

5.5 SCALE

Density

The application site achieves a net density of circa 40 dwellings per hectare. The overall density for the site was approved in the granting of the outline approval which was for up to 90 dwellings, so the proposal is in line with the permission.

The density varies across the site.

Lower

This area includes the southern and northern edges closest to the rural edges and those with a more landscaped outlook.

Larger detached dwellings in a landscape setting will predominate.

Medium/Higher

This area is located in the core of the site and has a slightly denser mix with more terraced, semi-detached and apartment buildings.

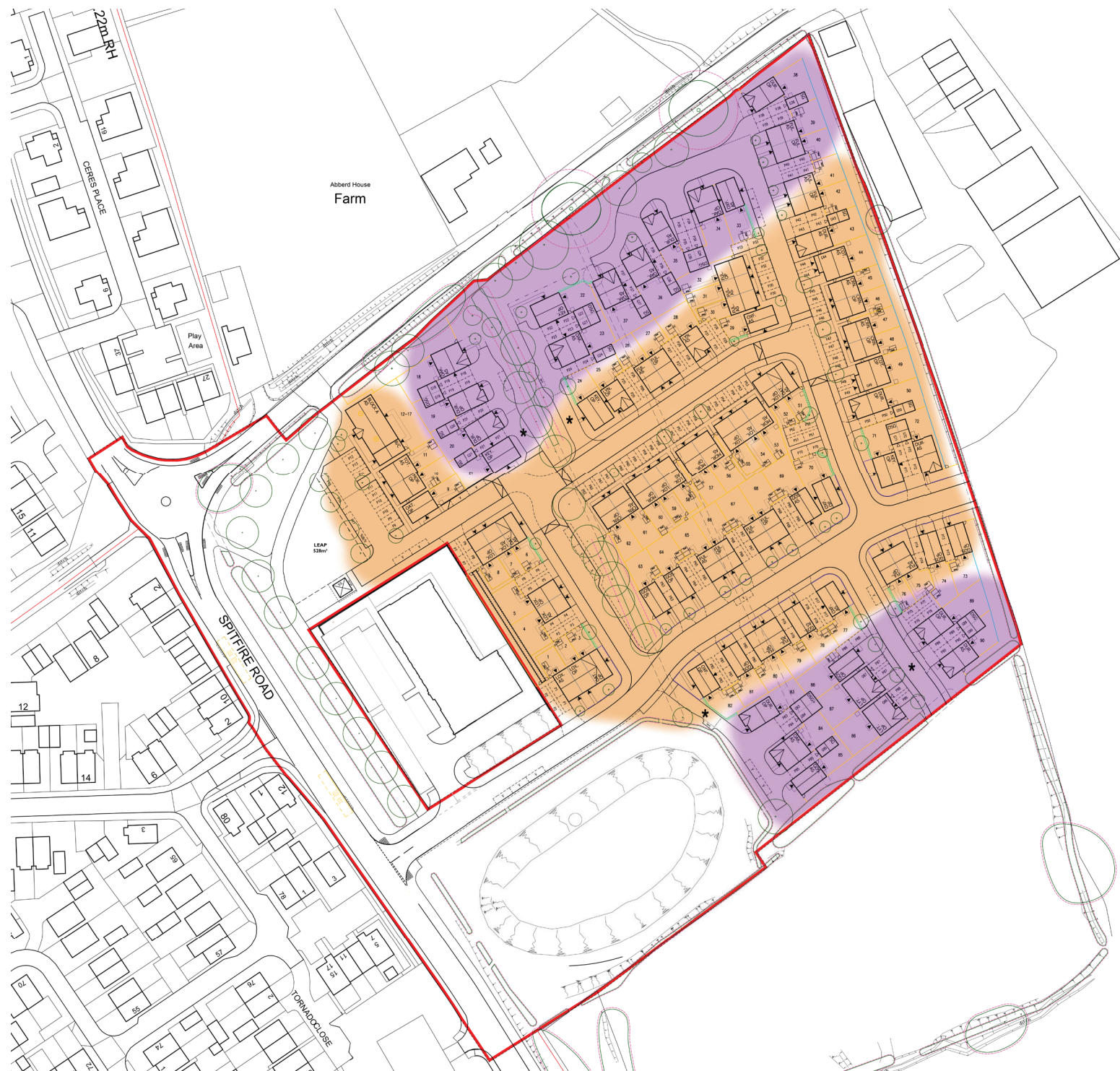
LEGEND:



MEDIUM/HIGHER
DENSITY



LOWER DENSITY



PROPOSED DENSITY

Building Form

Buildings will be a mix of detached, semi-detached and occasional terraced forms reflecting the traditional housing typologies and simple form of the local area.

Attached form is more prevalent along the main street and to the core of the site with a rhythm of semi-detached predominating along the east-west street and detached more evident to the outer fringes.

Buildings are designed to 'turn the corner', providing frontage to both streets, ensuring blank gable ends to the public realm are avoided or minimised.

All streets and public spaces such as open space are overlooked to ensure good levels of natural surveillance.

Building Heights

The development will be predominantly 2 storey dwellings with a single 3 storey apartment building located as the backdrop to the 'central green'. There are also some 2.5 storey dwellings and these are positioned around the 'central green' or in prominent vista locations away from existing properties and the edges of development.

All cycle/garage buildings are single storey.



PROPOSED BUILDING HEIGHTS

5.6 GREEN INFRASTRUCTURE

Landscape Strategy

The landscape strategy follows the principles established within the outline application to retain, protect, and enhance the key landscape features of the site. Existing boundary trees and hedgerows will be largely retained, providing a natural buffer between the development and the surrounding countryside while supporting local biodiversity and maintaining the area's rural character.

Where sections of hedgerow are removed to facilitate parts of the development, compensatory planting will be undertaken to reinforce green corridors and secure their long-term ecological value.

