

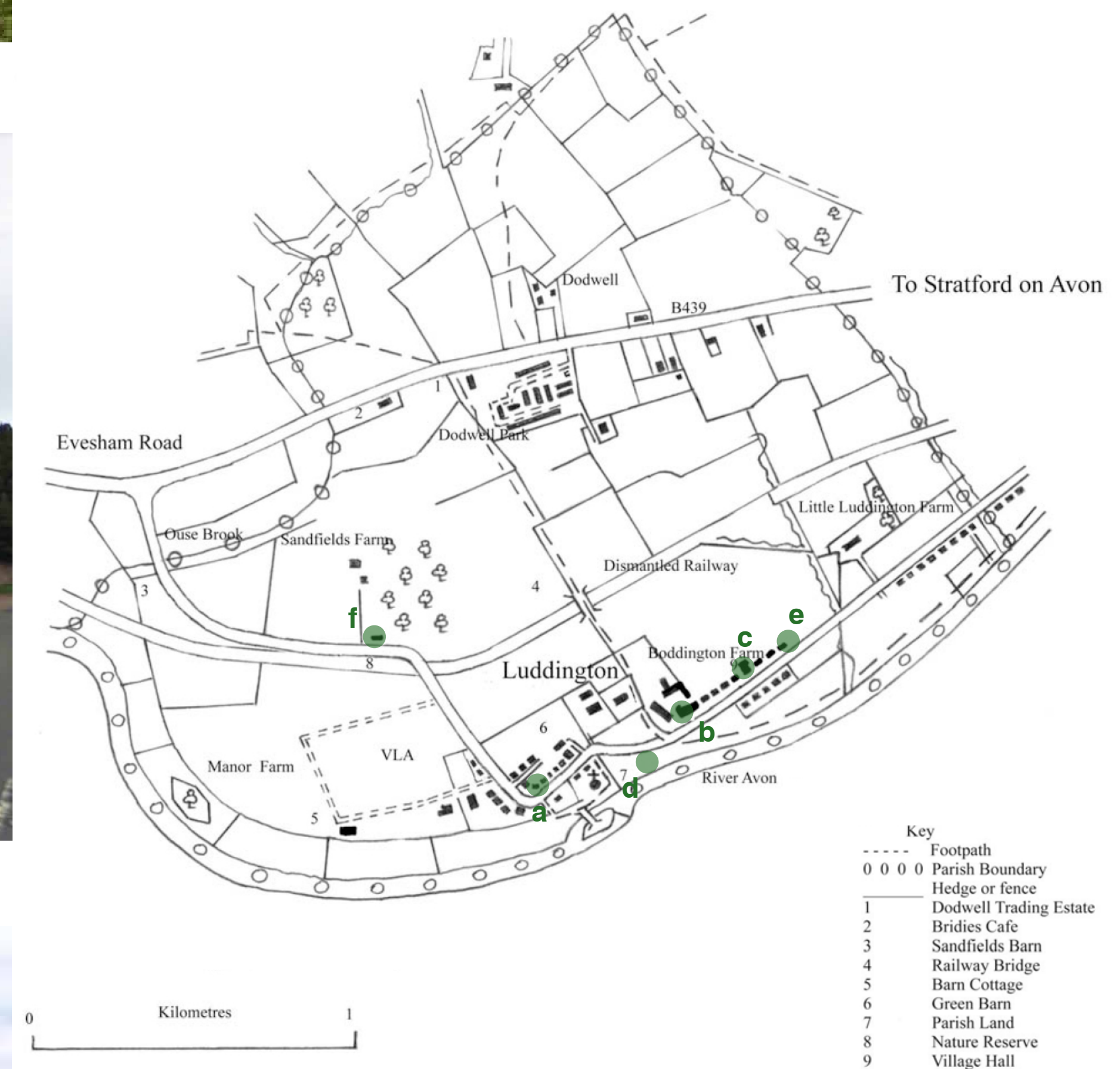
Constraints Plan



The site has a number of known constraints:

- The site has some interesting topography, and falls approximately 8 meters from north to south.
- There is an existing series of buildings on the site.
- To the south of the site is the River Avon.
- In the south-east corner of the site possibility of a partially active subsidiary badger sett was identified. This has been further monitored and as no badger activity was detected and the sett declared unoccupied and inactive. The 30m easement shown for information only is what would be expected if the sett was active.
- In the north-west corner, there are some overhead cables entering the site.
- There is an existing vehicular access point into the site along the eastern boundary.
- There are a number of existing trees and shrubs on the site.
- Along the southern edge of the site is a detention basement, which is a form of flood defence along the River Avon.

Character of Luddington



Luddington consists of a wide mixture of buildings, built over time. Appropriate scale, good use of materials and effective detailing offer a rich architectural language.

The design process for this proposal will primarily follow guidance set out in the Luddington Village Design Statement 2017. The use of 'eclectic informality' will form a core principal, and the designs of dwellings will incorporate 'innovative detailing of traditional rural materials'.

Former VIC Luddington

Opportunities Plan

As a direct response to understanding the constraints, various opportunities become apparent:

- The nature of the existing gradient presents opportunities for good views across the River Avon and the wider countryside.
- The existing buildings would need to be demolished to enable any development.
- The band of existing dwellings to the east offer a strong line for any proposed development.
- By keeping to within this band, a large proportion of existing trees can be retained as part of the proposed development.
- This development band also allows a large green portion of the site to the north to be retained for community use.
- The existing vehicular access point can be retained, allowing minimal impact.
- By introducing dwellings at key locations around the site, 'focal points' can be created.
- The existing village high street has a density of approximately 5 dwellings per hectare. This will drive the proposal to achieve a similar density, at circa 20 dwellings.



Former VIC Luddington