

Environmental Impact Assessment (EIA)

- Over the last 9 months a team of consultants has been collating and assessing information about the likely environmental effects of the development proposals
- The scope of the assessment has been formally agreed with the Council
- Such an assessment is required under EU regulations for sites which have not previously been intensively developed
- The assessments will be presented in a single Environmental Statement together with a Non-Technical Summary
- The EIA has been carried out in parallel with project design and influenced the emerging proposals
- Some mitigation measures are also proposed to lessen certain environmental effects
- As a result there are no aspects of the environment likely to be significantly affected which would prevent the grant of outline planning permission for the proposals

An Illustrative Layout Plan

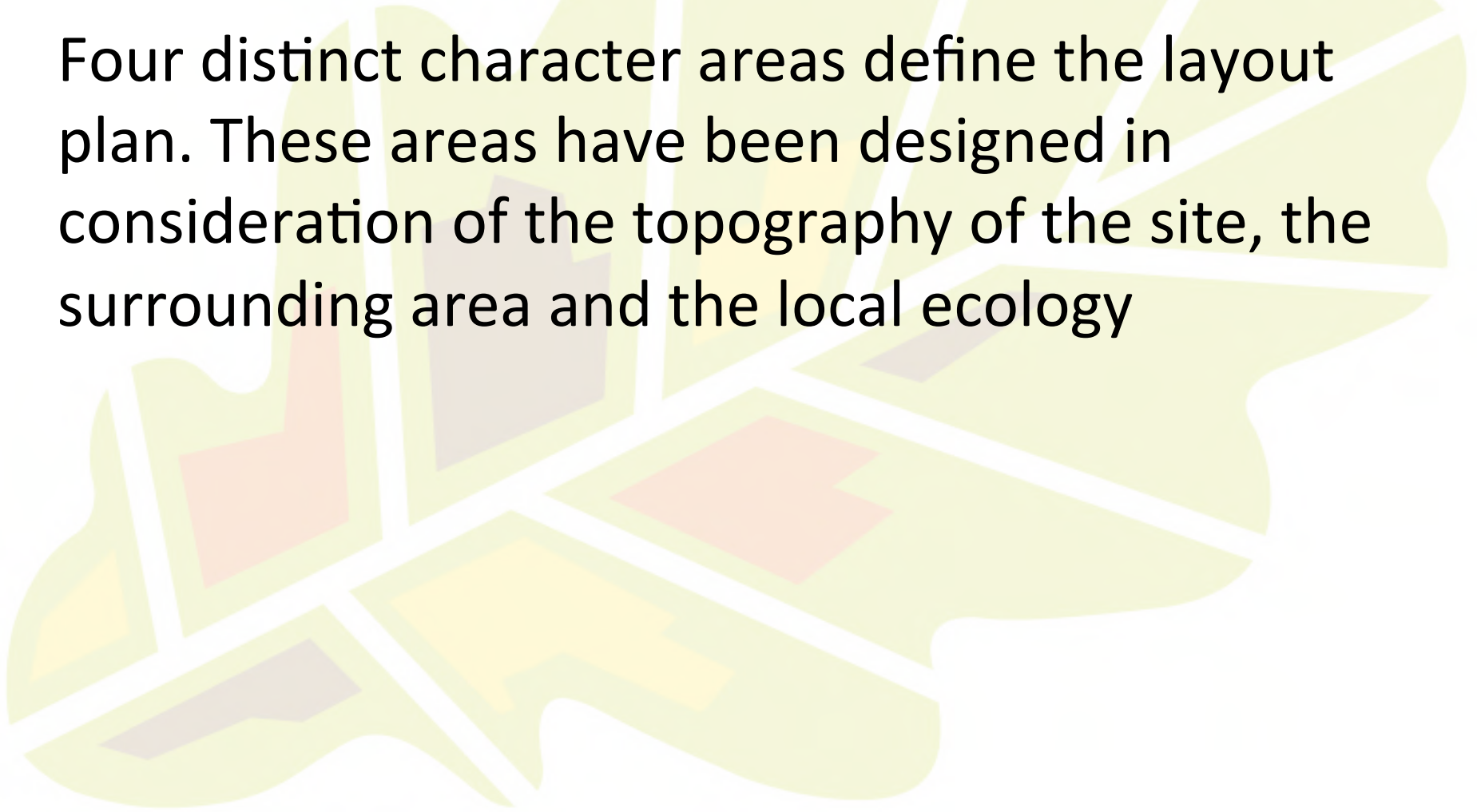


Quantum of Development

- The Council has acknowledged that it has a shortage of land for development
- In response the proposals allow for up to 320 new homes together with open space
- The EIA has assessed a scheme of this size, as a worse case scenario
- The quantum of development proposed is above that allocated in the emerging local plan to allow flexibility in meeting the District's needs pending the results of further investigations by the Council on the latest population figures, the capacity of roads and the transport network and the feasibility of green belt releases

Design Concepts and Garden City Principles

Four distinct character areas define the layout plan. These areas have been designed in consideration of the topography of the site, the surrounding area and the local ecology





PRIMARY ACCESS

Primary Access is the principal link through the heart of the development. This broad, tree-lined avenue will provide vehicles and pedestrians with access to the rest of the proposed development.

The housing in this area will be of a slightly higher density in comparison to other areas of the development and will comprise a mix of terraced and semi-detached properties, along with small blocks of housing.



WOODSIDE WALK

Woodside Walk will be located at the centre of the development. Its key feature will be the existing footpath that crosses our site from north to south. We will improve this footpath and the existing hedgerow, creating an attractive green corridor that will be enhanced by further planting.

The housing in this area would be lower in density compared to Main Street and would predominantly comprise detached and semi-detached properties. Drive parking and garages would be provided, along with enclosed front and back gardens.



THE SQUARE

Defined by its central square, this area of the development is located on the western side of the site. It will mark the gentle transition from the countryside to the southeast, to the suburban character of Whitnash.

The Square will mostly contain terraced housing, which will define the central square, while lower density housing will be provided around the perimeter of this area, including detached and semi-detached properties facing Tachbrook Road. Landscaping and planting will create an attractive environment for pedestrians.



GREEN EDGE

Green Edge will include a mixture of green spaces and detached homes, creating a quiet and leafy environment. It will contain the lowest density of homes on the site, with properties served by private drives.

The Green Edge will be reinforced through new planting, complementing existing mature vegetation in this area of the site and the existing woodland to the east. New planting will screen the development from the nearby Mallory Court Hotel.