



Site Constraints

- Existing oak tree with a tree preservation order to be retained.
- Existing hedges, trees and bushes within the site to be retained where possible.
- Existing stone barns to be retained to preserve the street frontage character.
- To maintain existing rights of way across the Northern half of the site.
- Aspect and privacy of existing surrounding properties to be respected.
- Ensure access into the site is suitable for purpose and does not detract from the character of the existing road structure within the village.

Design Proposals

- Ensure the proposed development has a strong sense of place and character.
- Open space areas are high quality and have a high level of passive surveillance.
- The Layout and houses are designed to achieve maximum separation distances to existing properties.
- Houses will be designed to achieve suitable sustainable standards.
- Pedestrians will be able to access the site with the continuation of the footpath on and off Station Road.
- Pedestrians and cars will utilise a shared surface whilst in the site, a home zone approach has been used.
- Allow maximum permeability through the scheme to connect existing footpaths.