

KEY:

- RESIDENTIAL ZONE TO INCLUDE 2 STOREY BUILDINGS, HIGHWAYS, AND FOOTPATHS:
 - MAXIMUM EAVES HEIGHT OF 5.5M
 - MAXIMUM RIDGE HEIGHT OF 9.5M
 - HEIGHTS ARE MEASURED FROM FINISHED GROUND LEVEL TO THE RIDGE OF THE ROOF. IN RESIDENTIAL AREAS INCIDENTAL ELEMENTS SUCH AS CHIMNEYS MAY EXCEED THE RIDGE BY UP TO 1.5M.
 - SOME REMODELLING OF THE EXISTING GROUND LEVELS WILL BE NECESSARY TO ACHIEVE APPROPRIATE DEVELOPMENT PLATFORMS. AOD FINISHED FLOOR LEVELS MAY VARY.
- PUBLIC OPEN SPACE (INCLUDING 1xLEAP AND 1xLAP) -1.2 HA
- AREA RESERVED FOR BIODIVERSITY IMPROVEMENT- 0.85 HA
- NEW BUFFER PLANTING (5M WIDTH) TO JOIN EXISTING BUFFER AND FORM CONTINUOUS SCREEN OF DEVELOPMENT FROM OPEN COUNTRYSIDE
- NEW BOUNDARY PLANTING (3M WIDTH) TO REAR OF PROPERTIES ALONG BROADACRES AND MILL LANE
- ENHANCEMENT (5M WIDTH) TO EXISTING BOUNDARY HEDGE PLANTING TO IMPROVE SCREENING OF DEVELOPMENT FROM OPEN COUNTRYSIDE
- AREA RESERVED FOR PRIMARY VEHICLE ENTRANCE AND ARRIVAL SPACES. HIGHWAY WILL BE A 6.0M TRANSITION ROAD WITH NO DIRECT FRONTAGE ACCESS
- PROPOSED EMERGENCY CONNECTION POINT
- FIELD/ FARMER ACCESS TO NORTHERN FIELDS
- SERVICES AND ASSOCIATED EASEMENT - NO BUILDINGS WITHIN THIS ZONE.
- 21M STANDOFF FROM REAR OF EXISTING DWELLINGS INCLUDING REAR EXTENSIONS AND CONSERVATORIES TO REAR OF PROPOSED DWELLINGS FOR AMENITY PURPOSES. DWELLINGS MUST BE MINIMUM 12M (SIDE ELEVATION) OR 21M (REAR ELEVATION) AWAY FROM 27 AND 32 BROADACRES GARTH
- ROUTE OF EXISTING PROW
- GREENSPACE WILL MITIGATE IMPACT OF POTENTIAL NOISE FROM MILL LANE AND CARLTON FARM AND LIMIT IMPACT ON THE SETTING OF CARLTON TOWERS (GRADE I LISTED)
- PROPOSED SUDS BASIN
- 10.5M REAR GARDEN ZONE TO NORTHERN BOUNDARY

