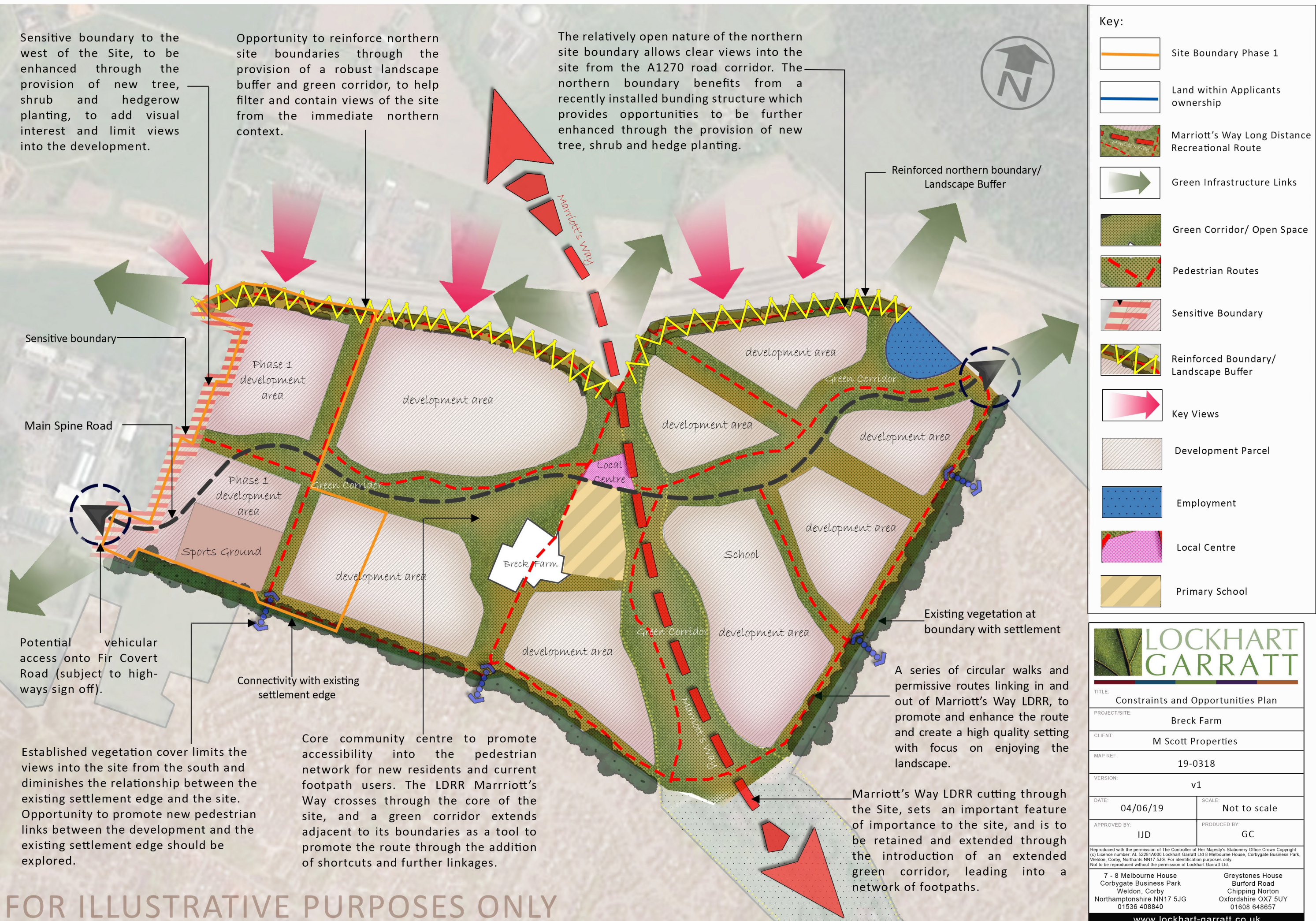


Sensitive boundary to the west of the Site, to be enhanced through the provision of new tree, shrub and hedgerow planting, to add visual interest and limit views into the development.

Opportunity to reinforce northern site boundaries through the provision of a robust landscape buffer and green corridor, to help filter and contain views of the site from the immediate northern context.

The relatively open nature of the northern site boundary allows clear views into the site from the A1270 road corridor. The northern boundary benefits from a recently installed bunding structure which provides opportunities to be further enhanced through the provision of new tree, shrub and hedge planting.



- Key:**
- Site Boundary Phase 1
  - Land within Applicants ownership
  - Marriott's Way Long Distance Recreational Route
  - Green Infrastructure Links
  - Green Corridor/ Open Space
  - Pedestrian Routes
  - Sensitive Boundary
  - Reinforced Boundary/ Landscape Buffer
  - Key Views
  - Development Parcel
  - Employment
  - Local Centre
  - Primary School

Sensitive boundary

Main Spine Road

Potential vehicular access onto Fir Covert Road (subject to high-ways sign off).

Established vegetation cover limits the views into the site from the south and diminishes the relationship between the existing settlement edge and the site. Opportunity to promote new pedestrian links between the development and the existing settlement edge should be explored.

Connectivity with existing settlement edge

Core community centre to promote accessibility into the pedestrian network for new residents and current footpath users. The LDRR Marriott's Way crosses through the core of the site, and a green corridor extends adjacent to its boundaries as a tool to promote the route through the addition of shortcuts and further linkages.

Reinforced northern boundary/ Landscape Buffer

Existing vegetation at boundary with settlement

A series of circular walks and permissive routes linking in and out of Marriott's Way LDRR, to promote and enhance the route and create a high quality setting with focus on enjoying the landscape.

Marriott's Way LDRR cutting through the Site, sets an important feature of importance to the site, and is to be retained and extended through the introduction of an extended green corridor, leading into a network of footpaths.

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**LOCKHART GARRATT**

TITLE: Constraints and Opportunities Plan

PROJECT/SITE: Breck Farm

CLIENT: M Scott Properties

MAP REF: 19-0318

VERSION: v1

DATE: 04/06/19

SCALE: Not to scale

APPROVED BY: IJD

PRODUCED BY: GC

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