



Key Opportunities the site offers:

- Development which is contained within Flood Zone 1
- Opportunity to retain the existing trees and hedges situated to the northern and western boundaries of the site. The provision of a greater buffer along the northern boundary would help to assimilate the development and minimise visual impact.
- Consider providing a landscape buffer to the boundaries of the site which face open land. This could be through the provision of open space, new planting or existing landscape features.
- Existing watercourse / ditch to be retained. This provides an opportunity for biodiversity retention / enhancement.
- Potential vehicle and pedestrian access from the B1292
- Opportunity to provide additional public footpaths through and around the site maximising permeability.
- Opportunity to compensate for any loss of allotment land due to the access road by providing new allotments to the east of the development site.
- Opportunity to provide new car parking facilities for the users of the allotments as part of any development proposals.
- Proximity of existing dwellings to the southern boundary to be considered. Layout of proposed dwellings to maintain sufficient amenity levels for existing residents.
- The existing public footpath is identified within the allotment site. Opportunity to connect to this existing link.