

3.0 Design Framework

3.6 Site constraints

A number of physical constraints within and around the boundaries of the site have informed the development of the site layout for the development. These include the following:

- Existing sewer and 6m easement to the north of the site;
- Significant hedge along boundary with Horndean and Southleigh Roads;
- Existing natural pond and mature trees in the centre of the site with significant ecological value;
- West Brook running from the western boundary level with the pond, south through the site;
- Two new agreed access points to the site from Southleigh Road and Horndean Road;
- Shared boundary with rear gardens of properties on Horndean Road;
- Area of site identified for strategic flood defence work including levels changes;
- Area of site within the existing flood plain; and
- Protected trees on the southern and western boundaries

KEY

-  Site boundary
-  Rear / side boundaries
-  Overlooking potential
-  Existing trees
-  Sewer / 6M Easement
-  Surface water sewer
-  Hedge significant natural feature
-  Existing natural pond
-  Area identified for strategic flood defence work
-  Points identified for access
-  Consider boundary for future development
-  Flood plain
-  Direction of slope
-  Adjacent building frontages

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3.7 Site opportunities

The following opportunities have been identified for the development of the site:

- Provision of a number of public open space areas for residents and visitors to the community;
- Significant, mature trees are integrated within the landscaping to provide a green infrastructure and create a development of varying character;
- Flood meadow provides amenity and creates a landscaped buffer along the south- western perimeter of the site;
- Integration with surrounding residential areas and Saint James Primary School through enhanced pedestrian and cyclist connectivity through the site and land to the south of the site;
- Two new vehicular junctions along Southleigh Road and Horndean Road provide access into the site (approved as part of the Outline planning application);
- A development that provides varied character zones, a transition from town to countryside and a balanced mix of house types and tenures;
- A safe and secure form of layout where publicly accessible space is subject to good natural surveillance from neighbouring dwellings; and the
- Creation of a sustainable new neighbourhood which protects and enhances the existing communities around the site, providing real benefits and a place of the highest quality.

KEY

-  Site boundary
-  Boundary treatment
-  Treatment of rear boundary
-  Existing surface water sewer
-  Existing trees
-  Sewer / 6M Easement
-  Hedge significant natural feature
-  Pond area retained in POS
-  POS areas
-  Flood Meadow
-  Points identified for access
-  Primary access
-  Secondary access
-  Primary Route
-  Secondary Route
-  Pedestrian link
-  Development parcels
-  Building frontages
-  Landmark buildings



Site opportunities plan

0 50 100m