

Site Boundary

Proposed development envelope¹

Green development edge²

Residential amenity area³

Landscape buffer and public open space (POS)

Retained trees/hedges and associated root protection areas (RPA)

Sustainable drainage

Proposed vehicle and pedestrian access⁴

1: Proposed development envelope

All built development is to be located within this area according to the maximum development parameters of yield, area and density as stated.

2: Green development edge

Development in this area should be designed to mitigate impacts on surrounding landscape including:

- Limiting development to a maximum 2 storeys
- Locating bungalow provision in this area, and
- Increased use of detached properties

3: Residential amenity area

Development in this area should be designed to mitigate impacts on the amenity of existing residents including:

- Adoption of increased minimum back-to-back spacing standards, and
- Introduction of suitable boundary treatments and screening

4: Proposed vehicle and pedestrian access

Please refer to the plans overleaf and relevant access drawings contained within the submission pack associated with this application for further details.



Proposed Access
Please refer to detailed access plans contained within Submission Drawing Pack