



Housing Allocation Policy 2.1  
Land rear of Mill Lane /  
The Old Park

Opportunities to create pedestrian links with  
existing footpath network / adjacent sites

Existing hedgerows  
create physical and visual  
containment and  
characterise the street  
scene and should be  
retained where possible.

According to the Arboricultural Opportunities &  
Constraints report, the site presents limited  
arboricultural constraints for the development  
of the site and has opportunities for potential  
improvement

Housing Allocation Policy 2.2  
Land south of Hollygate Lane

Site located within the area associated  
with the Housing Allocation Policy 2.2  
'Land South of Hollygate Lane'.

Eastern, southern and northern boundaries  
are partially open due to the presence of  
gaps in the existing hedgerows. If  
development is to extend against the site  
boundaries, landscape buffers should be  
incorporated along these boundaries.

Existing built form associated with Cotgrave visible  
from the east, forming a hard backdrop to the site.  
The existing settlement edge ensures that the built  
form is a component within longer distance views  
from the north.

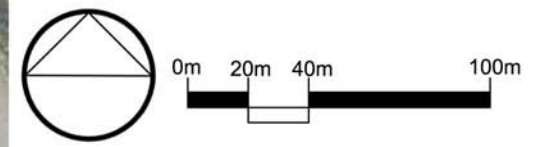
Views of the site from the western  
section of Colston Gate contained  
by existing built form

Opportunity to create a vehicular access  
from Colston Gate

Existing hedgerow lining Colston Gate to  
be maintained and reinforced with spot  
planting where necessary

NOTES:  
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- Key:
- Application Site Boundary
  - Key Vegetation Structure
  - Boundary Vegetation to Be Reinforced
  - Root Protection Offset
  - Housing Allocations Policy
  - Opportunity to Create Vehicular Access with Limited Impact on the Boundary Vegetation
  - Public Rights of Way (PRoW)
  - Proposed Pedestrian Link
  - Contours (m, AOD)

B	15.06.18	Updated to team comments	SFB	BW
A	31.05.18	Updated to team comments	SFB	BW
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE  
**Land at Cotgrave  
Opportunities & Constraints Plan**

CLIENT  
**Manor Oak Homes Ltd**

SCALE	DATE	DRAWN	CHK'D
1:2,500 @ A3	MAY 2018	SFB	BW
DRAWING NUMBER	REVISION		
6591 / OCP / ASP3	B		