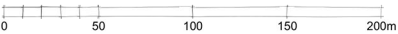




NOTES
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KEY

EXISTING

- Site boundary Approx 16.8 ha
- Existing settlement areas
- Existing tree and hedgerow network
- Contours in m AOD
- Land with permission for development or allocated for development
- Listed Building
- Railway line
- Key views into site
- Public Right of Way
- Most visually prominent part of site from viewpoints to the north east/east

PROPOSED

- Structural tree planting: softens and filters views into site
- Potential development area: Up to 300 dwellings at 33 dph 9.0ha
- Proposed development to back onto existing back gardens
- Public Open Space: matrix of grassland and native tree and shrub planting
- Potential recreational route
- Potential location of play trail activity area
- Potential main vehicular access point
- Potential footpath link
- Potential location of water attenuation feature: part of sustainable drainage system planted with wetland species Approx 0.5ha

DRAFT

Placeland
Land off Station Road, Crewkerne

OPPORTUNITIES AND CONSTRAINTS PLAN

DRAFT 1:2000@ A1
5th May 2021 JUB/KEF
10022-FPCR-ZZ-XX-DR-L-0001-O and C Plan rev

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby
DE74 2RH
t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

fpcr