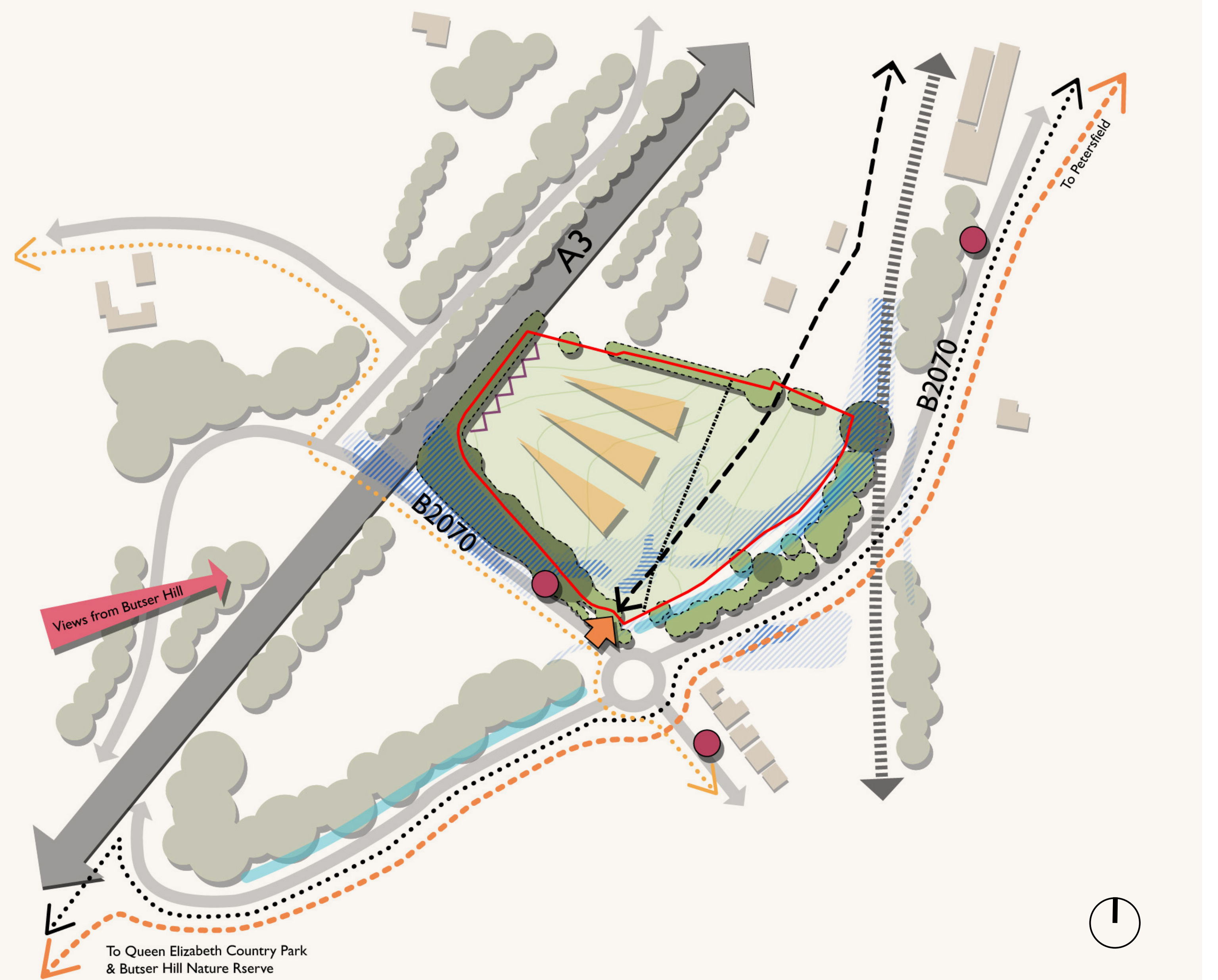


GREENWAY PARK

Constraints & Opportunities

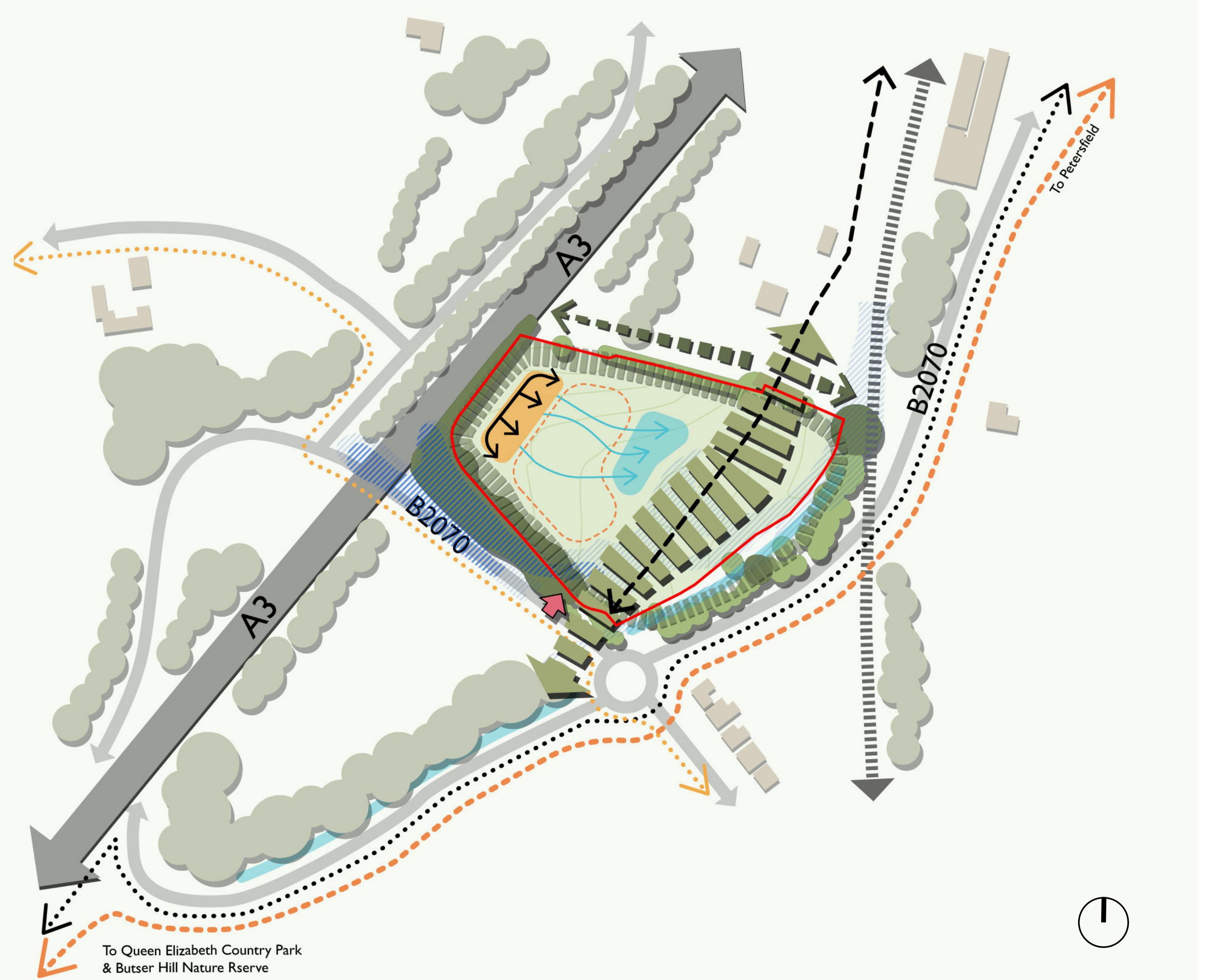
Sites Constraints

	HV Cable		Potential Dormouse Habitat
	PRoW (Buriton 39)		Cat A & B Trees
	Existing Footway		Cat C Trees & Existing Hedges
	National Cycle Route		Other Existing Trees/Hedges
	Regional Cycle Route		1 in 1000 Year Flood Zone
	Railway		1 in 100 Year Flood Zone
	Primary Road		Existing Drainage Ditch
	Secondary Road		Existing Buildings
	View from Butser Hill		Bus Stop
	Slope		Existing Site Access Point
	Noise		



Site Opportunities

	Linking Green Connections		Cat A & B Trees
	Extending Landscape Buffer		Cat C Trees & Existing Hedges
	Enhancing Existing Landscape		Other Existing Trees/Hedges
	Drainage Slope		1 in 1000 Year Flood Zone
	Opportunity for water body outside of flood zone		1 in 100 Year Flood Zone
	Opportunity for built form		Existing Drainage Ditch
	Creating a set back to minimise noise from A3		Existing Buildings
	PRoW (Buriton 39)		Potential New Access Point
	Existing Footway		Railway
	National Cycle Route		Primary Road
	Regional Cycle Route		Secondary Road



- Public Rights of way for walkers and cyclists.
- Site access in the south east part of the site.
- Proximity to the A3 junction.
- Existing boundary trees and vegetation.
- Existing biodiversity/habitats and associated buffers.
- Surface water in the eastern part of the site and existing drainage ditch along south east boundary.
- Site levels – fall to south east.
- Long range views including from Butser Hill.