



- KEY
- Site boundary 20.08ha (excludes land required for highways sightlines and the retained Bird in Eye farm complex)
 - Highways land boundary-0.01ha (land required for sightlines)
 - Retained land for Bird in Eye farm -1.5ha
 - SANGS land 8.61ha
 - Open space within housing land 4.04ha
 - 15m ancient woodland buffer within site boundary 1.21ha
 - Land for housing only 5.6ha
 - Quantity and Density
Net developable area of 11.36ha providing 190 dwellings at circa 17 dwellings/ ha
 - Line of 15m buffer to ancient woodland
 - Proposed housing set out using a 50m buffer to the ancient woodland

1 Illustrative parameter/ land use plan
Scale: 1:2500