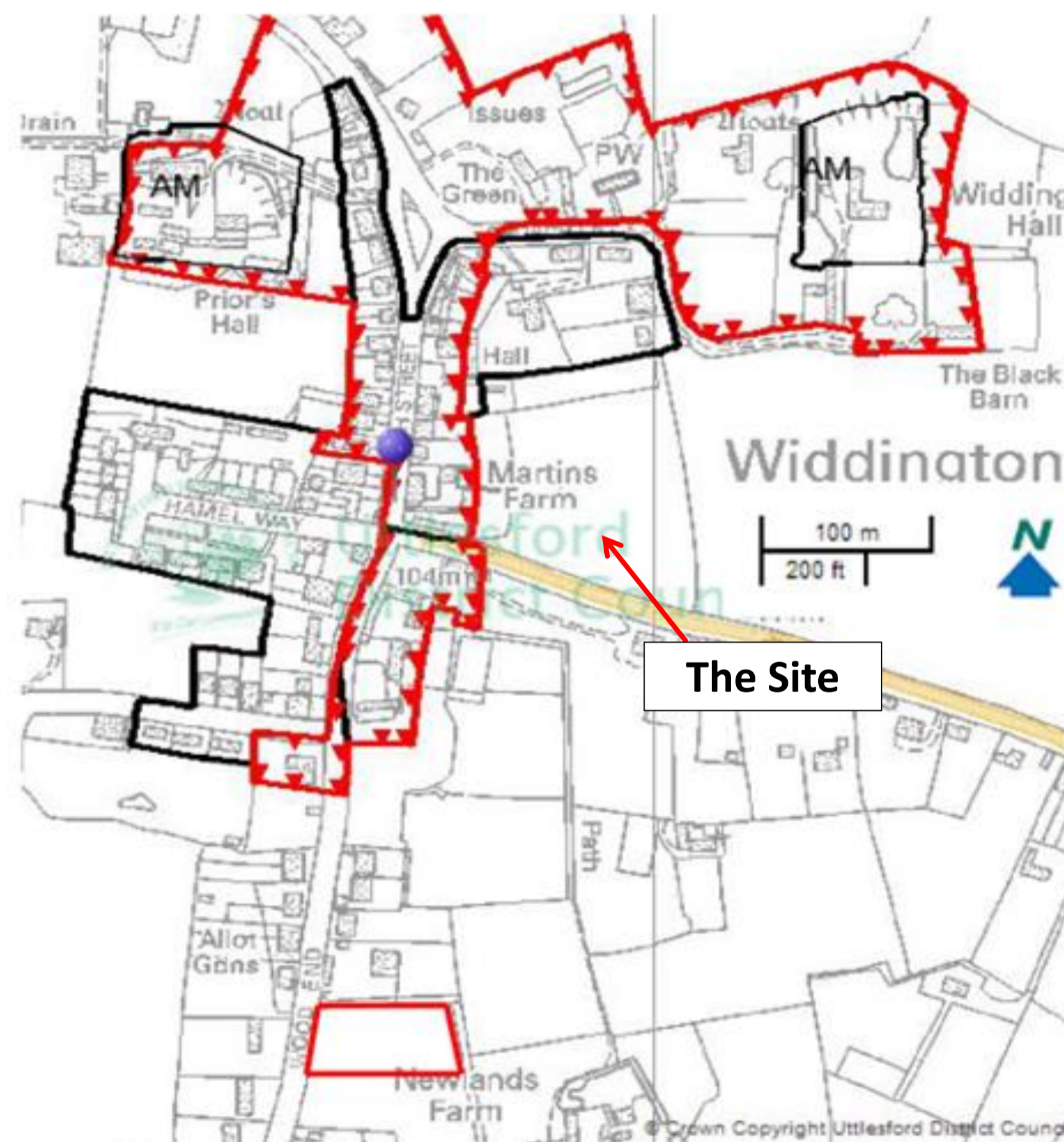
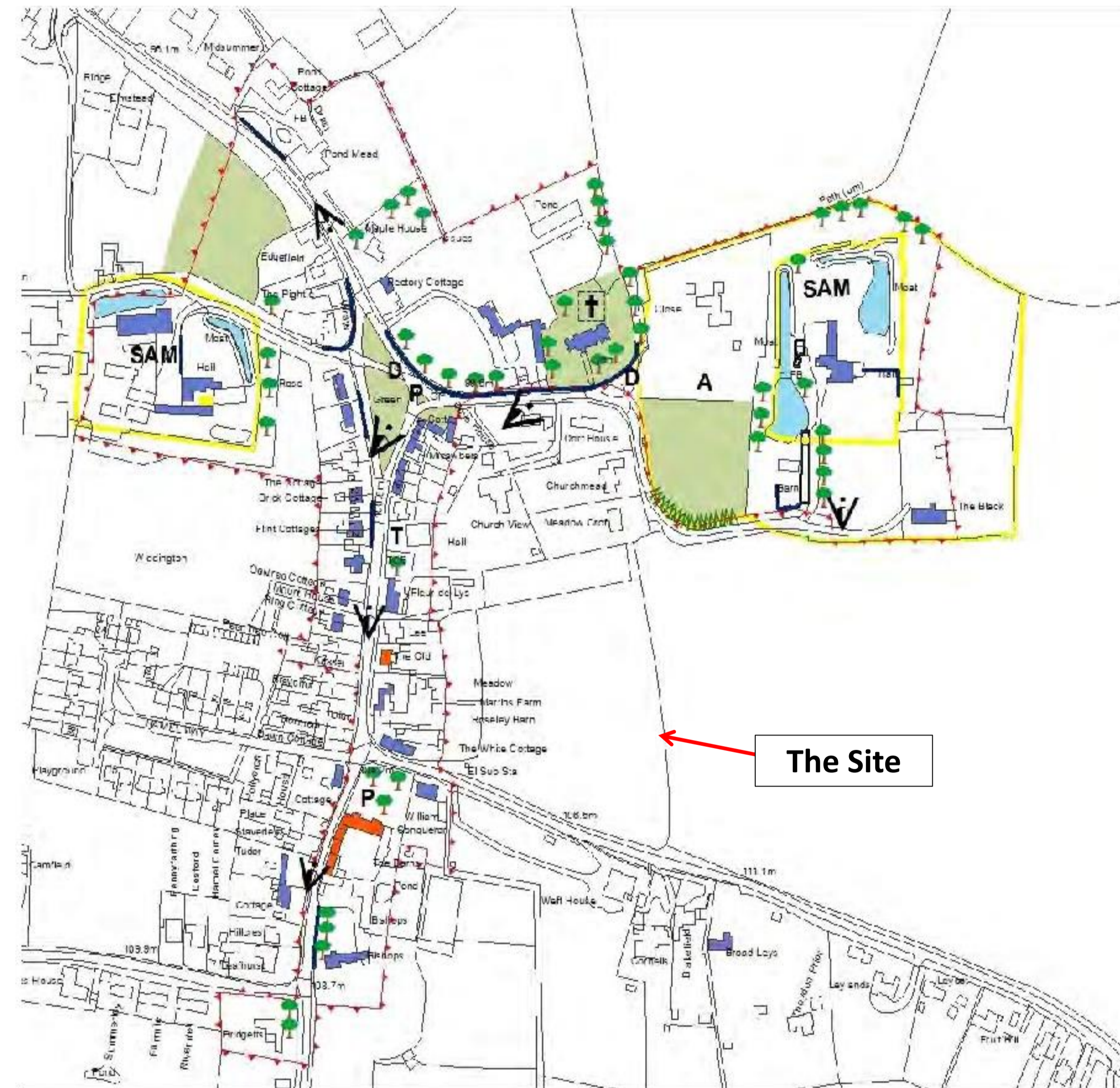


