



Development Strategy

The potential development site is located on the edge of Woodmancote and measures approximately 1.39 hectares (3.43 acres). The land is currently used for storing agricultural machinery, and consists of several large barns and areas of hard-standing. The property 'Walnut Trees' is attached to the site (outlined in blue), and shall be retained as a separate residence with parking provided as shown.

The site is accessed from Cemetery Lane, an initial highway appraisal of which, confirms the site is suitable for redevelopment for a residential use, with a preliminary figure of up to 12 dwellings. The accompanying sketch proposal demonstrates how the site could be laid out to accommodate this number of dwellings along with an appropriate amount of resident and visitor parking.

The boundaries of the site are generally well vegetated, along with several stands of mature trees within the redline area. Subject to detailed survey, there may be potential to retain some of the vegetation, and this is indicated on the sketch proposals. Likewise, the proposal indicated a possible location for surface water attenuation as part of a new area of open space at the centre of the development - subject to detailed topographic survey and design.

The suggested layout would provide 40% of the dwellings (5No) for affordable ownership, with the balance of homes for open market sale. The proposals include a new access road designed as an informal lane with grass verges and trees either side, culminating in an adoptable turning head adjacent to the open space.

The proposed dwellings would be set back from this lane, with individual property boundaries demarcated with traditional post and rail fences and / or garden hedges. This approach would create an informal streetscene in keeping with the semi-rural character of the surrounding area. Likewise, dwellings are located towards the centre of the site to allow existing boundary vegetation to be retained and supplemented with new planting within rear gardens.

Plot 1 is located to provide a physical presence marking the entrance to the development from Cemetery Lane, set back in alignment with the adjacent property of 'Harwood'. The dwelling would be designed to respect the privacy and amenity of its neighbouring property.

The proposal for 12 dwellings would result in a development with an overall gross density of approximately 9 dwellings per hectare, which while very low, would be in keeping with the grain and density of the surrounding area. This level of development provides for very generous plots with large gardens, the potential for double garages with home office space above, and an appropriate level of visitor and residents car and cycle parking.

Plots	Beds	Size	Tenure
1	4	1800	Open Market
2	3	1160	Affordable
3	3	1160	Affordable
4	3	1160	Affordable
5	5	2495	Open Market
6	5	2330	Open Market
7	3	1160	Affordable
8	4	1280	Affordable
9	4/5	1880	Open Market
10	5	1950	Open Market
11	5	2200	Open Market
12	6	2875	Open Market
Total		21450	

- Site boundary (1.39 ha / 3.43 ac)
- Other land within applicant's ownership (0.04 ha / 0.10 ac)

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UP	Date:	Revision:
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