
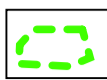



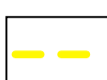

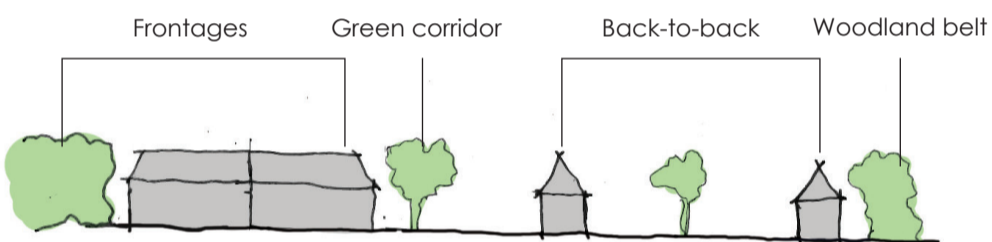
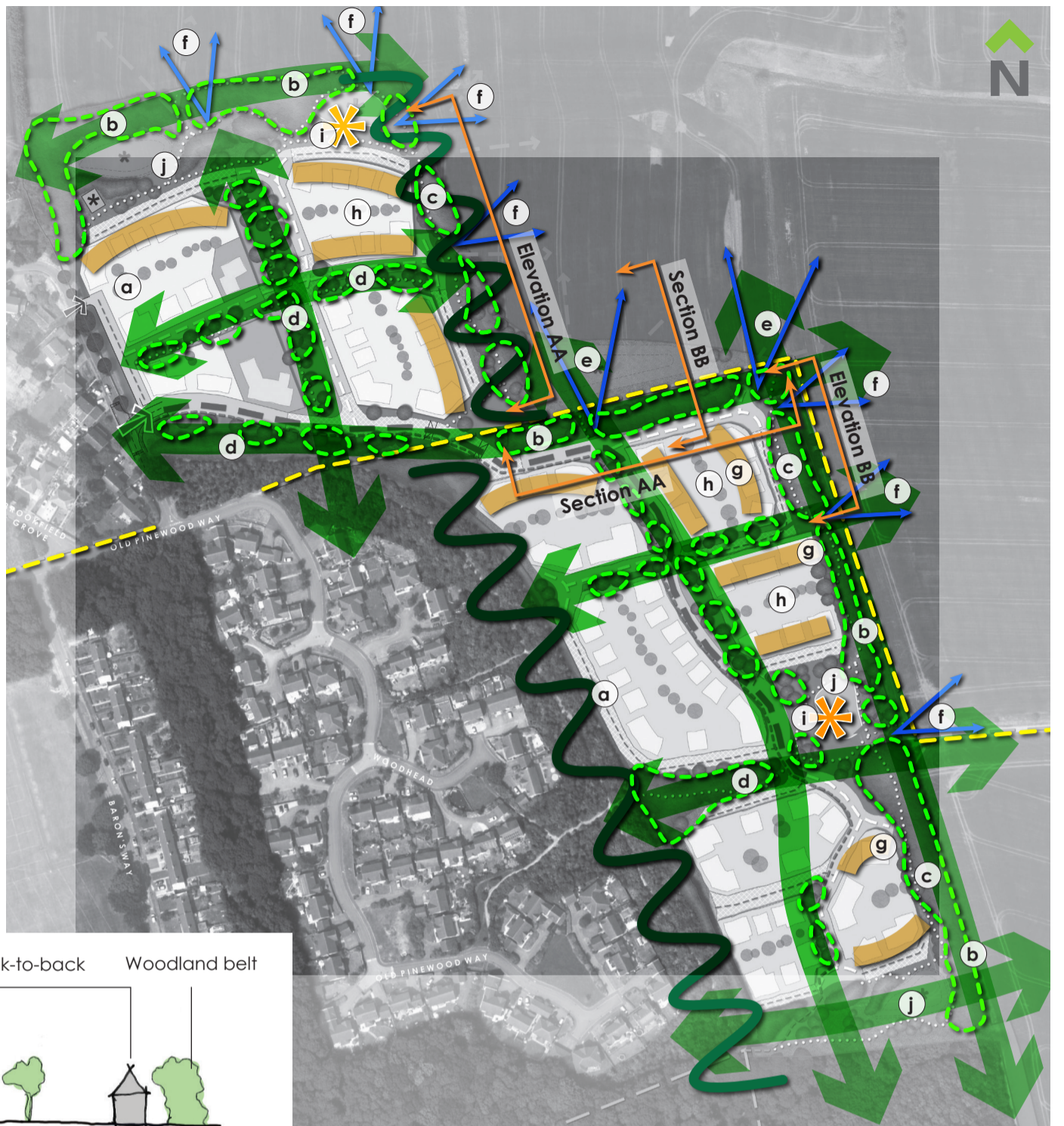
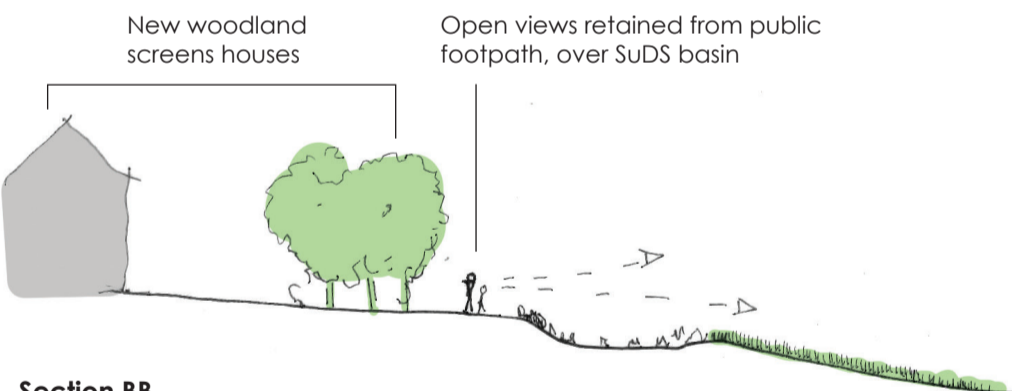