4 SITE ANALYSIS

The site is located adjacent, but outside of the conservation area as shown by Figure 1 below. Uttlesford District Council's Conservation Area Appraisal also identifies the location of listed and other locally important buildings as shown in Figure 2 below.



- Key:**
- Development limits
 - Conservation Area
 - Application site boundary



Conservation Area Appraisal Character Analysis Map
 1:2,338 Uttlesford District Council
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Figure 1

Figure 2

5 SITE ANALYSIS



KEY

- 1 Bus stop
- 2 Fleur-de-Lys Public House
- 3 Grade II Listed buildings
- 4 Footpath / PRoW
- 5 Cornells Lane
- 6 Uttlesford District Council *Protected Lanes Assessment (March 2012)*
- 7 Existing mature trees along Cornells Lane & steep land bank up to the Site
- 8 Potential site entrance, and removal of poor quality trees
- 9 Potential entrance drive with land graded to suit
- 10 Potential surface water attenuation basin
- 11 Potential Public Open Space
- 12 Potential to link the existing footpath from the village through the development to the PRoW to the east
- 13 Potential road layout
- 14 Potential built form with active street frontage
- 15 Feature nodal points at key vista locations
- 16 Potential landscaped buffer along the western boundary to protect the adjoining amenity space and impact upon the various Listed Buildings
- 17 Existing mature hedge and tree planting to be retained and enhanced where required
- 18 Existing overhead power cables. There is the potential to divert the cables underground

Our architects have undertaken an analysis of the site opportunities and constraints, they have identified key development principles for the Site as set out below.



Northern Boundary of the Site.



Southern Boundary of the Site.