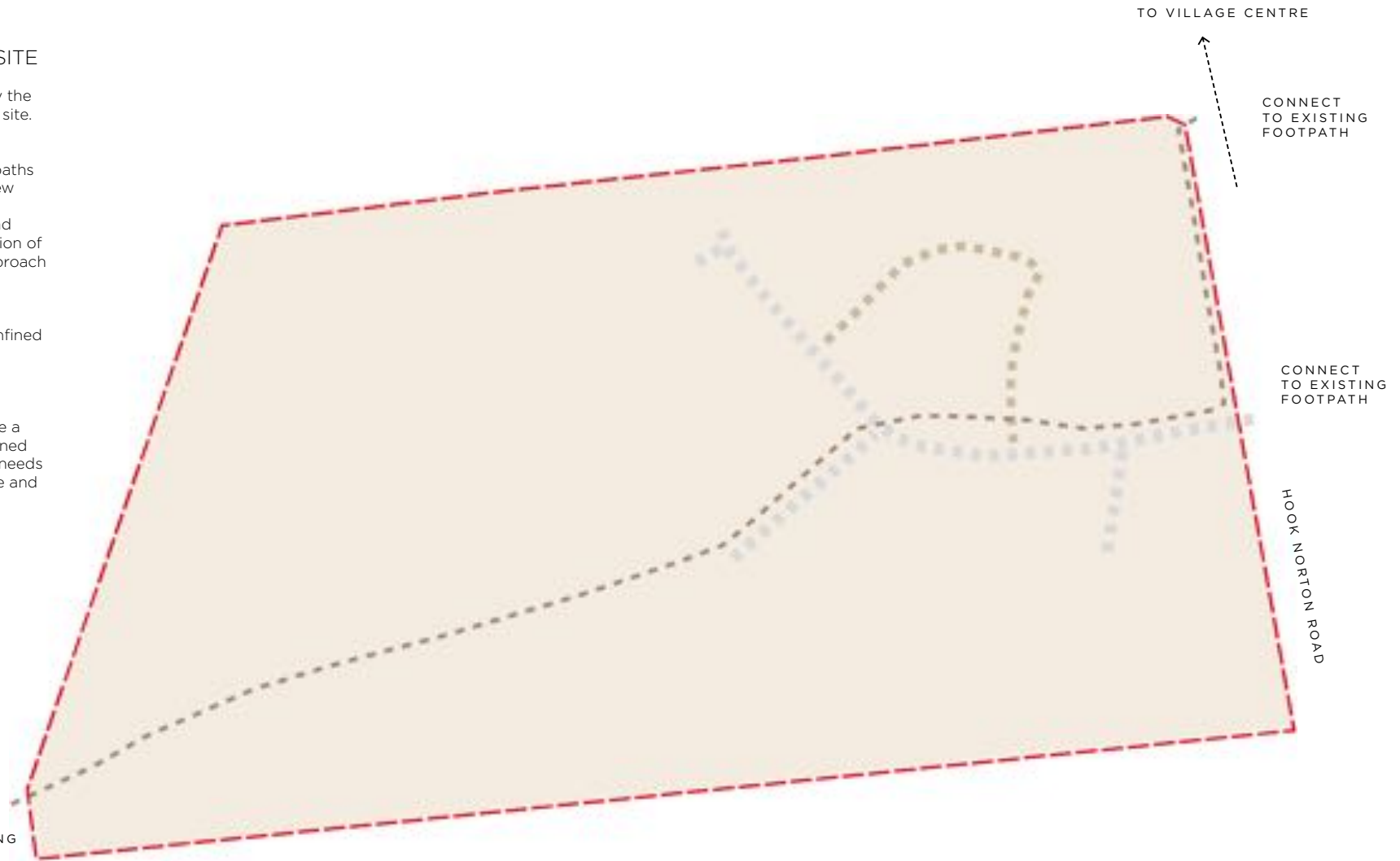


The scheme's parameters are informed by the connections formed into and through the site. These ensure permeability and legibility.

An informal network of vehicular routes through the proposed development is confined to the east of the site in line with existing development patterns to the north.

