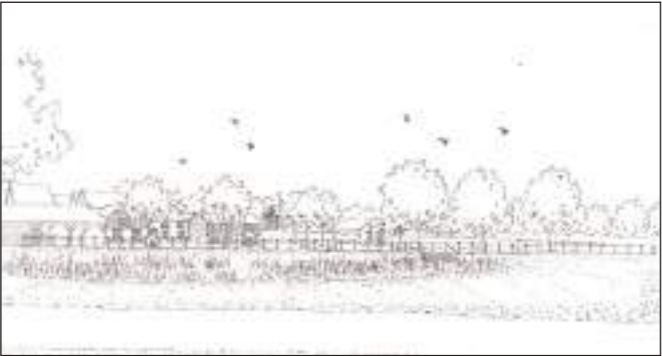
Public spaces

P2 Provide well-designed spaces that are safe

7.8 Sketch Views B

View from the Copper Lane western corner of the site across the extensive public open space and pond areas, with the ‘boardwalk’ curving through the landscaping.

The linkage from Albion Road through the site leading towards Copper Lane is in the foreground, with a perimeter trodden footpath heading eastwards, framing the view.



7.0 Design Matters

Public spaces

P3 Make sure public spaces support social interactions

7.8 Sketch Views - C

This view westwards across the public open space and pond area, with the lower scale southerly houses providing natural surveillance to the parkland and 'boardwalk' as it curves and connects the eastern and western areas with the retained (thinned) community orchards.



7.0 Design Matters

Public spaces

7.8 Sketch Views - D

The “greenway” curves through the layout, with the key connectivity (and Fire Brigade access) continuing southwards and the accesway continuing eastwards, with wide landscaped verges and tree line definition.



8.0

Technical Matters



8.0 Technical Matters

8.1 Sustainability

All dwellings are designed to the Technical Housing Standards as set out in the Nationally Described Space Standards – 2015 (Amended 19 May 2016).

All dwellings are designed to comply with Building Regulations part M4 (2) Category 2 Standards of future adaptability, with an allocated ground floor flat being fully adapted – to standard M4 (3).

The Building Regulations approved documents changed as of 15th June 2022 covering:

Part F - Ventilation

Part L - Conservation of Fuel and Power

Part O - Overheating (new section)

Part S - Infrastructure for the charging of electric vehicles (new section).

These revised requirements also have an impact on window sizes, wall thicknesses, and elevation compositions (with regard to orientation). The key requirement is the provision of either a photo voltaic array on each roof or the provision of an Air source Heat Pump for each dwelling (ASHP)

Air Source Heat Pumps

Each dwelling is therefore served by an ASHP. These must be located externally within 300mm of the external face of the building, and be at least 1 metre off the boundary demise in clear air.

Each ASHP will be sized to serve the specific dwelling, with the provision of an internal cylinder cupboard at least 0.8m square and 2m tall, not more than 15m from the ASHP.

Each flat will have an internal ASHP hot water cylinder with intake and exhaust set within a dedicated cupboard. This system is supplement by a south facing P. V array on each flat building (2/3 panels per flat.)



8.2 Electric Vehicle Charging

Part S Building Regulations requires that each dwelling had an Electric Vehicle Charging Point (EVCP) serving at lease one space within the allocated curtilage.

EVCP's are also provided for visitors .



The application is supported by a Sustainability and Energy Statement which will subsequently be used for Building Regulation submission purposes.

Homes & buildings

Resources

Lifespan

desco

8.0 Technical Matters

8.3 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential



8.4 Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape framework within the masterplan with easy access via the pedestrian and cyclist movement network. Natural surveillance of open spaces is a design priority.

8.5 Home Working

Many of the homes will have allocated study areas – or study rooms – to accommodate home working with all IT / Connections



8.6 Inclusiveness - Access For All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

As M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible / adaptable for sustainable living.

8.7 Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.



Homes & buildings

Resources

Lifespan

8.8 Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004).



8.0 Technical Matters

8.9 Ecological Enhancements

New planting within the site will comprise largely of native species of local provenance, especially in the public open space areas of the site where there will be specific focus on creating dedicated ecology areas.

These wider illustrative initiatives are to be considered integral to the landscaping led design.



