

The proposals will deliver a high quality development, including 40% affordable housing to meet local needs. The initial concept masterplan includes the following features:

1. Main access from Sand Road.
2. Focal space with village style cottages surrounding it.
3. Informal street structure with buildings defining the space. Opportunity for informal on-street parking and street trees, further defining the space.
4. Existing hedges and trees retained within green edge corridor to soften the development to the north east, add character and provide ecological links north and south along the existing boundary hedgerow.
5. Large usable area of open space to the south provides informal open space and opportunities for ecological enhancement combined with a drainage attenuation area.
6. Buildings address Public Open Space; all green spaces have frontages overlooking them to provide natural surveillance.
7. A mix of cottages and courtyard development (up to two and a half storey development in the centre of the site) which provides a series of well overlooked spaces whilst enjoying a village feel.
8. Additional new boundary fencing or planting to strengthen existing boundary to homes along Mandene Gardens.
9. Opportunity for new tree and incidental planting within the public realm.
10. Potential Foul Water Pumping Station location.

Concept Masterplan

