







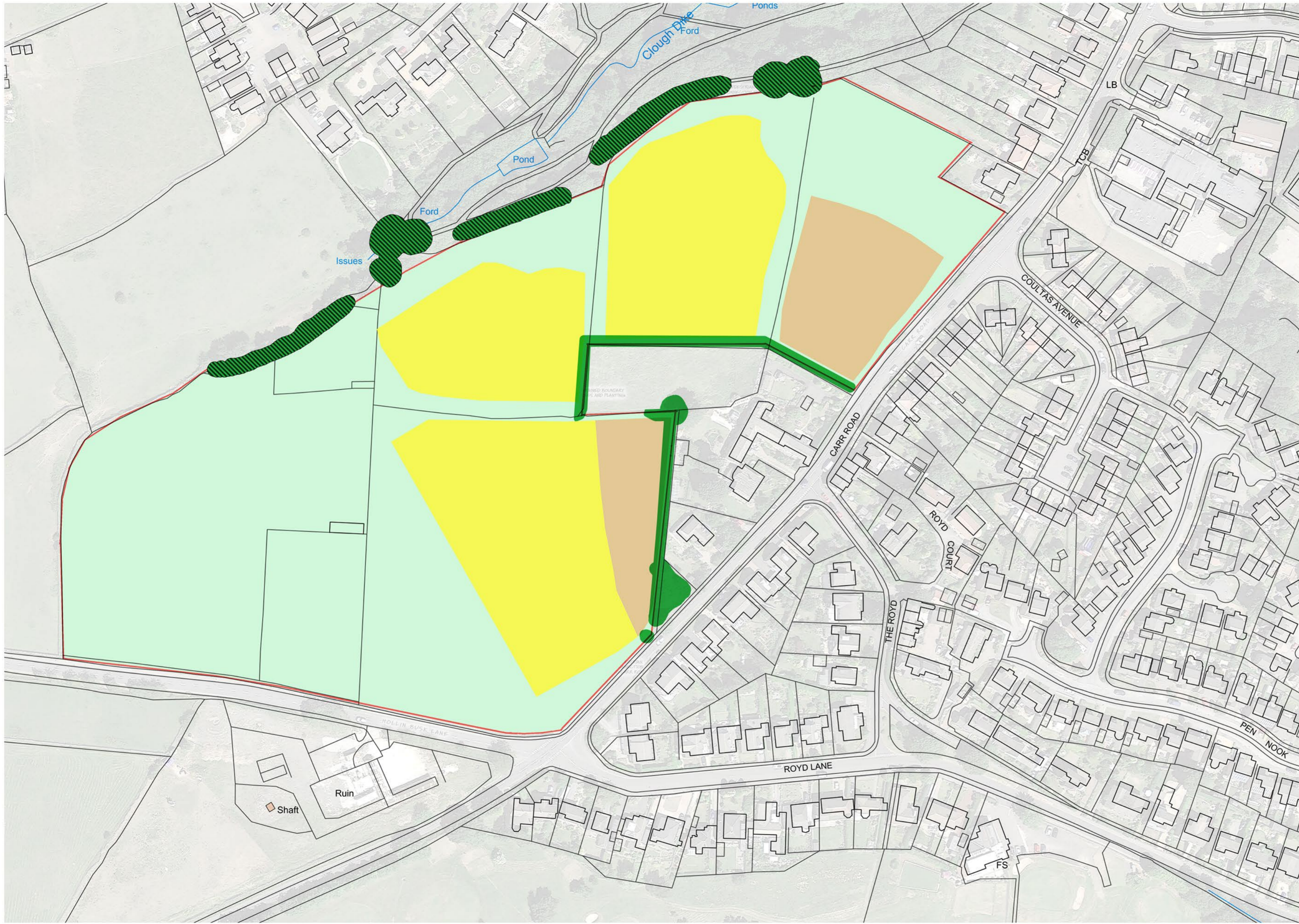
- RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE (INCLUDING SUDS BASIN)
- MANAGED GRASSLAND
- GREEN CORRIDORS (WITHIN PUBLIC DOMAIN)





-  INDICATIVE VEHICLE ROUTES
-  INDICATIVE PEDESTRIAN ROUTES
-  VEHICLE ACCESS POINT
-  PEDESTRIAN/ CYCLE ACCESS POINTS





- 2 - 2.5 STOREY DWELLINGS
- 2 STOREY DWELLINGS





- DENSITY ALONG THE PRIMARY SPINE ROAD SHOULD BE CIRCA 30-40 DPH
- DENSITY AT THE RURAL EDGE AND ABUTTING THE LISTED CLUSTER SHOULD BE CIRCA 25-35 DPH
- DENSITY ACROSS THE SITE SHOULD ACHIEVE AN OVERALL DENSITY CIRCA 35 DPH





-  LANDSCAPE CORRIDORS INCLUDING EXISTING DRY STONE WALLS
-  PUBLIC OPEN SPACE INCORPORATING PLAY SPACE AND SUDS
-  GRASSLAND AREA MANAGED FOR BIODIVERSITY AND ECOLOGICAL BENEFITS
-  EXISTING LANDSCAPE BOUNDARY TO FOX GLEN





- 1.8M HIGH WALLS WITH PLANTING/LANDSCAPING IN FRONT TO SOFTEN THE APPEARANCE
- 1.2-1.8M HIGH CLOSE BOARDED TIMBER FENCES TO REAR GARDENS
- EXISTING DRY STONE WALL WALLING TO BE RETAINED
- - - EXISTING DRY STONE WALLING TO BE REMOVED PROPOSED
- EXTENT OF NEW DRY STONE WALLING TO FORM PART OF NEW BOUNDARY TREATMENTS
- FRONTAGE BOUNDARY TREATMENTS SHOULD BE STRONG AND SHOULD INCLUDE A HEDGE, WALL OR COMBINATION OF WALL AND RAILINGS WITH THE EXACT DETAIL TO BE CONSIDERED AT A DETAILED DESIGN STAGE





- AREA 1—"CENTRAL STREET",**
 DISTINCT SPINE/STREET
 RUNNING THROUGH THE SITE
 HAVING DISTINCT CHARACTER
 AND DENSITY THAT SHOULD
 REFLECT THE TIGHT SEMI-RURAL
 CHARACTER SEEN IN THE FARM
 BUILDINGS WITHIN THE AREA

- AREA 2 - "RURAL EDGE",** IMPORTANT
 BUILT EDGE TO THE COUNTRYSIDE;
 SHOULD CREATE A STRONG
 POSITIVE EDGE AVOIDING REAR
 GARDENS, HOUSES WITH
 SIMPLER ROOFSCAPE AND
 LIMITED HIGH QUALITY MATERIALS

- AREA 3 - "ROYD FARM ADJACENCY",**
 ABUTTING THE LISTED CLUSTER
 OF EXISTING BUILDINGS THIS AREA
 SHOULD HAVE A SIMPLE
 ROOFSCAPE AND A LIMITED
 HIGH QUALITY PALETTE
 OF MATERIALS

