

## 6. Landownership Patterns

Information on landownership patterns has been sourced from the Land Registry and is a guide to the landownership structure of the area, in the absence of a full title search. Map 10 shows this landownership pattern. The less fragmented landownership patterns are, the more likely that a more co-ordinated approach to development can take place.

In general, the landownership patterns and associated field structure is not fragmented and this favours well for a more co-ordinated approach to development, as development is likely to proceed in blocks based on this structure.

There are approximately 20 landowners in the area with land suitable for development. Approximately 11 of these landholdings are 4 Hectares or more in size (almost 10 acres) and about 9 that are smaller than this. In general, these smaller sites are closer to the existing built up area of the town, whereas the larger sites are found either side of the Hazelwood Road.

Road layouts and public open space provisions (i.e., the allocation of larger areas such as playing fields) will take the landownership pattern into account when drawing up the masterplan, although other factors such as the 'environmental parameters' and potential archaeological sites will be more significant in this regard. It is also noted that landownership patterns can and do change, so the future development concept will need to ensure that specific planning issues, such as the relationship between one land use and another, circulation networks, as well as issues of sustainability are given primary consideration.



13. View eastwards of the masterplan area.