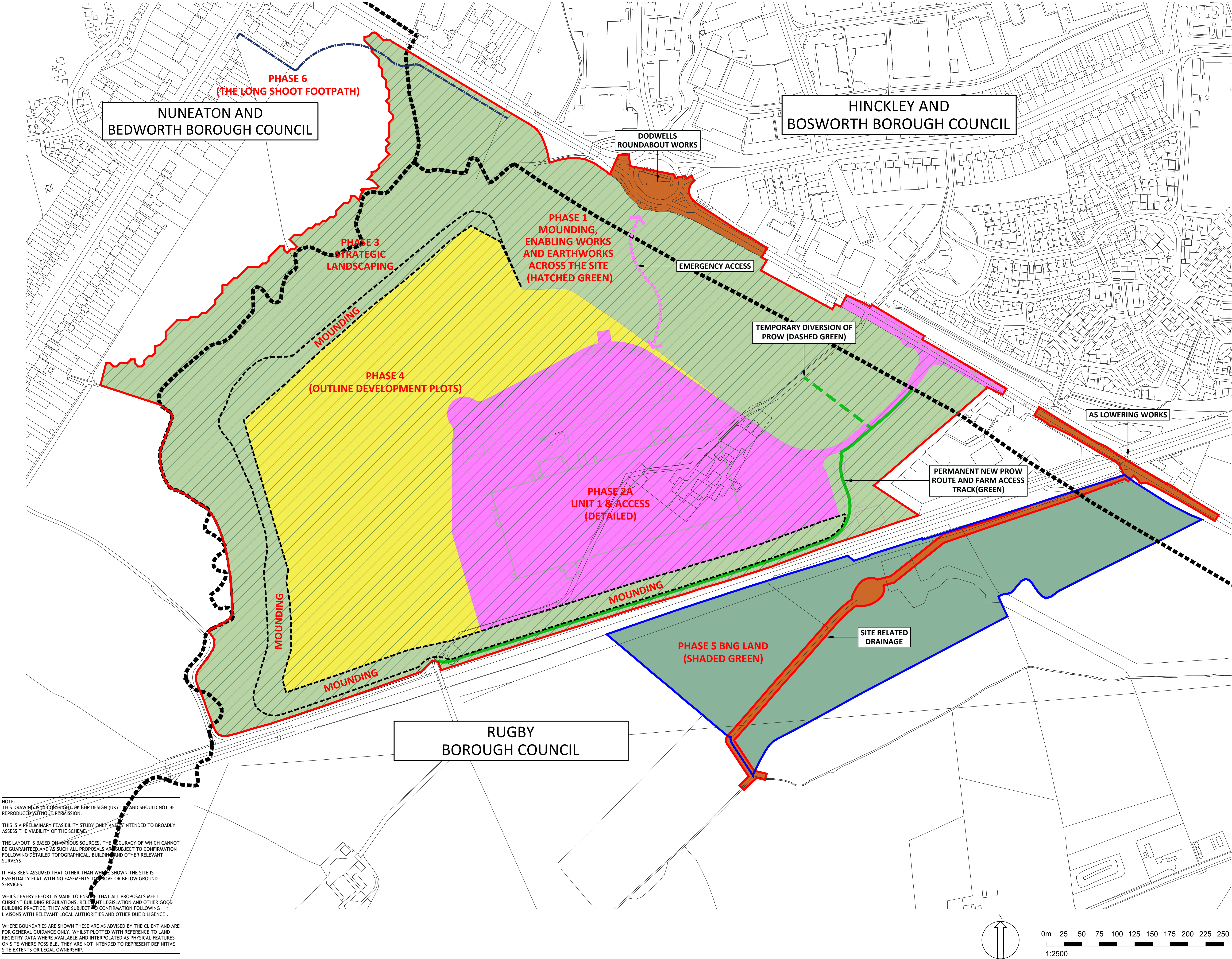




NOTE:
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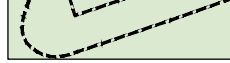
THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY AND IS INTENDED TO BROADLY ASSESS THE VIABILITY OF THE SCHEME.