CONNECT
TO EXISTING
FOOTPATH



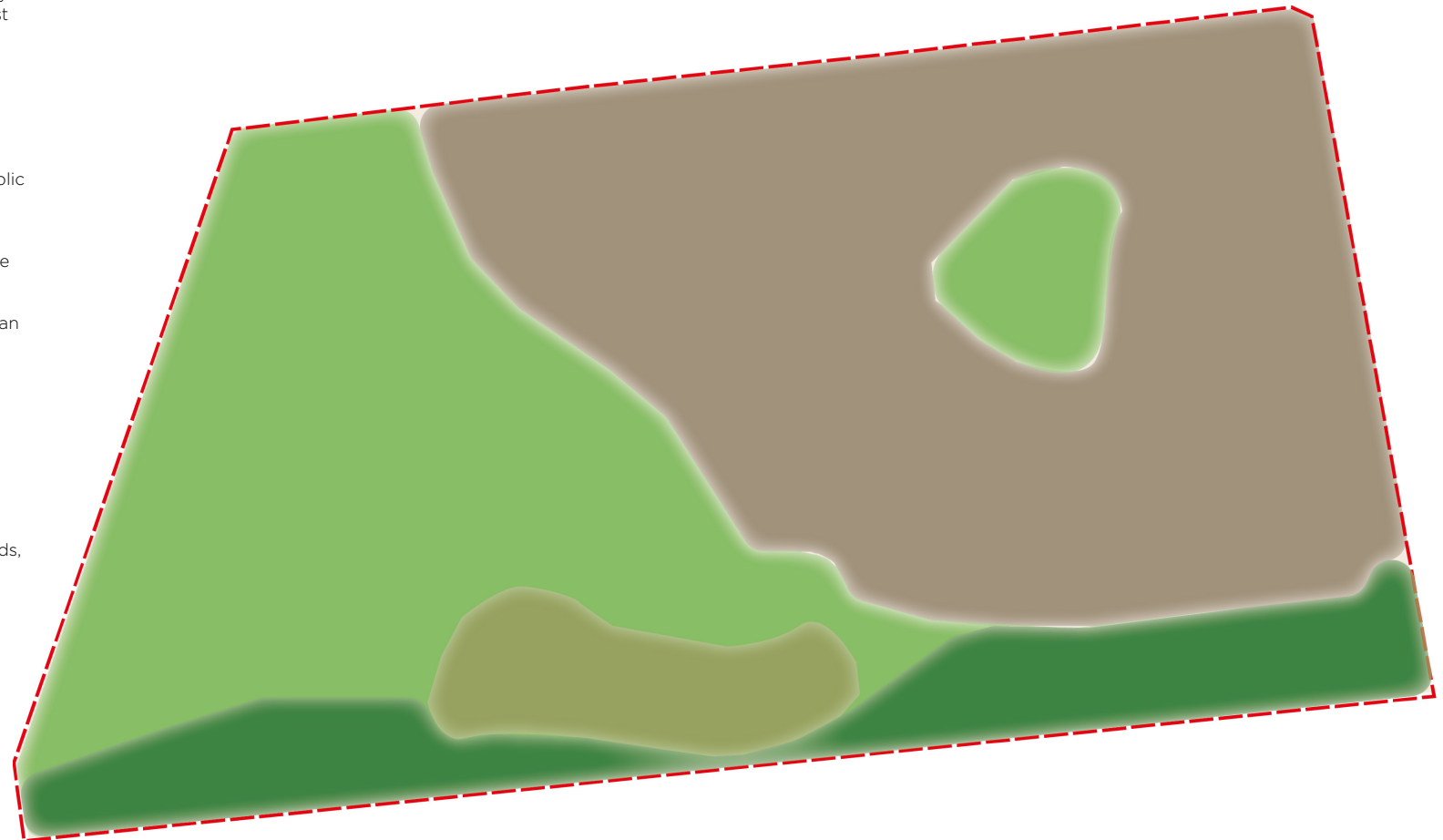
3.1 LAND USE PARAMETERS

The residential area amounts to approximately 1.7ha of the total site. Its extent is informed by the landscape constraints: it avoids the highest part of the field whilst being confined mainly to the east to allow strategic landscaping to outward facing western and southern edges.

The western part of the site provides a significant contribution to an identified need for amenity open space in the area. This will benefit both new and exiting residents. A public orchard could also help form a community focus for the development. The western part of the site will also provide a location for a Local Area for Play (LAP) as mentioned in the Sibfords Community Plan.

In addition, the open space will accommodate an area for allotments - approximately 0.21ha in these illustrative plans.

The southern edge will be used for strategic landscape planting - a mixture of woodland copses with understory planting. However, stands of trees and small copses will also be planted throughout the open space and to soften the edges of the allotments and LAP. This will reflect and complement small woodlands found in other parts of the Sibfords, particularly at the edges, and help to filter views of the development.



