RESIDENTIAL CHARACTER

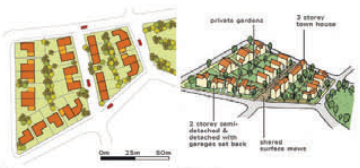
Three residential character areas are proposed that will have different housing types and different densities. These aim to reflect changes across the site, from the edge of Green Belt to the more urban area near the station.

Character Area 1: Green Belt Edge

Lower density development along the northern and eastern perimeters where the site is next to the Green Belt, Partingdale Lane and Frith Lane and is furthest from the station.

What types of housing might be developed?

- Mostly larger family houses (semi-detached and townhouses) plus a small number of flats.
- Typical building heights of 2 to 3 storeys.
- Lower densities (around 40 dwellings per hectare on average).



Plan Sketch

Character Area 2: Central Slopes

Where development needs to respond to the steep slopes in the centre of the site, and is well connected to the station and local centre.

What types of housing might be developed?

- A mix of houses (townhouses and terraces) and flats in villa style blocks
- Typical building heights of 2 to 4 storeys
- Medium densities (around 80 dwellings per hectare on average).

Plan Sketch

Character Area 3: Southern Hub

Higher, more urban densities near the station and along the mixed use local high street.

What types of housing might be developed?

- Predominantly 1-2 bedroom flats in mansion style blocks, with a small number of houses.
- Typical building heights of around 3 to 5 storeys
- Higher densities (around 120 dwellings per hectare on average).

Plan Sketch

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