LDA DESIGN

MARCHMONT FARM

Constraints and Opportunities

- Opportunity to create a 'soft edge' to the development to clearly delineate between countryside and settlement, with existing hedgerows strengthened and new tree belts as the main structuring elements.
- Opportunity to retain Piccotts End Lane as link to the countryside with its landscape elements strengthened and development offset.
- Opportunity to link into existing Public Rights of Way and adjacent parks and green spaces.
- Opportunity for ecological link between Margaret Lloyd Park, Howe Grove and surrounding countryside.
- Opportunity for sustainable surface water drainage, responding to the contours of the site.
- Opportunity to address low quality and prominent settlement edge along parts of northern and eastern site boundary.
- Opportunity to extend Margaret Lloyd Park.
- Opportunity to strengthen field pattern by introducing new hedgerows and trees where appropriate and strengthening existing ones.
- Opportunity for development to be permeable to absorb treatment, drainage and views to Piccotts End.
- Opportunity to integrate the more exposed higher parts of the site.
- Lower densities and/or open space with vegetation to help integrate the more exposed higher parts of the site.
- Orientation of sloping site as an opportunity for distinct landscape structure.
- Opportunity to link sites and integrate areas beyond the site boundary.
- Opportunity to offset the A4147 to allow for appropriate boundary treatment, drainage and views to Piccotts End.
- Opportunity to address low quality and prominent settlement edge along parts of northern and eastern site boundary.
- Opportunity to extend Margaret Lloyd Park.
- Opportunity for ecological link between Margaret Lloyd Park, Howe Grove and surrounding countryside.
- Opportunity for sustainable surface water drainage, responding to the contours of the site.
- Opportunity to create a 'soft edge' to the development to clearly delineate between countryside and settlement, with existing hedgerows strengthened and new tree belts as the main structuring elements.

Land outside the site boundary in the control of the landowner.

Orientation of sloping site as an opportunity for distinct landscape structure.

Lower densities and/or open space with vegetation to help integrate the more exposed higher parts of the site.

Opportunity to retain Piccotts End Lane as link to the countryside with its landscape elements strengthened and development offset.

Opportunity to link into existing Public Rights of Way and adjacent parks and green spaces.

Main access point onto the A4147 where slopes are most shallow; additional pedestrian access towards the east.

Offset to the A4147 to allow for appropriate boundary treatment, drainage and views to Piccotts End.

Opportunity to strengthen field pattern by introducing new hedgerows and trees where appropriate and strengthening existing ones.

Opportunity to address low quality and prominent settlement edge along parts of northern and eastern site boundary.

Opportunity to extend Margaret Lloyd Park.

Opportunity for ecological link between Margaret Lloyd Park, Howe Grove and surrounding countryside.

Opportunity for sustainable surface water drainage, responding to the contours of the site.

Opportunity to create a 'soft edge' to the development to clearly delineate between countryside and settlement, with existing hedgerows strengthened and new tree belts as the main structuring elements.

Area measurements for indicative purposes only.

No dimensions are to be scaled from this drawing.

All dimensions are to be checked on site.

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2000

Sources: Ordnance Survey

This drawing may contain Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright 2011. All rights reserved. Reference number 01865 887 050 Oxford

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2000

No dimensions are to be scaled from this drawing.

Area measurements for indicative purposes only.

All dimensions are to be checked on site.

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2000

Sources: Ordnance Survey