Land Use Key

	Residential		Open space
	Allotments		Landscape buffer

3.2 ILLUSTRATIVE NEW LANDSCAPE INFRASTRUCTURE

Native woodland planting as
strategic landscaping

Central green communal space

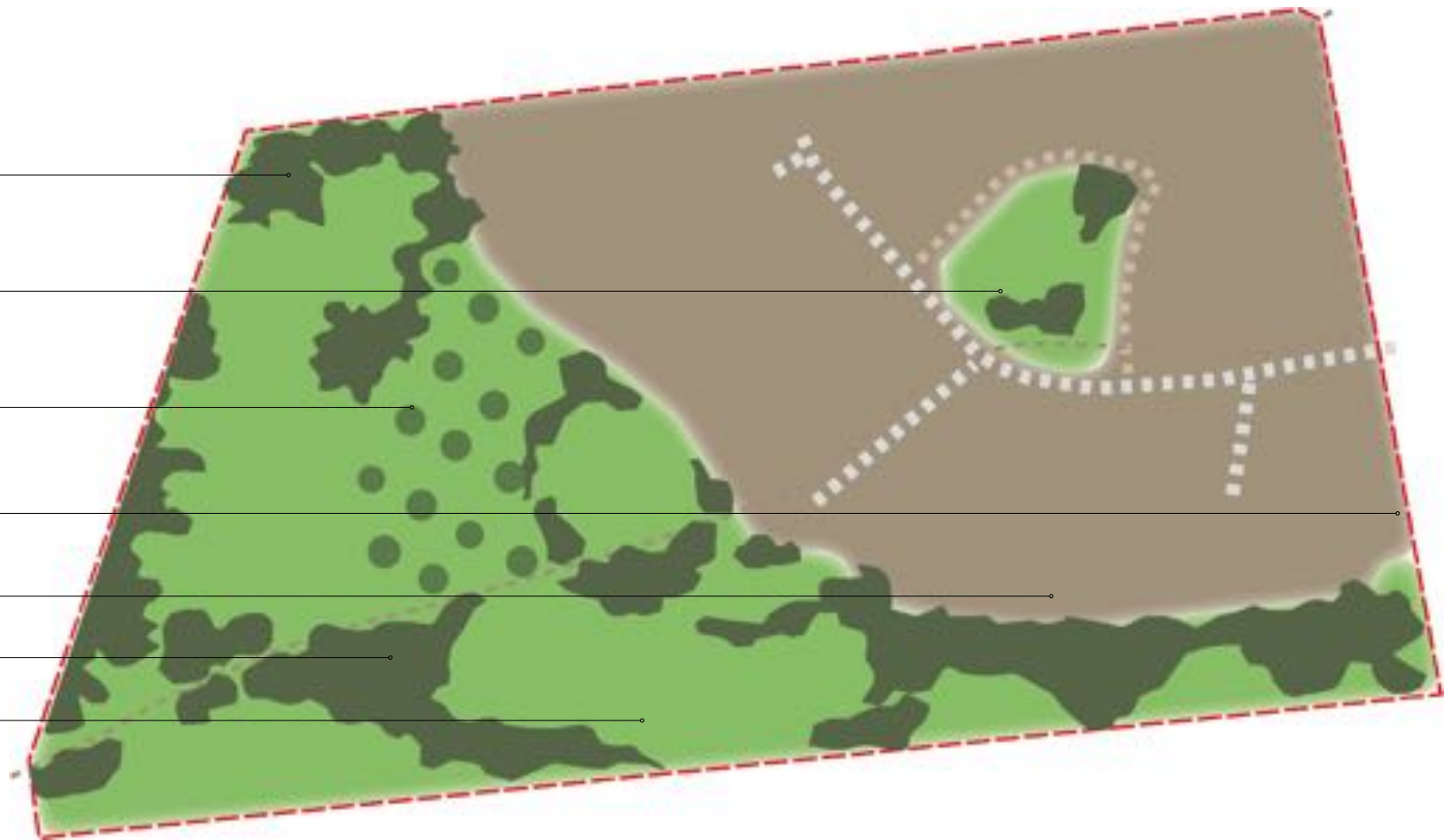
Community orchard with
good overlooking

Existing boundary hedgerows
retained as much as possible

Outlook to open countryside
beyond

Woodland copses planted
to filter views

Area for allotments framed by
landscaping



4.0 ILLUSTRATIVE LAYOUT

The concept schematic site plan proposes a small development of houses with a varied density and character to respond to the site's position at the edge of the village. The development area is designed to be relatively compact and confined to the north eastern part of the field in response to landscape constraints and pre-application advice. House arrangements have been derived from studying the existing village aesthetics and building typologies.

The new houses along Hook Norton Road give a presence to the arrival point in the village and responds to the existing housing to the eastern side of Hook Norton Road. The homes towards the southern boundary positively address the countryside edge in coordination with the landscaping.

The site access is opposite an existing footpath access point which is the link between the new footpath running through the site and the easterly and westerly footpaths either side

At the heart of the development is a green space with houses set out looking onto it which gives opportunity for socialising amongst neighbours and other village residents

To the west of the site is a community orchard, wooded copses and an attenuation pond giving opportunity for nature reserve or wild-flower areas as part of the much-needed amenity open space. It is intended that these areas will be accessible and usable for the wider village not just the development residents

HOUSE TYPOLOGIES

- Quarter Homes - 1 or 2 bedroom apartments forming part of a short terrace
- Almshouse Style - 'Right-sizer' homes of 1-2 bedrooms, 1.5 storeys to accommodate less able or elderly residents
- Village Houses - 2-4 bedrooms, 2 storey
- Farmstead or Barn Style houses - 3-5 bedroom large family homes reflecting rural buildings typically found at the village edge.



5.0 PRECEDENTS

