Site boundary: 9.95ha
Other land within control of applicant for ecological mitigation and enhancement: 1ha
Public Open Space: 3.00ha
Potential residential land: 6.95ha
Approx. 200 dwellings of 29dph
Potential vehicular access points
Potential spine road and secondary streets through development
Potential private drives
Existing recreational routes through Melton Country Park
Potential recreational routes
Road crossing points designed for pedestrian priority
Potential play facilities for children and young people
Potential playway link to Melton Country Park
Proposed vehicular links to potential future development land
Ponding trees and hedgerows
Proposed Landscaping
New Attenuation Basin
Proposed Swales
Minimum 22m back to back distance across the southern boundary is exceeded

Potential vehicular access point
Proposed boundary landscaping to filter views of the development
Area for ecological mitigation and enhancement

Children’s play area
Proposed boundary landscaping to filter views of the development

Potential vehicular access point
New native hedgerow planted behind visibility splay, to mitigate for the loss of the existing hedgerow which requires removal to facilitate site access

New landscaping along southern boundary to supplement existing hedgerow, landscaping to comprise thorny species in order to create robust edge along southern boundary

Children’s play area

Melton Country Park
Woodland planting around wildlife area to provide amphibian habitat

A 20m landscaped buffer to respect the setting of Melton Country Park from the proposed development area. Buffer to include new thicket, tree planting and public open space

Varied new development lines and set back distances to create integrated development edge

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