

Proposed plot sizes align with local character

The proposed plot sizes of **0.30 acres** represent a well-balanced response to the existing character of Heath Ride. As illustrated in Graph 1.1, the **median plot size on Heath Ride is 0.28 acres**, meaning that **60% of properties have smaller plots than those proposed**. This confirms that the development sits comfortably within the established context while offering slightly more generous proportions that contribute to a sense of spaciousness.

While a small number of unusually large plots – such as Willow Wick Farm – skew the upper end of the dataset, the analysis shows that **only 43 of the 98 plots along Heath Ride exceed 0.30 acres**, even when these outliers are included. This reinforces that the proposal remains well aligned with the prevailing pattern of development.

The scheme has also been carefully calibrated to balance plot size with environmental objectives. **Larger plots could not be accommodated without compromising the project’s ability to deliver a positive Biodiversity Net Gain**, which requires areas of land to be retained outside of private freeholds for ecological enhancement. This approach ensures that the development not only respects local character but also maximises landscape and habitat benefits in accordance with emerging policy expectations.

Overall, the proposed plot sizes achieve an appropriate equilibrium between contextual fit, residential quality, and environmental stewardship, resulting in a layout that is both consistent with Heath Ride and demonstrably landscape-led.