Wildflower planting



Wildlife pond



Meadow with mown path / Retained Orchards



Bird nesting box

Homes & buildings

Resources

Lifespan



Habitat pile



Bee brick

9.0

Closing Remarks



9.0 Closing Remarks

9.1 Closing Remarks

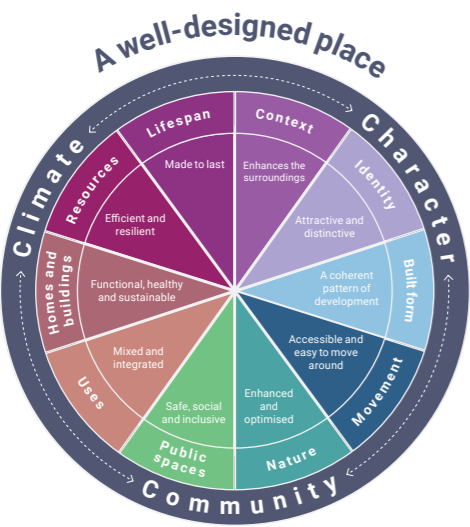
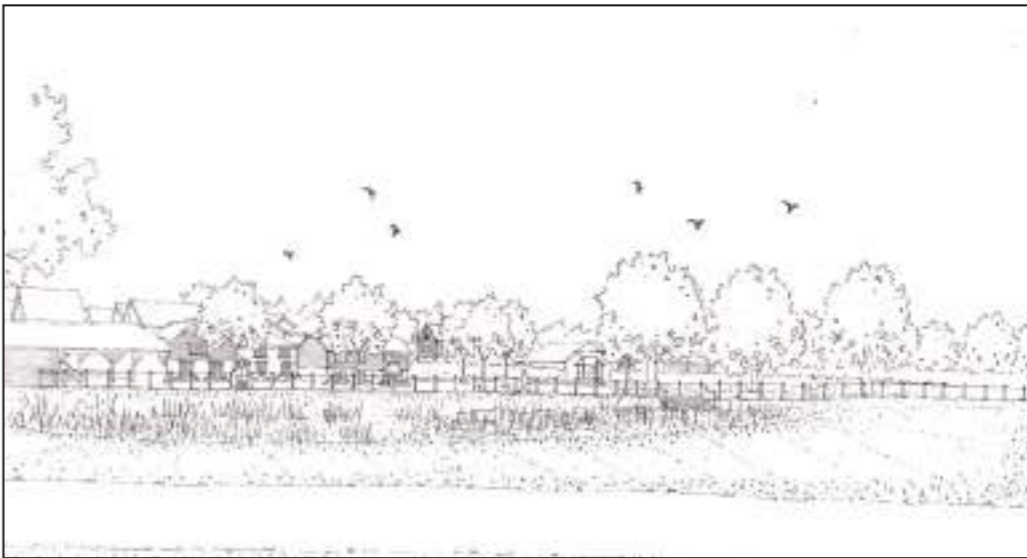
The policies of the Marden Neighbourhood Plan and the Kent Design Guide align in their aim to achieve development of a suitable scale and height that respects the Wealdon character of Marden. The proposals have been honed in response to this with a maximum of two and half storey dormered buildings to the north of the site only, localised and screened to the south by the retained silverbirch tree lines.

The overarching National Design Guide sets out 10 characteristics which advocates that well designed places have individual characteristics which work well together to create its physical distinctiveness.

The document is colour coded with the text and visuals which demonstrate that the ten characteristics have been considered and addressed.

Under Built Form the “guide advocates” a “compact form.... to optimise density” and the “provision” of destinations where people will meet, and come together as a community strengthening local character.”

These characteristics are also assessed as closing remarks to this Design and Access Statement in support of the Outline Planning Application proposals at Albion Road / Copper Lane, Marden.



The ten characteristics of well designed places
(National Design Guide, September 2019)

9.0 Closing Remarks

9.1 Closing Remarks

The Maidstone Borough Council edition of Building For Life 12 has been a guiding influence in the evolution of the proposals, as emphasised by the pre application engagement response. The response to the public engagement of migrating the overall proposals southwards, providing a widened landscape buffer to the north has repositioned the community village green concept more centrally.

This element was welcomed by the public consultation as a usable congregating and leisure space for Marden. The silver birch linear alignment has been retained to east and west and respected by the building frontages onto the southern side of the village green.











The “greenway” interconnects the site access with the village green and southern areas of the site, retaining the watercourse alignment, and the historic field alignments in a series of smaller pockets of development to the south, set within and overlooking an extensive pond parkland.

The scale is reduced in this southern area with single and one and half storey properties providing natural surveillance to the parkland. The boardwalk through the parkland is an attractive feature which has educational and leisure benefits for the wider community, providing considerable open space for walking and exercise.

These design development features have reduced the initial appraisal at 130 dwellings (to 124 at consultation stage) to 117 new homes, which reasonably approximates to the Local Plan Review allocation of 113 dwellings for this site.



