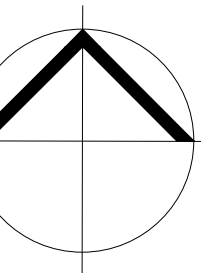


NORTH



PLOT SCHEDULE	
OUTRIGHT SALES	
	4No - 6P 4B HOUSE TYPE [1512]
	2No - 7P 6B HOUSE TYPE [1400]
	1No - 7P 6B HOUSE TYPE [1700]
	2No - 5P 3B HOUSE TYPE [1025]
	2No - 6P 4B HOUSE TYPE [1214]
	2No - 7P 5B HOUSE TYPE [1450]
AFFORDABLE	
	8No - 4 PERSON 2 BEDROOM HOUSE TYPE
	4No - 5 PERSON 3 BEDROOM HOUSE TYPE
----- LINES THUS DENOTE 1.8M HIGH TIMBER FENCING	
----- LINES THUS DENOTE NEW BRICK FACED 1.8M HIGH BOUNDARY/RETAINING WALLS	

STRENGTHS

- CLOSE PROXIMITY TO MAIN ROADS OFFERING SUSTAINABLE PUBLIC TRANSPORT LINKS INTO CHERSTOW AND OTHER SURROUNDING TOWNS SUCH AS CALDICOT AND NEWPORT
- OPEN VIEWS FROM THE SITE TOWARDS THE NEIGHBORING FIELDS AND SURROUNDING WOODLANDS.
- ATTRACTIVE LANDSCAPE FEATURES TO PERIMETER OF THE SITE INCLUDING TREES, HEDGEROWS AND A WOODLAND CORRIDOR
- PART OF AN EXISTING AND EXPANDING URBAN DEVELOPMENT AREA.

WEAKNESSES

- EXISTING HEDGEROWS AND MATURE TREES.
- ECOLOGICAL CONSTRAINTS.
- PCW.
- EXISTING ROAD INFRASTRUCTURE
- PLANNING CONSTRAINTS WITH DWELLING NUMBERS

OPPORTUNITIES

- TO INCORPORATE EXISTING HEDGEROWS AND MATURE TREES INTO THE DESIGN.
- TO PROMOTE SUSTAINABLE SURFACE WATER DRAINAGE DESIGN (SUDDS)
- TO OPTIMISE VIEWS INTO AND OUT OF THE SITE FROM KEY VANTAGE POINTS.
- TO ENCOURAGE A MIX OF HOUSE TYPES TO REFLECT PROVISION FOUND LOCALLY.
- TO RETAIN THE WILDLIFE AND ECOLOGICAL CORRIDORS AS AN ECOLOGICAL ASSET AND TO PROVIDE OPPORTUNITIES FOR RECREATION.
- TO USE RENEWABLE AND LOW- OR ZERO-CARBON TECHNOLOGIES.
- TO PROVIDE AFFORDABLE HOMES TO STRENGTHEN THE DIVERSITY OF HOUSING TENURE IN THE AREA.
- TO ACHIEVE A HIGH QUALITY DEVELOPMENT WITH A STRONG IDENTITY, ACTIVITY AND A STRONG SENSE OF PLACE.
- TO PROMOTE HOME WORKING OPPORTUNITIES WITHIN EACH DWELLING.
- POTENTIAL FOR RESIDENTS TO LIVE AND WORK IN CLOSE PROXIMITY REDUCING THE NEED TO TRAVEL.
- TO INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS TO MANAGE SURFACE WATER ON THE SITE.
- TO USE NEW PLANTING AND LANDSCAPE BUFFERS TO SOFTEN THE VISUAL IMPACT OF NEW DEVELOPMENT ON THE LANDSCAPE.

THREATS

- POTENTIAL TRAFFIC GENERATION FROM THE SCHEME.
- LOSS OF TREES AND ECOLOGY
- LOSS OF ECOLOGICAL FEATURES.
- ADGQUATE SUPPLIES FROM SERVICE PROVIDERS
- LOSS OF GREEN SPACES

DESIGN STRATEGIES AND OBJECTIVES HAVE BEEN DEVELOPED FROM THE SWOT ANALYSIS THAT SEEK TO BUILD ON EXISTING STRENGTHS, MATCH STRENGTHS WITH OPPORTUNITIES AND REMOVE WEAKNESSES. PARTICULAR ATTENTION HAS BEEN GIVEN TO WEAKNESSES THAT CAN BE MATCHED WITH THREATS, AS IN SUCH CASES THE THREATS ARE MOST LIKELY TO BE REALISED.



SITE AREA:
4.34 Acres / 1.758 Hectares

SITE LAYOUT 1:500
FEASIBILITY LAYOUT
SCALE 1:500

Revisions		Scale	Revision
UNNOTED REVISIONS FOLLOWING CLIENT COMMENTS		1:500 @ A0	D
REV C, JUL 23	ROAD ADJUSTMENT REVISED	Date	Checked
REV D, JAN 24	REDACTED AND SEE AREA PROVIDED	June 23	KML
REV E, JAN 24	REDACTED AND SEE AREA PROVIDED		

Drawing Purpose
FEASIBILITY