

Key

No-Build Area
Including minimum separation distances (assuming
proposed 2-storey buildings) and tree root protection areas

Existing Embankment / change in level
To be Designated Wildlife Corridor

Existing Trees

Boundary of Land for Residential Development

Vehicular Links
Key vehicular routes shown bold

HGV Access to E.A Island Site

Key Pedestrian Links

Potential Visual Landmark

Key Views

Potential Residential Development

Potential Green

Potential Workshop Compound

Development Principles

1. Two **separate access** points; one for **residents**,
one for **E.A.**

2. **2-storey** preferred height across the development,
with the option of considering accommodation in the roof
(e.g. **2.5 storeys**), subject to agreement of the
Steering Group and local community

3. **Density** of no more than **50 dwellings** on the whole site

4. A desire to see as many **family homes** on the site as
possible, subject to the agreement of the local authority
and **community**

5. A **commitment** to ensure the development is of
high quality and **fits well** within the
Lower Sunbury **community**

6. A **workshop** is part of the development, and needs
to meet the operational needs of the E.A., and take
account of the **needs and concerns** of current and
future residents, and the wider community

7. The **parking** for the development will be accommodated
within the site