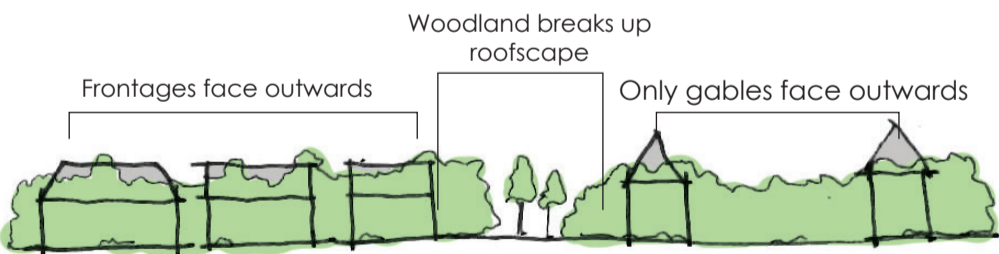
-  Green corridors
-  New woodland belts vary in depth
-  New settlement edge mirrors alignment of existing wooded edge
-  Main frontage orientations
-  Key views out towards countryside
-  Existing public footpath
-  Children's play area



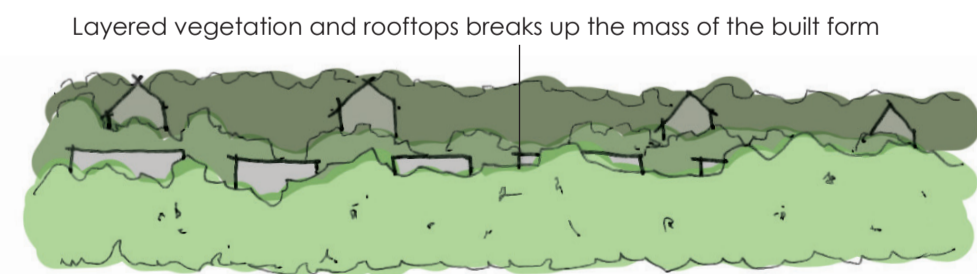
Section AA



Section BB



Elevation AA



Elevation BB

- a)** The proposed homes will be positioned within the west and south west of the Site, adjacent to the existing houses within the settlement. The homes will be up to two storeys in height.
- b)** New woodland planting will bound the development to the north and east, reflecting the characteristic woodland belts and development pattern within the settlement to the west. The new woodland will be designed to link into the existing woodland to the south and west of the Site.
- c)** These woodland belts will be a minimum of 10m in width, but the width will vary, to ensure a soft wooded edge which penetrates the proposed housing area, as opposed to a strongly linear feature. This woodland belt will also aid in filtering and screening the development, and will assimilate it into the existing landscape, when viewed from the north and east.
- d)** Within the woodland setting, the proposed dwellings are set within a framework of landscape corridors, which run east-west and north-south across the Site. These corridors are proposed to include new tree planting, including street trees and larger tree species, to visually break up the roofscape of the development, when viewed from the north and east. These corridors will also create a pleasant, green streetscape to benefit well-being, and will allow space for habitat creation to benefit wildlife.
- e)** The proposed development limits the effects on the wide views from the public footpath which crosses the Site, by retaining as much of the footpath in open space as possible. The proposed woodland boundary has been set to the south of the footpath, thereby screening views of the new homes, while retaining the views from the footpath to the countryside to the north and east.
- f)** Additional opportunities for views from the development out towards the countryside, have been designed into the scheme by retaining specific openings within the proposed woodland boundary, and positioning new recreational footways and streets to create vistas out through these openings – the woodland boundary will be permeable from the inside (i.e. west and south), while maximising its screening function in relation to views from the north and east, achieved through careful layout and design.
- g)** The extent of the eastern edge of the proposed built development will vary, with a straight built edge avoided here. Instead, the building line will vary, with woodland and open space extending into the Site in places, while at other times, the proposed homes will be closer to the wooded edge, to ensure a varied roofscape with reduced massing, when viewed from the north and east.
- h)** The proposed homes will be laid out in perimeter blocks, with houses most often positioned back-to-back. However, the orientation of the frontages of these blocks will vary, with some orientated north-south, and others east-west. This will ensure that, where the new roofs are visible over the woodland planting, they will not be seen as one continuous built line, and there will be gaps between the buildings due to the variation in frontage directions. This will further aid in breaking up the mass of the proposed built development, and assimilating it into the existing wooded backdrop.
- i)** The proposals include new recreational opportunities, such as children's play areas and recreational footways which will link into the existing footway network.
- j)** Large new areas of open space are incorporated into the scheme, to create a pleasant, green environment, while also allowing space for drainage features and habitat creation.

Project	Land East Ridgeway & Old Pinewood, Papworth Everard	Date	Nov 2021	Drawing No.	CSA/2571/146
Drawing Title	Development Principles Plan	Scale @ A3	NTS	Rev	A
Client	Bloor Homes	Drawn	SP	Checked	SG