



- 1 Northern Tip
This triangular area at the northern extremity of the site is to be planted with a copse of native woodland trees to extend the screening effect of the existing tree belt on the western boundary. Consideration is to be given to not overshadowing the gardens of existing properties with the use of smaller species close to the boundary.
- 2 Northern Boundary
The amenity of existing properties on this boundary is to be protected. Existing trees and scrub areas should be retained where practical to do so. Additional trees are to be planted within rear gardens to filter views between new and existing properties. Species should be selected so as not to create undue overshadowing through height and dense foliage.
Rear gardens should be a minimum of 15m in length to provide adequate space for existing and proposed trees while protecting the visual amenity of existing residents.
- 3 Central Open Space
A LEAP playspace is to be provided in a central location, set within an attractive well designed open space. Diagonal footpaths provide direct pedestrian links between the adjacent streets and playspace. The space is to be overlooked on all sides by dwellings.
- 4 Eastern Buffer
A buffer of open space is to be provided between the site boundary and streets or dwellings of minimum 5m. Dwellings are to face on to the buffer to overlook the area of public realm.
Hedges should be used to define the boundary between public and private realm, including shared private drives and plot frontages.
The existing footpath is to be formalised to create a safe route between Upperwood Road and Pitt Street, safeguarding an important route to school which will benefit the wider community.

- 5 Southern Open Space
This open space is at the lowest point of the site and will be the location for a surface water attenuation basin and dual pumping station. Subject to adoption requirements the basin should be designed to maximise biodiversity including an area of permanent standing water and wetland planting. The pumping station should be softened by hedges and/or scrub planting and trees.
The existing hedge to Pitt Street is to be retained and supplemented with hedgerow trees.
The space is to have a naturalistic landscape treatment with native tree copes and species-rich meadow areas. Hedges should be used to define the boundary between public and private realm, including shared private drives and plot frontages.
- 6 Primary Streets
Primary streets are to have a verge and avenue tree planting to one side, of minimum width 3m.
The avenue of street trees will provide legibility and establish a street hierarchy as well as softening views of built form and improving air quality.
- 7 Southern Buffer
As the most prominent site frontage to Pitt Street this area should provide a buffer of at least 10m between the site boundary and private curtilage, with dwellings facing towards Pitt Street to overlook the space.
The existing hedge to Pitt Street is to be retained and supplemented with further tree planting. Additional hedges should be used to define the boundary between public and private realm, including shared private drives and plot frontages.
- 8 Western Buffer
A buffer of open space is to be provided between the site boundary and streets or dwellings of minimum 5m. Dwellings are to face on to the buffer to overlook the area of public realm.
Hedges should be used to define the boundary between public and private realm, including shared private drives and plot frontages.
The existing hedge and tree belt to the boundary are to be retained and supplemented with further tree planting.
A pedestrian link should lead from the primary street in the centre of the site to Pitt Street. This will provide a traffic free route to school which is along the alignment of the existing farm access track with a mature hedge to the west.