



KEY

- Application Site Boundary
- Area of land retained for Bird in Eye Farm
- Area of land for SANG with 2.5Km circular walk
- Ancient Woodland
- Ancient Woodland buffer - 15M
- Ancient Woodland buffer - 50M
- Existing Hedges with 5M buffer zone
- Existing watercourses
- Existing overhead electricity cables
- Location of Listed Oast
- Proposed upgraded main site access
- Proposed pedestrian/cycle access to connect to existing F.P. network
- Proposed 5M landscaped buffer to farm & existing adjacent housing
- Proposed Open Space area
- Proposed Local Area of Play and Equipped Area of Play
- Proposed footpath/cycleway

NOTE:
Housing Quantity and Density:
Net Developable Area providing up to 190 dwellings at circa 17 dwellings/ Ha.