

5. DEVELOPMENT CHARACTER

5.1 The overall framework of the Masterplan is largely informed by the on-site constraints and opportunities. The terrain is an obvious feature and the layout seeks to work with the contours of the land, wherever possible whilst establishing a permeable and legible block structure that provides frontage to public areas.

5.2 The Masterplan's structure proposes a strong sequence of streets and spaces across the development that combine to provide a strong sense of place, and is respectful of the landscape context within which the site sits, as well as enabling the historical assets both on and off site to inter-relate.

FRONTAGE

5.3 Development frontage across the Masterplan is an important aspect that will provide the activity to routes and spaces and will assist in defining the character of streets and focus spaces that are to be created.

LEGIBILITY

5.4 How residents and visitors interpret and understand the development is an important consideration. The overall hierarchy of areas, spaces, streets and character all assist with understanding the area and providing ease of movement.

5.5 In addition, focal buildings will act as markers within the development through a change of height and material.

BLOCK STRUCTURE

5.6 The overall proposed block structure does seek to maximise frontage to areas such as the open spaces, as well as existing and proposed streets within the development, whilst ensuring sufficient back-to-back distances are achievable.

5.7 The proposed block structure as been designed around the views between the Roman Villa and Bevis's Grave Long Barrow, which as been a major concern with previous applications and discussed during the pre-application stage.

OPEN SPACE

5.8 All open space requirements have been met and form the landscape structure for the development. Softening the development where the contours of the land are extreme.

5.9 The SuDS features are dominant, but have been designed to be landscape features that can be interacted with and will contribute to a unique sense of place.



FIGURE 5.2: OPEN SPACE PLAN



FIGURE 5.3: BLOCK STRUCTURE PLAN

BUILDING HEIGHTS

5.10 Building heights have been proposed in line with the wider landscape setting and interconnecting views between the Roman Villa and Bevis's Grave Long Barrow with heights limited the development frontage to ensure the Barrow can be seen.

5.11 Overall, 2-3 storey dwellings are proposed across the site, with the majority of the 2.5 and 3 storey dwellings utilised along the main spine road and in the Campdown Hills character area, the steepest region of the site, and to the A3(M) to mitigate noise through the development.



FIGURE 5.4: BUILDING HEIGHTS

