

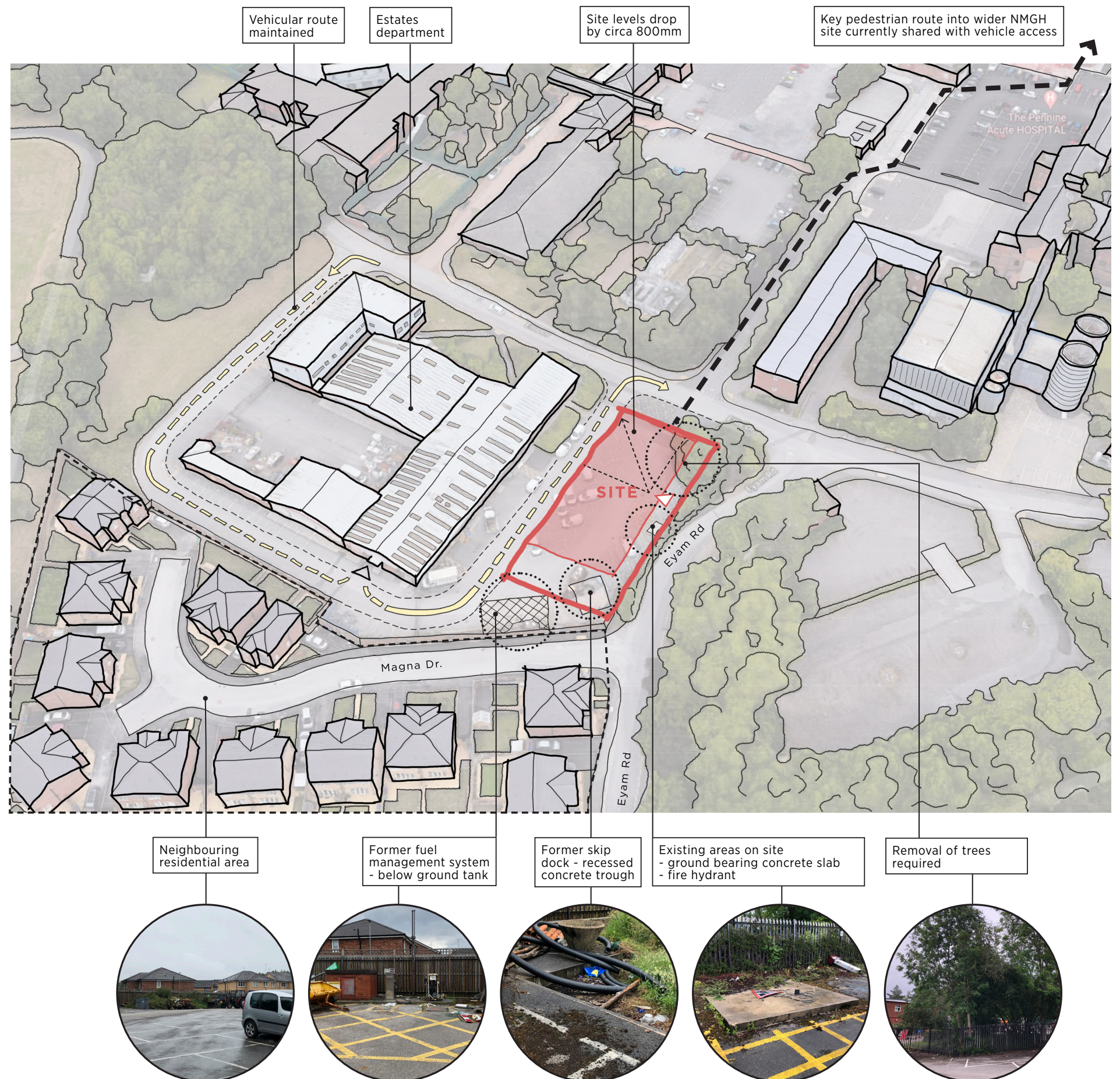
3.2 Site Constraints

There are a number of site constraints which have been carefully considered during design development

- Existing vehicular route around the Estates Department
- Former fuel management system to the south
- A key pedestrian route from the site currently shares a vehicle access route
- Existing residential area to the south west of the Site.
- Trees to the north east corner of the site
- Site levels drop by circa 800mm to the north corner of the site.

3.3 Site Opportunities

- In an area which logistically allows for the future phased redevelopment of the wider site
- Existing vehicle access
- Existing hard standing



3.4 Movement Patterns

- Key:
- Primary Vehicle Route
 - Secondary Vehicle Route
 - Vehicle Access Route
 - Primary Pedestrian Route

