



KEY

	APPLICATION BOUNDARY 7.964 HECTARES / 19.679 ACRES		PROPOSED NATIVE HEDGEROW PLANTING
	ACCESS VIA STATION ROAD		MIXED SCRUB / NEUTRAL GRASSLAND
	RESIDENTIAL DEVELOPMENT		WILDFLOWER PLANTING
	PUBLIC OPEN SPACE (INC. SUDS)		PRIORITY HABITAT POND
	PRIMARY TREE LINED MOVEMENT ROUTE INCORPORATING CYCLE AND PEDESTRIAN MOVEMENT		PROPOSED ORNAMENTAL PLANTING
	SECONDARY MOVEMENT ROUTE INCORPORATING RAINWTARE GARDENS		COMMUNITY ORCHARD PLANTING
	TERTIARY STREET		COMMUNITY KITCHEN GARDEN
	PRIVATE LANE		LOCALLY EQUIPPED AREA FOR PLAY (LEAP)
	RETAINED FARM TRACK ACCESS FOR WHARF AND GODSONS HILL FARM		LOCAL AREA FOR PLAY (LAP)
	PRIMARY PEDESTRIAN / CYCLE MOVEMENT ROUTE		NATURAL PLAY TRAIL LOCATIONS
	PEDESTRIAN MOVEMENT ROUTE		AREA OF NATURALISED PLAY
	MOWN PATH MOVEMENT ROUTE		POTENTIAL CAR PARK
	EXISTING VEGETATION WITH ROOT PROTECTION AREA		ACCESS TO EXISTING WHARF FARM AND KYNGS GOLF AND COUNTRY CLUB
	PROPOSED STRUCTURAL WOODLAND PLANTING		PROPOSED PUMP STATION
	PROPOSED LOW-RISE NATIVE HEDGEROW / SHRUBBERY		SUSTAINABLE DRAINAGE SOLUTIONS WITH REEDBED PLANTING

KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA STATION ROAD;
2. PROPOSED PRIMARY KEY MOVEMENT ROUTE PROVIDING CYCLE AND PEDESTRIAN MOVEMENT THROUGHOUT THE DEVELOPMENT;
3. SECONDARY MOVEMENT ROUTES CREATING CONNECTED STREETS;
4. TERTIARY STREETS SERVING SMALL CLUSTERS OF DEVELOPMENT;
5. MAXIMISE OUTWARD FACING DEVELOPMENT FOR NATURAL SURVEILLANCE;
6. FULLY CIRCULATORY CYCLE / PEDESTRIAN ROUTES PROVIDING ACCESS TO ALL AREAS OF PUBLIC OPEN SPACE;
7. MAXIMUM RETENTION OF EXISTING VEGETATION;
8. PROPOSED TREE AND HEDGEROW PLANTING TO STRENGTHEN EXISTING VEGETATION;
9. AREA OF BIO-DIVERSITY ENHANCEMENTS INCORPORATING NATIVE HEDGEROW PLANTING, PRIORITY HABITAT PONDS, TREE PLANTING AND WILDFLOWER/NEUTRAL GRASSLAND PLANTING WITH LIMITED PUBLIC ACCESS;
10. RELOCATION OF PRIORITY HABITAT PONDS FOR THE GREAT CRESTED NEWT POPULATION;
11. KITCHEN GARDEN AND ORCHARD COMMUNITY SPACES;
12. AREAS OF EQUIPPED PLAY AND RECREATION FOR ALL AGES AT BOSWORTH COMMON, ASH GREEN AND BIRCH GREEN;
13. VIEWING CORRIDORS WITH LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE; AND
14. VILLAGE GREEN PROVIDING SPACE TO MEET AND RELAX.

Rev 1: Amendment to play spaces (26/12/24 C&I)
Rev 2: Update to landscaping, include trees and shrubs to Godsons Hill Farm (26/01/24 C&I)
Rev 3: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 4: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 5: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 6: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 7: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 8: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 9: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 10: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 11: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 12: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 13: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 14: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 15: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 16: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 17: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 18: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 19: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 20: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 21: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 22: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 23: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 24: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 25: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 26: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 27: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 28: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 29: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 30: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 31: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 32: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 33: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 34: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 35: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 36: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 37: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 38: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 39: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 40: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 41: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 42: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 43: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 44: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 45: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 46: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 47: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 48: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 49: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 50: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 51: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 52: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 53: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 54: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 55: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 56: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 57: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 58: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 59: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 60: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 61: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 62: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 63: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 64: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 65: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 66: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 67: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 68: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 69: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 70: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 71: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 72: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 73: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 74: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 75: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 76: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 77: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 78: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 79: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 80: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 81: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 82: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 83: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 84: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 85: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 86: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 87: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 88: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 89: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 90: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 91: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 92: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 93: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 94: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 95: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 96: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 97: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 98: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 99: Update to landscaping and proposed planting (22/02/24 C&I)
Rev 100: Update to landscaping and proposed planting (22/02/24 C&I)

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. 2022. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. Pegasus Group no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 02035641777 www.pegasusgroup.co.uk

LAND NORTH OF STATION ROAD – DEVELOPMENT FRAMEWORK PLAN



| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: MC | APPROVED BY: JW | DATE: 19.07.24 | SCALE: 1:1000@A1 | DRWG: P24-1644_DE_003-01 | REV: I | CLIENT: RICHBOROUGH