



KEY:

	Site Boundary
	Potential Developable Area
	Potential Site Access
	Existing Houses
	Outbuildings To Be Demolished
	Existing Trees And Buffer
	Existing Site Contours
	Topographical Slope Direction
	Retention Of Green Corridor
	Potential Noise Pollution
	Boundary To Existing Houses
	Potential Attenuation ponds
	Potential Lap/leap
	Existing Photograph Viewpoints

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## Opportunities and Constraints

Having carried out an assessment of the site and context, the process of evaluation has involved the identification of a number of opportunities and constraints. These are set out in the above plan which have then led to the establishment of general design principles.

### Site Opportunities

The new residential development has a wide range of opportunities available:

- Creation of a new, high quality development in keeping with Clapham
- The provision of new sustainable housing, including affordable housing
- Create a wider range of housing allowing local residents, including first time buyers, those looking to trade up or down and those waiting for affordable housing, to remain in the village
- Exploit nearby views of surrounding landscape and features where possible.
- Retention of the existing landscaping including perimeter trees, providing maturity to the development
- Ability of the new development to increase the sustainability and viability of existing services and facilities

### Site Constraints

The development has a number of constraints that require consideration:

- Need to preserve existing mature trees wherever possible
- Need to sustainably accommodate surface water drainage
- The integration of the new development into the landscape and associated safeguarding of any views
- The relationship of dwellings to any nearby buildings or existing homes

### Ecology

A detailed ecological assessment has been carried out to consider the ecological value of the site and how the development can enhance biodiversity.

### Arboriculture

A full tree survey of the site and boundaries has been carried out. The vast majority of boundary trees are proposed to be retained, with only a few, poorer quality trees proposed for removal.

### Archaeology

An archaeological assessment of the site and surrounding area has also been completed.