



- 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

LDĀ DESIGN

PROJECT TITLE
MARCHMONT FARM

DRAWING TITLE
Constraints and Opportunities

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DATE	08 June 2012	DRAWN KW
SCALE @A3	1:3,500	CHECKED PCo
STATUS	Draft	APPROVED PCo

DWG. NO. 3380_02_C

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