

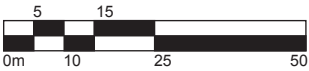
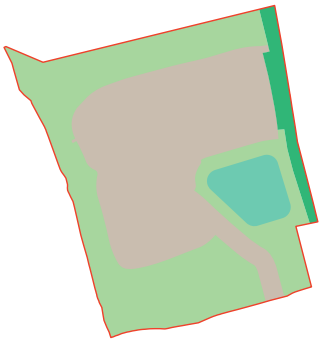


LEGEND

- 1 Proposed access off Duggins Lane (positioned as per JPL drawing) requiring removal of existing trees and vegetation. May be defined by entrance feature (surfacing/gateway/landscaping).
- 2 Existing vegetation to be retained where possible.
- 3 Pedestrian connections to provide link to existing off-site public footpath.
- 4 Housing frontage set back from existing vegetated boundary – supplemented by additional tree planting to help soften and frame views of the new housing.
- 5 Verge with tree planting to help define main route into (and through) the site and connection to off-site public footpath. May potentially accommodate drainage channel or rain garden if appropriate.
- 6 Feature space defined by distinctive surface treatment and landscaping. Will act as a focal community and social space for the new development. May include seating and distinctive street trees for seasonal colour, way-marking and shade.
- 7 Housing set back from tall planting on northern boundary.
- 8 Fenced and managed area along eastern boundary to maintain secure boundary at rear of existing properties while retaining existing vegetation belt. New housing arranged to back or side on to this boundary.
- 9 Attenuation area (as shown on JPL drawing) – potential to soften shape and profile to increase opportunities for habitat creation and biodiversity while creating an attractive focal point and landscape setting for the development.
- 10 Wider 3m footpath running alongside the main access road could accommodate shared cycle provision or additional space for pushchairs/wheelchairs.
- 11 Potential play area close to the main entrance where it may be accessed by the surrounding communities.
- 12 Additional tree planting to help strengthen the landscape buffer along the eastern boundary.

LAND BUDGET

- Red Line Area (3.36 Ha)
- Net Developable Area (1.48 Ha)
- Public Open Space (1.73 Ha)
 - of which approx 0.2 Ha attenuation basin
- Managed Landscape Buffer (0.15 Ha)



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