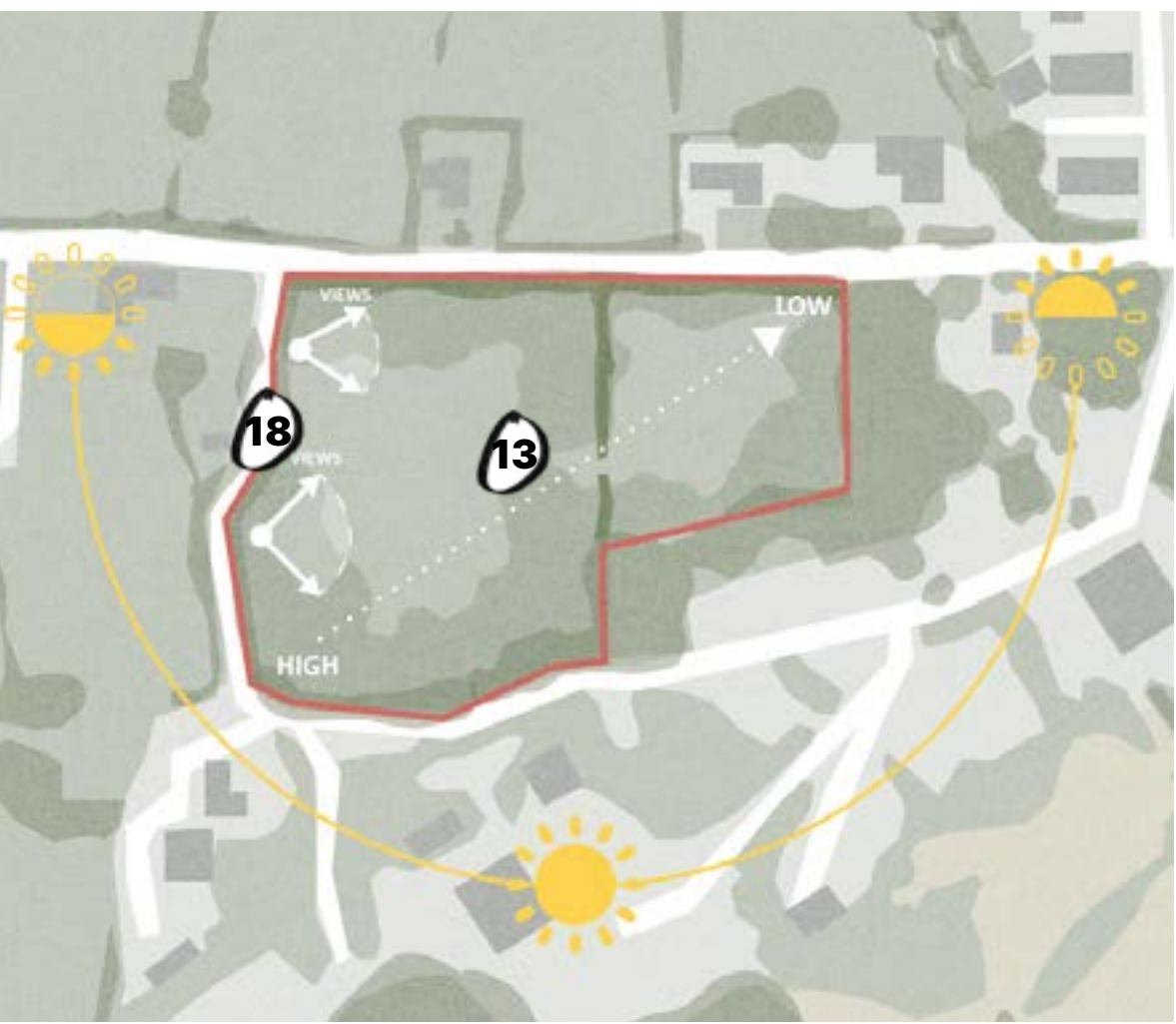


EXISTING SITE VEGETATION



ENVIRONMENTAL CONDITIONS



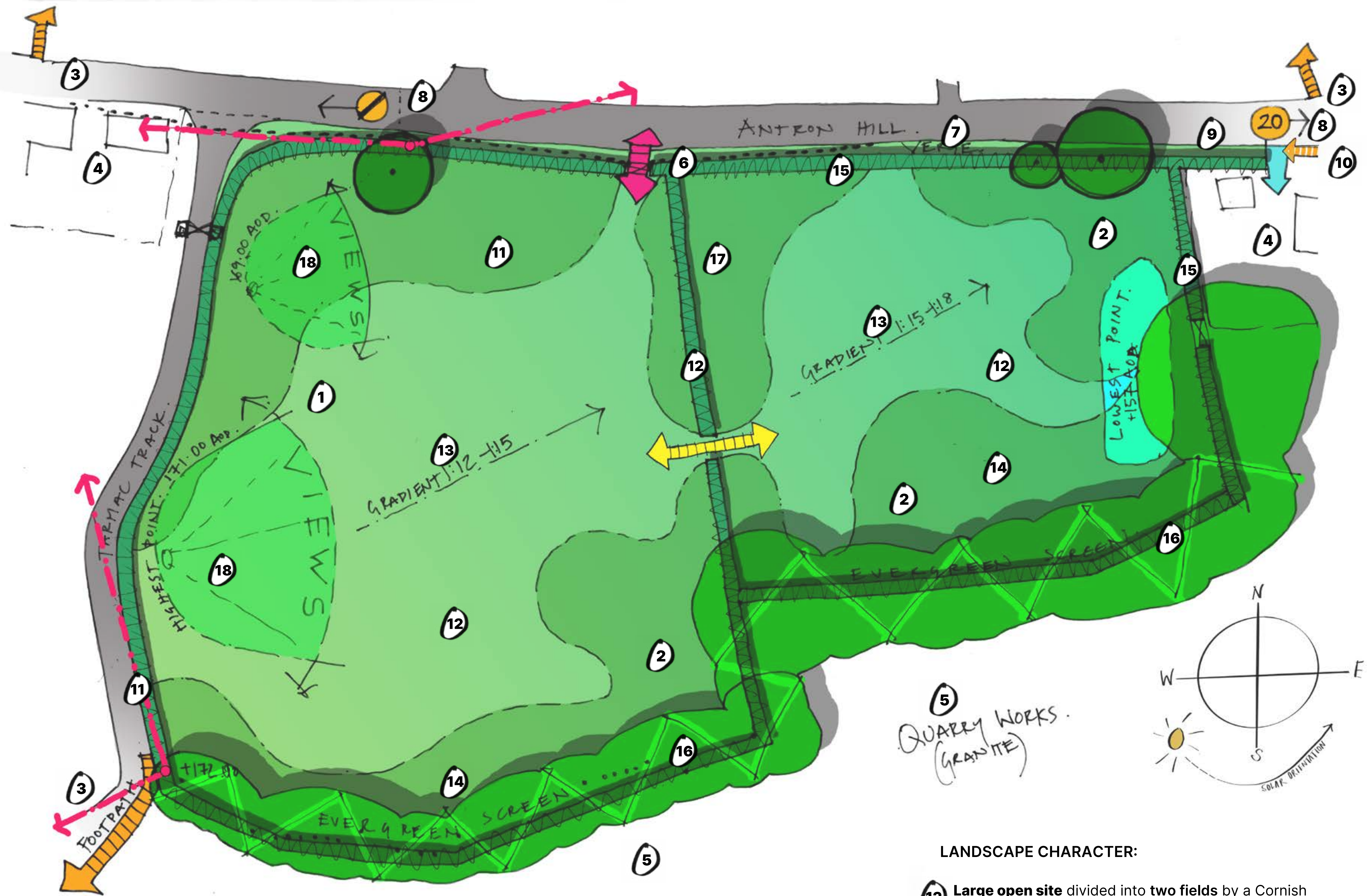
SITE ANALYSIS

MABE

MABE

MABE

community — open space



OPPORTUNITIES & SURROUNDING CONTEXT:

- 1 Excellent solar orientation – ideal for community food growing, orchards, teaching, outdoor play, nature days, gardening, picnics, walking, fitness.
- 2 Enhance biodiversity by working with existing natural habitats and introducing new planting.
- 3 Improve connectivity to local footpaths and bridleways.
- 4 Neighbouring residential properties on east, north, and west boundaries – design sensitivity and screening required.
- 5 South boundary adjacent to a working granite quarry and sawmill – screening, noise consideration, and safety buffers may be needed.

ACCESS & INFRASTRUCTURE:

- 6 Existing gated field entrance.
- 7 Site borders Antron Hill, a fairly busy and steep road that functions as a cut-through to the A39/Helston.
- 8 Speed limits vary: 20 - 30 mph shifting to national speed limit at site edge.
- 9 Road is narrow, with traffic calming features and refuge points.
- 10 Footpath from the village terminates ~100m from the site – access needs improvement.
- 11 Overhead power & communication lines run across the site

LANDSCAPE CHARACTER:

- 12 Large open site divided into two fields by a Cornish hedgebank.
- 13 Gradients range from 1:12 to 1:18, generally sloping, with steep inclines along Antron Hill (1:12).
- 14 Scrub and self-sown vegetation present, offers potential for rewilding and habitat enhancement.
- 15 Tall Cornish hedgebanks along boundaries, with some mature trees, especially along the road and field edges
- 16 A non-native evergreen tree belt on the southern boundary provides screening from the working granite quarry and sawmill.
- 17 Limited tree cover within the main site – mostly concentrated on boundary hedgebanks.
- 18 Stunning views across the village and towards the sea.



LAVIGNE LONSDALE



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