



Key

1. Access point into proposed development is fixed in the north-west corner of the site. This provides both vehicular and pedestrian access.
2. Estate road positioned to avoid existing tree RPAs.
3. Plots form part of gateway into the development, fronting onto street and central POS.
4. After initial access into the proposed development, the aspiration was to open out into a central public open space forming the heart of the development.
5. Properties arranged to front into open space to frame the space and provide natural surveillance.
6. Vehicular parking within the space and properties fronting the open space has been considered to create a more pedestrian friendly environment which isn't dominated by parking.
7. Local area for play (LAP) positioned within central open space.
8. Development offset from northern boundary to create linear park, connecting the two public open spaces and provide circular walks throughout the development.
9. Pedestrian routes through development.
10. Attenuation pond to provide open SUDs feature to cater for storm water drainage from proposed development.
11. Overlooking and relationship to neighbouring properties has been considered. Dwellings have been orientated in a north-south direction enabling rear gardens and private drive to provide larger open areas and wider rear views to neighbouring properties.
12. Plots nearest to neighbouring properties would consist of single storey bungalows to graduate development scale into the site.
13. Existing hedgerow and tree site boundaries maintained and reinforced with native species hedgerow where required. Development set back to ensure group of TPO trees are preserved.
14. Two metre ecology corridor to provide maintenance to existing hedgerow boundaries.
15. Small courtyards terminate street.
16. Single storey building positioned along boundary to neighbouring property with dwellings positioned and orientated to minimise overlooking.
17. Proposed self-build dwellings. Plots set back from existing two trees. No dig driveway utilising existing field gate.

