



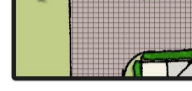
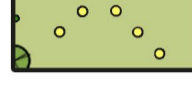










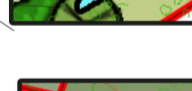
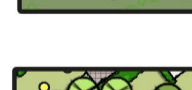







-  Gross site area 11.67 Ha.
-  Access into site from Brook Meadows.
-  Proposed dwellings – upto 221.
-  Primary Street.
-  Secondary Street.
-  Private Lane / courtyard parking.
-  Potential surface water balancing area - opportunity for provision of wetland species to provide ecological enhancement.
-  Existing trees and hedgerows to be retained with a satisfactory off-set to new development.
-  Existing dwellings and buildings by site.
-  Opportunity to provide play areas within public open space.
-  Existing public right of way 150-17 along northern boundary of site.
-  Existing public right of way 150-38 along western boundary of site.
-  Existing public right of way 150-21 along southern boundary of site.
-  Existing woodland along the south western boundary to be retained and enhanced with new mixed native woodland planting to provide localised landscape benefits and longevity to the treescape.
-  Southern corner of the site to be fenced off to allow for a 'dogs off leads' area providing a usable open space and localised benefits.
-  Built form set back from northern boundary with substantial new tree and hedgerow planting with public open space areas to enhance the existing boundary vegetation and provide a degree of separation from the existing dwellings.
-  Existing pedestrian links to Pennsylvania Lane retained and further enhanced to provide improved accessibility to the pedestrian links and public open spaces whilst also providing access to the wider public right of way network.
-  Potential footpath link to existing PROW network along the western boundary of the site.
-  Proposed new ornamental and tree and hedgerow planting will create a high quality residential development delivering bio-diversity gain.
-  Areas of public open space around the western fringes of the built form to incorporate native tree and shrub planting / equipped children's play area / species rich wildflower grassland and a formalised network of footpaths to provide a high quality landscape strategy which responds to the wider landscape setting.
-  Proposed footpath links through the public open space within the site with provide permeability and a link to wider village facilities / countryside / public right of way network.

Scale  
0m 50m