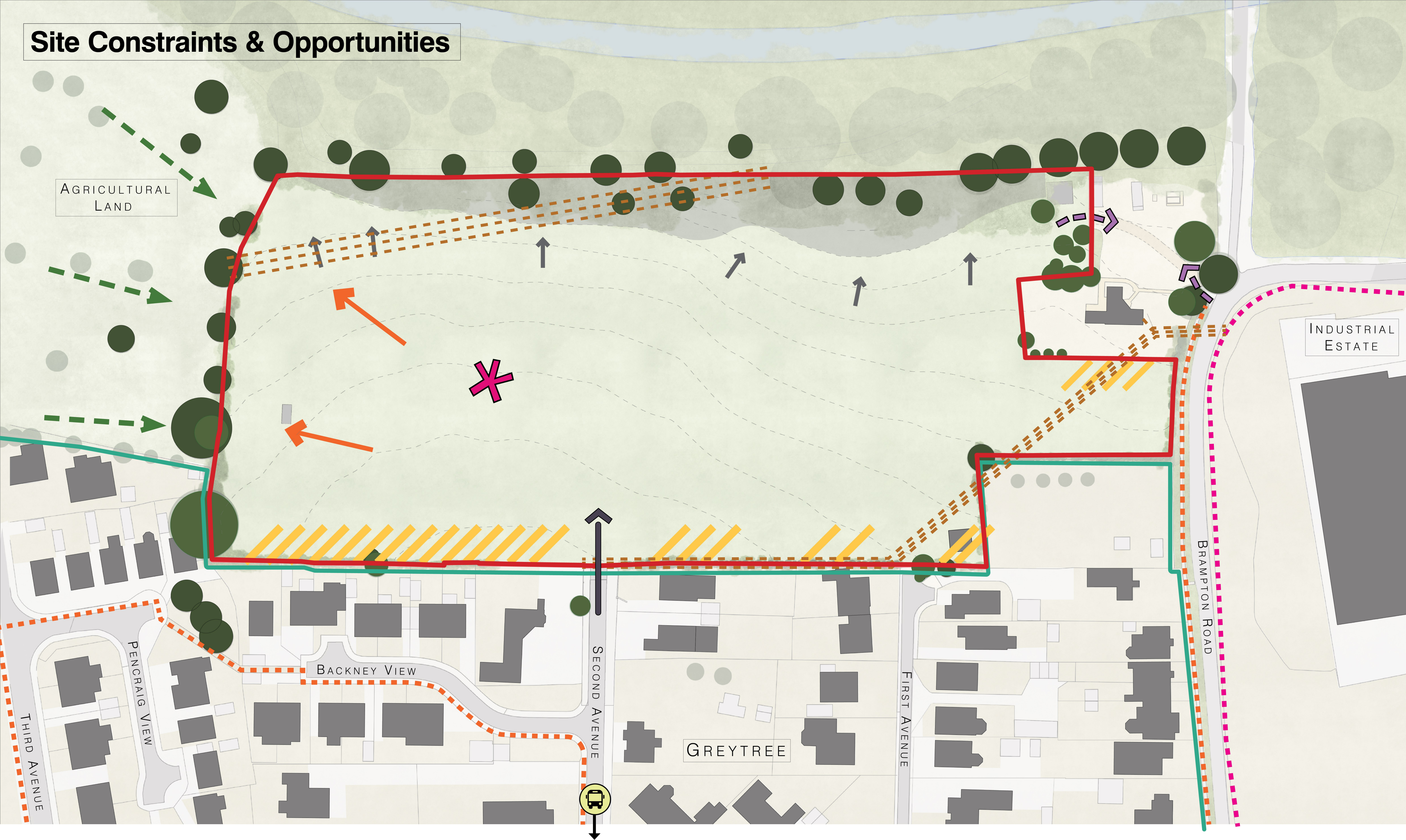


Site Constraints & Opportunities



- Site Boundary (2.85 hectares)
- Existing Residential Estate
- Buffer Zone to avoid Overlooking
- Potential for Vehicular Access
- Potential for Pedestrian & Cycle Access

- Existing Highways
- Existing Pedestrian Routes
- Public Right of Way (ZK1)
- Close Proximity to Existing Transport Network
- Overhead Power Cables

- Existing Trees
- Established Woodland provides Visual Barrier from
- Existing Water Course
- Sloping Topography to Low Point

- Consideration to Views from Wider Countryside
- Opportunity for Positive Views
- Opportunity to Create New Public Open Space

