



0 20 40 60 80 100 metres

Site Boundary: Approx. 9.45ha

DEVELOPABLE AREA

Residential development area:
Approx. 3.52ha (Up to 140 units @ 40dph)

ACCESS AND MOVEMENT

- Proposed vehicular access point
- Proposed spine road through the development
- Proposed secondary streets
- Proposed private drives and lanes
- Proposed shared/focal space
- Proposed recreational routes

GREEN INFRASTRUCTURE

- Existing vegetation
- Proposed public open space with new thicket and tree planting
- Proposed wildflower planting
- Proposed locations for sustainable drainage features
- Proposed street tree planting
- Proposed children's play areas - Local Equipped Area for Play (LEAP)
- Potential trim-trail stations
- Foul Pumping Station

SURROUNDING CONTEXT

- Existing vehicular circulation
- Existing Public Footpath
- Listed Building - Grade II & Grade II*
- Local facility/points of interest
- Existing waterbodies and water courses

K	06/01/2021	SM	Minor amendment
J	03/12/2020	SM	Developable area in western field removed
I	24/02/2020	SM	Site boundary updated
H	03/02/2020	SM	Updated to reflect client's comments

Rev	Date	By	Description
 Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Earl Shilton, Leicester Road		
Title	Development Framework Plan		
Client	Gladman Developments Ltd		
Scale	1:2000 @ A3	Drawn	PM
Date	October 2019	Checked	RR
Drawing No.	CSA/4519/108	Rev	K