



KEY

Existing site features and constraints

- Application Site Boundary
- Area of Bird in Eye Farm not included within the planning application
- Location of Listed Oast
- Existing watercourses
- Existing overhead electricity cables with easement
- Existing trees to be retained and protected by designated root protection areas
- Existing Hedgerows to be retained and protected with a 5M protective buffer zone
- Ancient Woodland outside the application boundary but within the same land ownership
- 15M protective buffer zone to Ancient Woodland
- 50M protective buffer zone to Ancient Woodland
- 5M separation buffers to farm & existing housing within the application boundary
- Retained vehicular access to Hailwell Farm Bungalow

Opportunities possible with the new development

- Improved highway road safety with upgraded main site entrance
- Improved highway road safety with modified accesses to the existing houses adjacent
- Provision of a new public pedestrian access to connect existing footpath network on Bird in Eye Hill to the proposed open space.
- Provision of a new area of land designated as a Suitable Alternative Natural Greenspace (SANG) with public access
- Opportunity to provide a significant new area of public open space for use by the wider community
- Opportunity to improve the immediate curtilage of the Listed Oast and improve the condition of the building structure
- New public viewpoints from within site
- Opportunity for public to enjoy closer views of the Oast
- Pedestrian links to new SANG land
- Potential areas of land for housing, amenity & associated infrastructure

Rev/C 19/07/2024 Red line revised to omit Oast.
Rev/B 11/07/2024 Further updates to the red line boundaries and the extent of SANG land.
Rev/A 09/07/2024 Red line boundaries revised.

1:1250 @ A1

0 10 20 30 40 50 Metres