9.0 Closing Remarks

<div>Context</div> <div>Understand and relate well to the site, its local and wider context. Valuing local heritage, history and culture.</div>	<div>Identity</div> <div>Response to local character. Creation of a character and identity which is coherent, identifiable, visually attractive and suited to the local context</div>	<div>Built form</div> <div>Compact form of development which makes efficient use of land to optimise density. Well designed places using of the right mix of building types, forms and scale. Provision of destinations where people will meet and come together as a community strengthening local character</div>	<div>Movement</div> <div>Provision of a well-designed and connected network including public transport, walking, cycling and cars. Safe, direct and convenient routes accessible to all. A clear hierarchy of streets that are easy to navigate. Well designed parking that is safe and meets the needs of different users. Access for servicing by refuse collection, deliveries and removals to be well-integrated.</div>	<div>Nature</div> <div>Provision of high quality green spaces with a variety of landscapes and activities including play that are robust and fit for purpose. Enhanced water management and sustainable drainage systems. Biodiversity gains through enhancement of ecosystems. Existing areas of valuable biodiversity to be protected and enhanced. Priority given to rare habitats and species</div>
<div>Response</div> <div><p>The early sections of this Pre-application shows the relationship of the site with its surrounding context. Studies of the immediate context and character of the surrounding area have influenced and informed the development of the proposals and a compressive character appraisal will accompany a detailed planning application.</p></div> <div></div>	<div>Response</div> <div><p>The realisation of this distinctive development will help create a sense of place which is based on the character appraisal of the village setting, but also the streetscapes and the thoroughfares more immediate to the site.</p><p>The incremented expansions of the village overtime creates a wider more diverse character than the historic centre. Hence the sense of place is an amalgam of the local characters and response to the site constraints and opportunities, particularly views, aspects and amenity to the south.</p></div> <div></div>	<div>Response</div> <div><p>The proposals section of this document explain the design principles of the development which have been informed by the existing site constraints and the studies of the local context, set out in the Neighbourhood Plan.</p><p>The proposals are compact with a mix of units and tenures creating interesting streetscenes with variations in scale, contours and configurations., A meeting place is created at the village green whiles the streetscape and linkages create a new community cohesion</p></div> <div></div>	<div>Response</div> <div><p>The Access and Movement sections show the layout of the scheme has been arranged around a clear road hierarchy which links to the surrounding area. Connectivity from Thorn Road, through the scheme to Copper Lane and the southern amenity area is set out.</p></div> <div></div>	<div>Response</div> <div><p>The proposals are set in a natural environment nestled next to the existing development with integrated amenity and pedestrian linkages reflecting the historic field boundaries north - south and maintaining and integrating existing orchards.</p></div> <div></div>

Public spaces

Well-designed, inclusive and fit for purpose spaces to support an active life for everyone, encouraging people to walk and cycle rather than drive whilst addressing the needs of those with disabilities. Amenity spaces that feel safe and secure. Public areas that encourage social interaction providing comfort, relaxation and stimulation for all, helping to combat social isolation and loneliness

A mix of uses

Provision of local services and facilities with an integrated mix of housing tenures and types to suit people at all stages of life. Provision of tenure neutral homes and spaces. Developments should be socially inclusive maximising potential for social integration and removing features that could create actual or perceived barriers

Homes and buildings

Provision of well-designed, functional, comfortable and secure buildings to promote quality of life. Buildings should be energy efficient and encourage sustainable lifestyles. External spaces including parking should be fit for purpose, of a high quality and convenient. Attention should be applied to the way buildings function on a day-to-day basis with regard to waste management, exterior details and cycle storage.

Resources

Following the energy hierarchy by reducing energy need, improving energy efficiency, maximising use of renewable and low carbon energy sources and using fossil fuels from clean technologies. Use of durable materials with reduced environmental impact and modern construction techniques to improve efficiency. Maximise resilience by taking account of weather, flood risk and extremes of temperature.

Lifespan

Ensuring places are robust, well-managed and maintained and with clearly defined boundaries between private, public and shared spaces. Homes should be designed to be flexible and adapt over time to changing lifestyles, needs and the introduction of new technologies. Places should engender a sense of ownership in their occupants by including features that encourage users to care for them

Response

A landscaped master plan of active and passive leisure spaces are integrated into the proposals - a community village green and a “quieter” parkland space towards the southern boundary.



Response

A mix of house sizes, scales and tenures is promoted within the ‘Development’ area of the site, encouraging integration and interaction. One and a half, two and two and a half storey dwellings provide interest as well as a range of housing types set within the character areas of the proposals.



Response

The scheme works efficiently and is fit for purpose as starter and family accommodation, with private and shared amenity spaces.



Response

These technical matters will be integral to the detailed design of the proposals



Response

The proposals promote an individual identity with a sense of place, which will engender a sense of ownership, community and belonging

