

Opportunities Plan



Key

-  Allocation Boundary
-  Existing Woods
-  Green Corridors
-  Existing and Buffer Planting
-  Existing Trees
-  Ditch
-  Public Right of Way
-  Potential location of main Access
-  Listed Building and its environs
-  Opportunity to Improve PROW to accommodate a cycle way

Opportunities Plan
 The opportunities plan shows the elements of the site and its surroundings which have influenced the early design rationale of the landscape-led masterplan. The elements include the opportunity to create green routes and corridors, frame and maintain long distance views, protect and enhance vegetation and bio diversity, and to retain and offer new connections to existing public rights of way

Green Corridors

The existing hedges, woodland and routes form the basis of a connected green network within and around the site. These interconnected green corridors, indicated by the green arrows, offer movement around the site and connections to the wider landscape.

Views

The tower of St Bartholomew's Church to the north east of the site is a local landmark that can be seen across the site and surrounding area. There is an opportunity for the relationship between the site and the church to be enhanced through strategic green corridors. These would frame views which would enhance townscape and aid way finding.

Vegetation

The site contains little in the way of vegetation within the site but includes a number of areas of woodland and wooded belts to the southern and eastern boundaries. The intention is to retain as much of the existing vegetation as possible. The opportunity exists to increase significantly the level of tree cover in the area, using blocks of woodland along the eastern and western edge to help fragment views of the proposed development.

Public Rights of Way

Public Rights of Way within and adjacent to the site afford good connections into Corton, Gunton and the wider landscape. Further connections can be formed to connect into Hopton to the north and Gunton to the south.