THE LAYOUT IS BASED ON VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.

IT HAS BEEN ASSUMED THAT OTHER THAN WHAT IS SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.

WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES AND OTHER DUE DILIGENCE.

WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY. WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.

PHASE 1:  & 

Q1 TO Q3 2025

- MOUNDING, ENABLING WORKS AND EARTHWORKS ACROSS THE SITE

PHASE 2A:  &  & 

Q1 2025

- DEMOLITION OF EXISTING FARM
- ACCESS ARRANGEMENTS AND ESTATE ROAD
- TEMPORARY DIVERSION OF PROW (AS APPROVAL THROUGH A TEMPORARY DIVERSION ORDER)
- PERMANENT NEW PROW ROUTE AND FARM ACCESS TRACK (AS APPROVED THROUGH THE DIVERSION ORDER)
- UNIT 1 SCHEME (INCLUDES BUILDING, YARDS, ACCESS ARRANGEMENTS, PARKING, ANCILLARY BUILDINGS/STRUCTURES, ESTATE ROAD, ON-PLOT DRAINAGE AND LANDSCAPING, AND ASSOCIATED WORKS)
- EMERGENCY ACCESS FROM DODWELLS ROUNDABOUT

PHASE 2B: 

Q2 TO Q4 2025 (SUBJECT TO AGREEMENT WITH NATIONAL HIGHWAYS)

- OFF-SITE HIGHWAYS WORKS INCLUDING DODWELLS ROUNDABOUT WORKS AND A5 LOWERING WORKS
- SITE RELATED DRAINAGE
- PEDESTRIAN FOOTWAY ALONG THE NORTHERN SIDE OF THE A5 FROM NUTTS LANE RAIL BRIDGE TO THE SITE ACCESS

PHASE 3: 

Q3-Q4 2025

- STRATEGIC LANDSCAPING INCLUDING ASSOCIATED PONDS/DRAINAGE AND FOOTPATHS

PHASE 4: 

Q1-Q4 2026

- OUTLINE DEVELOPMENT PLOTS (THE DEVELOPMENT OF THE OUTLINE PLOTS AREA COULD COME FORWARD THROUGH A SINGLE OR MULTIPLE RMA'S, AS PERMITTED BY THE OUTLINE APPROVAL), INCLUDES BUILDING/S, YARDS, ACCESS ARRANGEMENTS FROM ESTATE ROAD, PARKING, ANCILLARY BUILDINGS/STRUCTURES, ON-PLOT DRAINAGE AND LANDSCAPING, AND ASSOCIATED WORKS.

PHASE 5: 

Q4 2025

- BNG LAND - OFF-SITE AND OUTSIDE THE PLANNING RED LINE BUT INCLUDED IN THE S106 AGREEMENT

PHASE 6: 

TIMESCALES FOR DELIVERY OF THIS PHASE ARE SUBJECT TO NBBC (SEE BELOW)

- AS PER THE REQUIREMENTS OF SCHEDULE 1, PARA 2.1.3 OF THE S106 WITH HBBC - THE FOOTPATH TO THE LONG SHOOT WILL BE DELIVERED IF LAND IS MADE AVAILABLE BY NBBC WITHIN 5 YEARS OF COMMENCEMENT OF DEVELOPMENT

THE ORDER OF WORKS ON SITE WILL NOT NECESSARILY REFLECT THE NUMERICAL PHASES SET OUT ON THIS PLAN

Revision: Date: By:
Client:
AGRARIAN DEVELOPMENT HOLDINGS LTD
Project:
PROPOSED DEVELOPMENT OFF
WATLING STREET (A5)
HINCKLEY
LEICESTER LE10
Drawing Title:
PHASING PLAN (PRELIMINARY)


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Scale @ A1: Date: Design: Draft:
1:2500 OCT 2024 DFC JAC
Job No: Drawing No: Revision:
18-144 SK-16-10-24/01 F