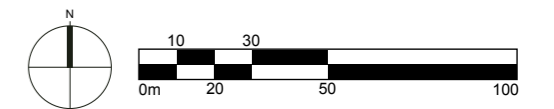




Legend

- Site Boundary
 - Indicative Residential Area
 - Indicative Parkland/Open Space
 - Indicative SUDS
 - Indicative Buffer Planting
 - Indicative Play Area Location
 - Indicative Road Layout
 - Public Footpath Route
 - Indicative Footpath Links
 - Indicative Lugtrout Lane Frontage
 - Indicative Development Site (brought forward separately)
-
- 1 Proposed access off Lugtrout Lane.
 - 2 Footpath links throughout the open space, providing safe and convenient access for new and existing residents in and out of the site to existing and proposed facilities.
 - 3 Retained vegetation creates a network of wildlife and recreational corridors throughout the site and helps screen the proposed development.
 - 4 Development frontage is offset from Lugtrout Lane to retain the existing boundary vegetation and provide a pedestrian link along the green corridor.
 - 5 Garden buffers alongside existing property boundaries to provide separation and retain existing trees. New tree planting to the east also reinforces the boundary to provide additional screening to neighbouring properties, notably the Listed Building to the east.
 - 6 SUDS form an integral part of the open space network and a children's play area is centrally located close to footpath links to ensure safe and convenient access for all.

LAND USE	AMOUNT (Ha)
Residential	2.2
Open Space	1.1
Total	3.3
Western Land (brought forward separately)	0.5
225 & 227 Lugtrout Lane	0.7



G Rev
DE_278_SK02 Drg No
Rosconn Ltd Client
Land off Lugtrout Lane Project
Development Framework Plan Title
1:2,000 @ A3 Scale