

SPEAR'S

CHARACTER AREA 2



OVERVIEW

Spear's Land is located within the redundant quarried area to the east of the site. The form of development represents screened and clustered arrangements that respond to distinctive local forms and the higher visibility of the site from distant views.

ARCHITECTURE AND LANDSCAPE

- 47 holiday lodges - layout to reflect the form of villages with locally distinctive clusters, e.g. West Buckland.
- Built forms comprise informal courtyard clusters, typical of edge of village locations with common relationships and proportions.
- The clustered layout form allows for a high level of landscaped screening.
- Each cluster will have a distinct form and suite of materials with semi-formal courtyards.
- Cladding will be recessive so as to blend with the landscape.

BIODIVERSITY

- Mostly wooded habitat connecting to the Venn Stream valley.
- Woodland species – Dormice, Song Thrush, Willow Warbler, Marsh Tit.
- Flower-rich glades and ride features will optimise the woodland edge.
- Existing acid grassland on the steep quarry margins to be retained.
- New wetland features will support rich aquatic flora and fauna.



Look and feel



Look and feel



Clustered developments - look and feel



Clustered developments - look and feel



BIRCHWOOD LAKES



HABITAT FIRST