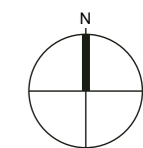


LAND BUDGET	Ha
Residential	4.42
School Ext	0.79
Open Space/Buffer	3.46
Playing Fields	1.36
Woodland	1.73
<b>Total</b>	<b>11.76</b>

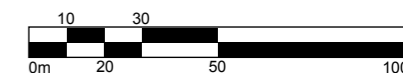


**LEGEND**

- Site boundary
- Residential block
- Residential block - low density inc bungalows
- School extension
- Open space/parkland
- Natural open space
- Playing fields
- Potential nursing home amenity space
- SuDS
- Retained waterbody
- Retained trees
- Retained hedgerow
- Woodland
- Trees
- Children's play area (LEAP)
- Primary street
- Secondary street
- Lane/mews/shared private drive
- Strategic public footpath
- Pedestrian link
- View corridor



SCALE 1:2,000



**Development Principles**

1. Proposed Site access.
2. Extended landscape edge with parkland trees to tie into existing landscape character to the west.
3. Woodland blocks help soften views of the housing edge from the strategic footpath and frame views towards the church spire.
4. Low density housing including bungalows to the west to minimise the visual impact on the surrounding landscape and Nursing Home to the south.
5. Expansion space for school adjacent to existing site.
6. Multi-functional open space incorporating children's play, parkland, natural open space and SuDS.
7. Playing fields adjacent to existing facilities, capable of accommodating an adult football pitch.
8. Perimeter blocks arranged with shorter development runs along the outer edges where possible, to minimise the visual impact on the surrounding landscape.
9. Dwellings back onto existing development to the south, securing exposed rear gardens and completing the perimeter blocks.
10. Focal green based on historic village centre.

	<b>B</b>	Rev
	DE184A_003	Drg No
Rosconn Strategic Land		Client
<b>Land to the north of Lower Quinton</b>		Project
Masterplan		Title
1:2,000 @ A3		Scale