



- LEGEND**
- Site boundary
 - 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
 - Opportunity for development to be permeable to absorb existing desire lines into the layout
 - 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

LD A DESIGN

PROJECT TITLE
MARCHMONT FARM

DRAWING TITLE
Constraints and Opportunities

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No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey

