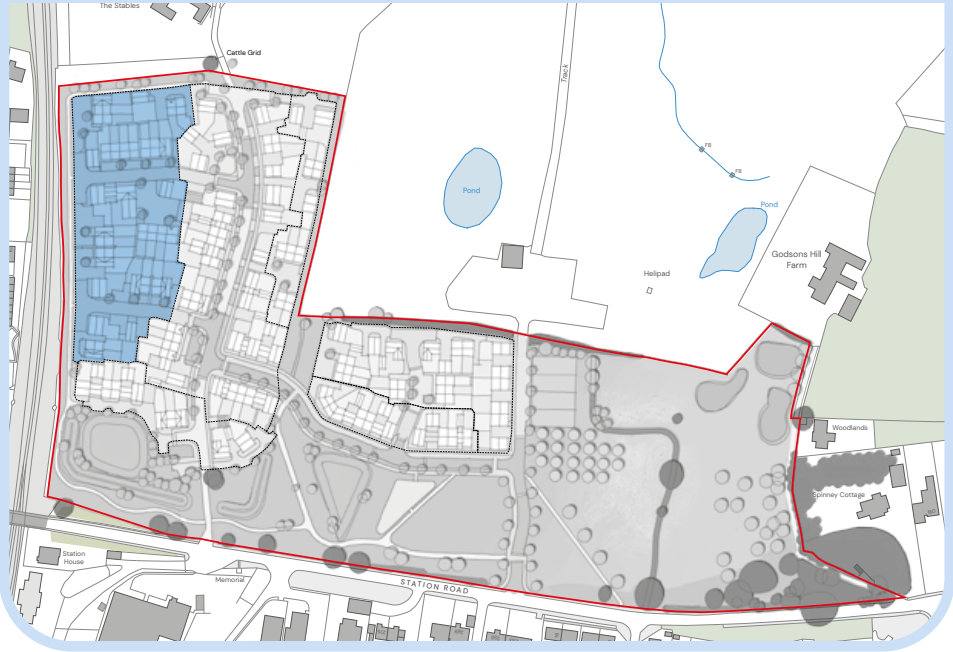


CHARACTER AREA LOCATION



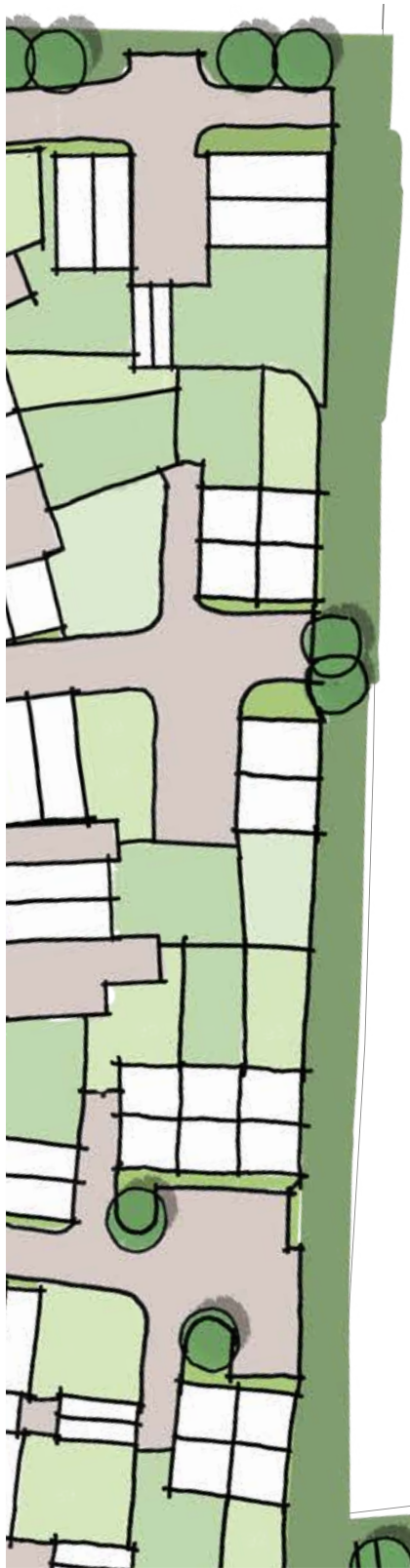
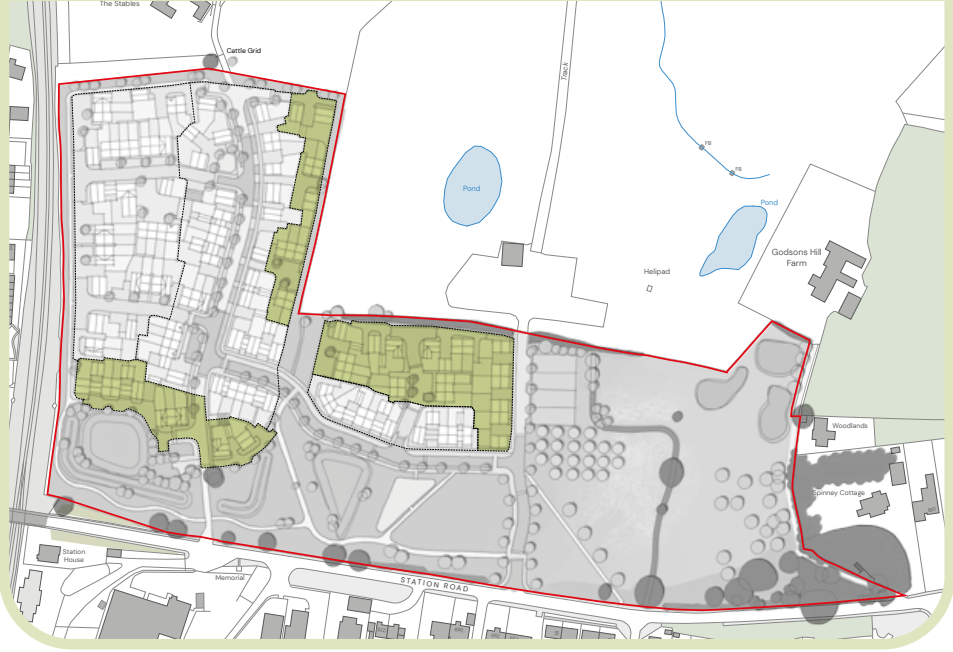
Green Frontages

CA3	Category	Definition
1	Urban form	Informal arrangement of units with variation in offset to highway/ private lanes.
2	Building typology	Predominantly detached and semi-detached to rural edges.
3	Building lines	Informal buildline.
4	Height/enclosure	Up to 2 storeys..
5	Roofscape	Varied ridge and eaves heights with frequent chimneys and breaks in units.
6	Building detail	Traditional detailing to match local vernacular.
7	Building materials	Red multi with red and grey rooftiles. Alternate combinations at key focal spaces and corners. Front doors and garage doors to be in a 'rural' colour palette.
8	Fenestration	Mostly casement windows.
9	Landscape	Variation in landscaping with box hedgerows at corners and shrubbery belts at mid runs.
10	Parking	Primarily on plot either to side or front.
11	Street types	Tertiary streets and private lanes.
12	Boundary treatments	Use of natural boundaries in form of hedgerows and shrubbery belts.

KEY CHARACTERISTICS

- Low to medium density;
- Green Frontages are located along the north-eastern boundary overlooking the ancient woodland, the north-western corner overlooking the Local Wildlife Site and all internal greenways;
- Storey heights will be kept to a maximum of 1.5 storeys at the interface with the ancient Woodland and Local Wildlife Site with internal greenways having the opportunity to rise to 2 storeys at focal spaces;
- A range of different dwelling types will feature with detached and semi-detached dwellings featuring solely along the ancient woodland and Local Wildlife Site edge. Internal greenways can have some variation in type featuring a range of detached, semi-detached, terraced and flatted development;
- Wavering buildlines and informal green spaces will achieve a rural edge of settlement approach;
- Roofscapes will feature variation in roof shape and angulation with hipped and catslide roofs featuring throughout;
- Streets will often feature as low category roads featuring a change in surface with neutral tones helping development to assimilate with its natural setting;
- Elevational styles will feature use of pastoral colours similar to styles found in newer developments along Station Road;
- Parking typologies will be primarily on plot either to the side of the dwelling or tucked behind development in surveyed courtyards; and
- Boundary treatments will be landscaped with use of hedgerows and shrubbery belts helping to create a layered appearance between natural spaces and built form.

CHARACTER AREA LOCATION





PUBLIC SPACES

Safe, social and inclusive



“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”

(Para. 99, NDG 2021)

GREEN INFRASTRUCTURE

6.89 Natural England defines Green Infrastructure (GI) as a: ‘strategically planned and delivered network comprising the broadest range of high-quality green spaces and other environmental spaces.’

6.90 This definition has been forefront of the design process and the ambition to create a generous network of multi-functional open spaces within and surrounding the development using the existing features, character and topography as the framework.

6.91 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.

LANDSCAPE STRATEGY

6.92 Landscape design is a key component for creating a successful development at the land off Station Road. The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focussed around the retention and enhancement of existing landscape assets wherever possible.

6.93 The delivery of the new green infrastructure and accessible public open space has been a driving factor in the creation of new routes and spaces within the masterplan, and the landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

6.94 Successful public spaces help create more attractive places to live and provide safer routes for users. From an ecological perspective the delivery of green spaces alongside development can increase flood protection and sustainable drainage, as well as providing better microclimates and enhancing biodiversity.

6.95 The following 8 qualities of successful open spaces have been included in the proposed landscape strategy:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity.

OPEN SPACE STRATEGY AND TYPOLOGIES

Proposed Development: 126 dwellings @ 2.4 population per dwelling = 303 site population				
Open Space Typology	Quantity Standard	Requirement (HA)	Provision	Shortfall / Over-provision
Equipped Childrens Play Space	3.6 sqm per dwelling	0.047	0.05	+0.003
Casual / Informal Play Space	16.8 sqm per dwelling	0.218	0.22	+0.002
Outdoor Sports provision	38.4 sqm per dwelling	To be found offsite	-	-
Accessible Natural Green Space	40 sqm per dwelling	0.52	2.39	+1.87
Allotments/ Orchard (not required under policy)	Not formally required	-	0.22	-
Bio-diversity enhancement safe zone	Not formally required	-	1.46	-
		0.785	4.33	+3.545

Total Green Infrastructure: 4.33HA (54.4%)



THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	✓
SUCCESSFUL PUBLIC SPACES	✓
ADAPTABLE AND RESILIENT	✓
DISTINCTIVE CHARACTER	✓
ATTRACTIVE	✓



POS TYPOLOGIES | Scale 1:2000

LEGEND

Site boundary

POS TYPOLOGIES

Equipped Childrens Play Space

Casual/ Informal Play Space

Accessible Natural Green Space

Allotments/ Orchard

Bio-diversity enhancement safe zone

6.96 The development parameters have responded to the landscape and visual opportunities and constraints and include the following:

- Retained views of the upper slopes on the approach to Market Bosworth from the west (identified as 'View 1' within the Neighbourhood Plan). This is to be achieved with a development set back from Station Road to avoid interrupting views;
- Open space alongside Station Road beyond estate railings and retained as a parkland character with open views across area of grassland and specimen trees with pathways connecting open space. Properties fronting open space beyond private driveways provide an attractive frontage;
- Sloping land to the east of the site to be retained as public open space to maintain north-facing views from Godsons Hill (identified as 'Vista 11 within the Neighbourhood Plan');
- Bungalows fronting open space allow views beyond the Site and consented golf club chalets to the wider countryside to the north;
- Creation of publicly accessible open space with elevated views across the wider landscape to the north from the hillside east of the site. Areas of Open space accessed by new paths off Station Road;

- Hilltop woodland retained and supplemented with new tree planting within open space to strengthen wooded character and backdrop;
- Boundary hedgerow to the north maintained and enhanced with hedgerow tree planting to provide a soft edge and buffer with the consented development and golf club to the north;
- Hedgerow to the eastern Site boundary enhanced with new hedgerow tree planting to soften development edge, whilst retaining views across open space towards the wooded backdrop on Godsons Hill;
- Trees within the Site retained in open space to the east of the development and supplemented with new trees to reflect field boundaries. Trees scattered to allow intervisibility and retain views across the site to the wider landscape to the north;
- Avenue tree planting centrally within the site will provide a high quality strong sense of arrival to both the site and the consented Kyngs Golf and Country Club to the north;
- Opportunities to provide marginal vegetation associated with attenuation features and existing pond for wildlife and biodiversity enhancements; and
- Wildflower / meadow grassland to areas of public open space to provide amenity and wildlife benefits.

LEGEND

- Site Boundary
- Existing Vegetation
- Proposed Street Tree Planting
- Proposed Open Space Tree Planting
- Proposed Community Orchard Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Special Meadow Mix - Emorsgate EM3 (or similar)
- Proposed Attenuation Basin
- Sustainable Drainage Systems (SUDS)
- Proposed Rain Gardens
- Proposed Community Kitchen Garden
- Proposed LEAP
- Proposed LAP
- Proposed Timber Bench
- Proposed Fencing
- Proposed Publicly Accessible Open Space
- Proposed Area for BNG Enhancements - Emorsgate EM5 Meadow Mix (or similar)
- Proposed Village Green Providing Space to Meet and Relax
- Proposed Natural Play Trail Locations



PLAY STRATEGY

- 6.97 Key to the delivery of accessible public open space is the provision of spaces for Children and Young people. A 'playable landscape' approach is proposed within the development, with play opportunities embedded within the site masterplan, with a series of destinations created and joined by a network of footpaths and cycleways.
- 6.98 A hierarchy of play spaces is proposed across the development. A mix of non-prescriptive play features and 'natural' play opportunities will be situated at key locations throughout the site, and a larger more inclusive play area situated in the south of the development. The formal play provision will be provided from a mix of Local Areas of Play (LAP's) and Locally Equipped Areas for Play (LEAP).
- 6.99 In addition to these formal play areas, the pedestrian routes will also offer a varied activity network aimed at adding interest to the route. Utilising landform, planting and natural features, the activity trails will provide opportunities to experience risk and promote challenges for a wide range of users both young and old.
- 6.100 The equipped areas of play proposed will be:
- Safely overlooked by adjoining properties and main circulation routes;
 - Maintained to ensure quality and safety of play equipment is of highest standard;
 - Accessible, with well-lit access for pedestrians and cyclists; and
 - Located in logical well used and visible corridors to promote legibility and aid orientation.

HARD LANDSCAPE MATERIALS

- 6.101 In accordance with the developers aim that the scheme will be a quality example of its type, the materials used for the construction of the external works will be considered carefully to define spaces. The selection of paving materials within the public realm, will be utilised to assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials will reinforce the different character areas within the scheme and establish a suitable hierarchy.
- 6.102 Robust macadam surfaces will be utilised for the main street network with smaller scale blockwork to street junctions providing traffic calming elements. Blocks will also be used within edge streets and courtyard spaces to reduce scale and remove traditional 'road' features. Where possible permeable paving will be utilised to driveways and parking areas to assist in source control of storm water run-off as part of source control within the SuDs management system.
- 6.103 Within the public open space pedestrian and cycle routes will primarily comprise of a compacted gravel path to create defined but informal routes around the site. As a means to integrate fully within the green/blue infrastructure, these pathways will be interspersed with timber bridges and boardwalks to allow closer interaction with both the water features and associated wildlife.



CREATING A SAFE PLACE TO LIVE

6.104 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience”

(Para. 135(f), NPPF Dec 2023)

6.105 The design proposals for the site are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.

6.106 Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

6.107 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

6.108 In forming the design proposals, the following key attributes have been included:

- Buildings have been generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
- Public open spaces, and in particular children’s play spaces are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination;
- The primary movement route/internal street network forms a gradual transition within the site, with lower category roads forming off the Main Street to serve smaller groups of dwellings, but with a clearly different street character to signal a semi-private environment;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to take ownership of the space and to let users know it ‘belongs’ to the dwellings;
- Where parking courts or private drives are proposed they are well overlooked by the surrounding built form;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.



Enhanced and optimised



“Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.”

(Para 90, NDG 2021)

- 6.109 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.
- 6.110 The ecology strategy incorporates areas of connected habitats towards the eastern extent of the site including a Biodiversity Enhancements Area where neutral grasslands with native wildflowers will be planted, whilst incorporating the creation of three wildlife ponds. Tree planting at various locations around the site and the creation of Sustainable Urban Drainage (SuDS) ponds and swales also form part of the proposals. The scheme will seek to retain hedgerows, trees and other boundary habitats wherever possible.

NEW STRUCTURE OF PLANTING

- 6.111 Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the different character areas within the scheme and provide continual reference to the surrounding landscape.
- 6.112 The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, hedgerows and tree belts. The range of planting provided will incorporate a number of ecological enhancements to improve the biodiversity of the site overall.
- 6.113 The importance of incorporating street trees, as well as tree planting within other components of the green infrastructure, is reiterated in para 136 of the NPPF:
- “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.*
- (Para 136, NPPF Dec 2023)
- 6.114 Particular attention will be given to the definition of the street network within the development parcel hierarchy through suitable provision of street trees, whilst tree planting along the primary street through the site, will be focused on informal clusters and coppices. This will further reinforce the character of the surrounding landscape and helping to create opportunities for residents and the wider community to interact with nature. Specimen tree planting will be used to accentuate key nodal points and junctures, creating a distinctive street scene and aiding orientation/identity within the site.

SUSTAINABLE DRAINAGE (SUDS) STRATEGY

- 6.115 The integration of a comprehensive Sustainable Drainage System (SuDs) has been considered from the outset and shaped the masterplan development. The aim of SuDs is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna. SuDs manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.
- 6.116 Well-designed SuDs also provide opportunities for communities to enjoy the dynamic nature of the water environment and the different habitats that may be sustained by it. The site SuDs has therefore been considered at the outset, with the water management strategy being an integral part of the overall masterplan for the development.
- 6.117 A surface water drainage strategy has been produced for the site. The impermeable area of the site will be increased. This will be mitigated by a SuDS network comprised of: a control chamber reducing flow into the existing culvert to greenfield rates; sufficient storage for a 1:100 year plus climate change event provided by detention basins; and the daylighting of an existing culvert.
- 6.118 The development will also provide a betterment to the wider catchment by alleviating the existing overland flows that emanate from the existing site. It is proposed that on-site attenuation is provided up to the 1 in 100 year plus climate change event in a pair of open attenuation basins, using sustainable drainage systems with a network of pipes to provide suitable flow transmittance.
- 6.119 In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the proposed development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area, and will in fact result in a betterment offsite, as a result of suitable management of surface water runoff discharging from the site. SuDs also include consideration of exceedance of this design standard by accommodating more severe events within the road and landscape areas, and thus preventing flooding of properties and access routes.
- 6.120 For further information regarding the proposed drainage strategy please refer to the supporting application documentation provided by PJS.

- ### General Notes

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
3. All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the Engineer immediately.
5. FFL's shown are indicative only and are subject to change at full design stage by up to +/- 450mm.
6. Retaining shown is indicative and subject to change at detailed design.



RESOURCES

Efficient and resilient



“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

- 6.121 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:
- An economic objective – to build a strong, responsive and competitive economy;
 - A social objective – to support strong, vibrant and healthy communities; and
 - An environmental objective – protecting and enhancing the natural, built and historic environment
- 6.122 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.
- 6.123 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local Development Plan.

SUSTAINABLE BUILDING TECHNIQUES

- 6.124 The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:
- Improved energy efficiency through careful building siting, design and orientation;
 - Sustainable Drainage systems (SuDs);
 - Considering fabric efficiency in the design of buildings;
 - Use of building materials capable of being recycled; and
 - An element of construction waste reduction or recycling.

BUILDING REGULATIONS

- 6.125 The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

MATERIALS AND WASTE RECYCLING

- 6.126 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

SITING AND BUILDING ORIENTATION

- 6.127 Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.
- 6.128 Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.
- 6.129 Dwellings/areas of the development that could potentially benefit from passive solar gain or the future installation of solar panels (i.e. are orientated within 30 degrees of south) are identified on the Potential Solar Gain Plan, presented opposite. The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

LANDSCAPE DESIGN AND MICROCLIMATE

- 6.130 The strategic use of tree planting can mitigate against some of the impact of colder northerly winds. Where possible the development has been designed to be self-sheltering, with arcs of tree planting included to the north-west of the development, to minimise the ‘wind chill effect’ and the potential heat loss from dwellings as a result of strong winds.

SUSTAINABLE DRAINAGE SYSTEMS

- 6.131 Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

ELECTRIC VEHICLE CHARGING POINTS

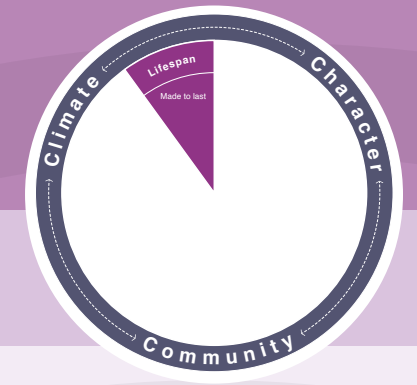
- 6.132 Where parking is to be provided charging points for electric or low emission vehicles are included where feasible.

ACTIVE TRAVEL

- 6.133 The proposal benefits from having a range of facilities typically used by residents on a day-to-day basis within an easy walk or cycle of the proposal site.

BIODIVERSITY AREA

- 6.134 The proposal incorporates the creation of a designated biodiversity area, incorporating the retention of existing woodland habitat, enhancement of grassland species with species rich seeding and careful management, as well as the creation of a water meadow and wildlife ponds helping to create an attractive environment with clear biodiversity benefits.



“Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.”

(Para. 151, NDG 2021)

A SENSE OF OWNERSHIP

6.135 The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

ADOPTION AREAS

6.136 When completed, responsibility for long term management and maintenance will typically be separated into areas including:

- Highway adoption areas;
- Public open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
- Management company (allotments and community orchard);
- Private property ownership; and
- Shared maintenance areas such as shared private drives.

ADAPTING TO CHANGING CIRCUMSTANCES

6.137 The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.

CONCLUSION

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)

7.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.

7.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for the Land off Station Road, Market Bosworth can be delivered to meet the three key NPPF objectives of sustainable design

- A social objective;
- An economic objective
- An environmental objective.

7.3 The development of the land off Station Road provides an opportunity to create a new neighbourhood for Market Bosworth with a choice of homes and provision of areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian and cycle network.

7.4 The delivery of local facilities and services, employment space and community facilities, alongside development will support both the existing and proposed communities, complementing the exiting town of Market Bosworth. The masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

7.5 The site will be a High quality development which achieves a sense of place and a locally inspired character, while moving the community towards a more sustainable future, through a significant increase in housing choice.

7.6 Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

7.7 Achieving “high quality, beautiful and sustainable buildings and places”, as set out in Section 12: Achieving well-designed and beautiful places of the NPPF, is a key overarching objective for the development proposals on the site. This DAS demonstrates how principles for well-designed places, as established in the National Design Guide, are applied to the proposals to achieve this overarching objective.

7.8 The development proposals will offer the following main benefits:

- The delivery of 126 new homes in a range of dwellings types, sizes and tenure, offering an accessible choice of lifestyles;
- The creation of an integrated and sustainable residential community with a sensitive relationship to the existing settlement and wider countryside;
- Delivery of new open spaces for the benefit of both new and existing residents in the area.
- Providing a development that is well connected, readily understood and easily navigated, with the delivery of a new access from Station Road along the southern boundary of the site;
- The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
- The retention of existing landscape structure and creation of a strong new green infrastructure framework, focused around boundary vegetation and creation of new public open spaces;
- Promoting the objectives of sustainable development through layout and design;
- Surpasses minimum open space requirements; and
- Meets Objectives of the Good Design Guide.



Cattle Grid

Track

Pond

Pond

Helipad

Godsons Hill Farm

Woodlands

Spinney Cottage

Station House

Memorial

STATION ROAD

Garage

Factory

El-Sub Sta

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Our Offices

BIRMINGHAM (City)
T 0121 308 9570
Birmingham@pegasusgroup.co.uk

BRISTOL
T 01454 625 945
Bristol@pegasusgroup.co.uk

CAMBRIDGE
T 01223 202 100
Cambridge@pegasusgroup.co.uk

CIRENCESTER
T 01285 641 717
Cirencester@pegasusgroup.co.uk

DUBLIN
T +353 (0) 1526 6714
enquiries@pegasusgroup.co.uk

EAST MIDLANDS
T 01509 670 806
EastMidlands@pegasusgroup.co.uk

EDINBURGH
T 0131 589 2774
Edinburgh@pegasusgroup.co.uk

LEEDS
T 0113 287 8200
Leeds@pegasusgroup.co.uk

LICHFIELD
T 0121 308 9570
Lichfield@pegasusgroup.co.uk

LIVERPOOL
T 0151 317 5220
Liverpool@pegasusgroup.co.uk

LONDON
T 020 3897 1110
London@pegasusgroup.co.uk

MANCHESTER
T 0161 393 3399
Manchester@pegasusgroup.co.uk

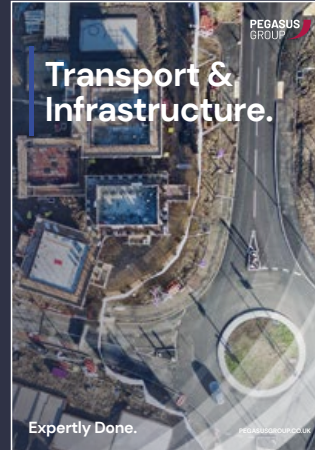
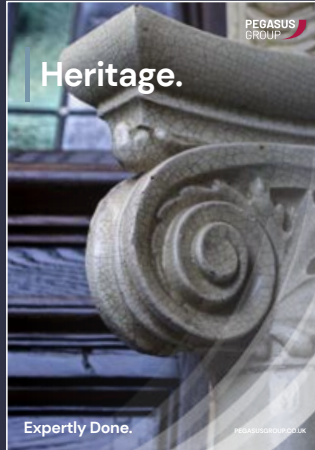
NEWCASTLE
T 0191 917 6700
Newcastle@pegasusgroup.co.uk

PETERBOROUGH
T 01733 666600
enquiries@pegasusgroup.co.uk

SOLENT
T 023 8254 2777
Solent@pegasusgroup.co.uk

GROUP SERVICES
T 0333 0160777
enquiries@pegasusgroup.co.uk

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