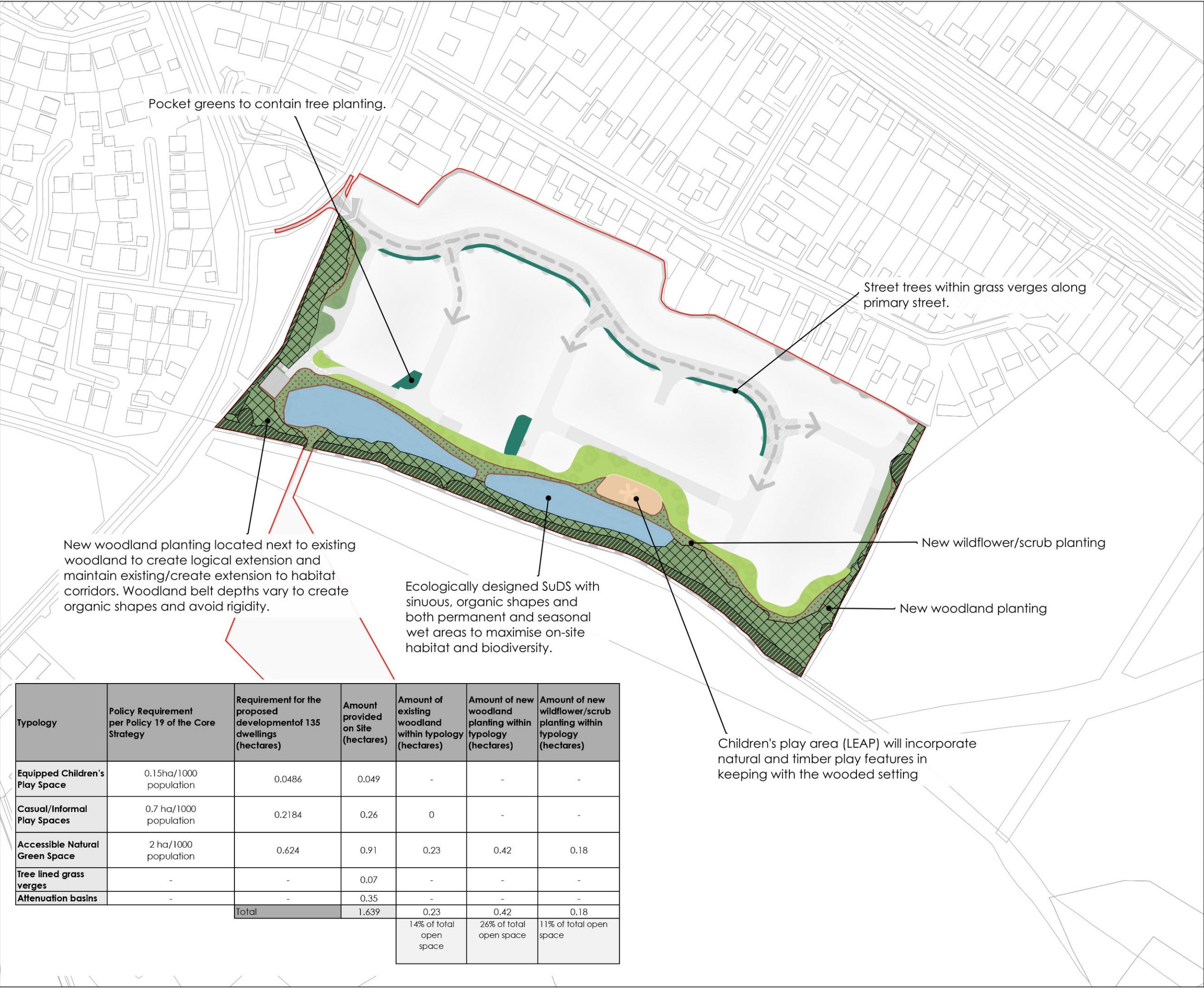




- Site Boundary: **6.39ha**
- Casual/informal play space: **0.26ha**
- Accessible natural green space: **0.91ha**
- Existing woodland planting within Accessible natural green space: **0.23ha**
- New woodland planting within Accessible natural green space: **0.42ha**
- New wildflower/scrub planting within Accessible natural green space: **0.18ha**
- Grass verges: **0.07ha**
- Attenuation basins: **0.35ha**
- Children's play area (LEAP): **0.049ha**

Green Infrastructure: **1.639ha**

New woodland planting located next to existing woodland to create logical extension and maintain existing/create extension to habitat corridors. Woodland belt depths vary to create organic shapes and avoid rigidity.

Ecologically designed SuDS with sinuous, organic shapes and both permanent and seasonal wet areas to maximise on-site habitat and biodiversity.

Street trees within grass verges along primary street.

New wildflower/scrub planting

New woodland planting

Children's play area (LEAP) will incorporate natural and timber play features in keeping with the wooded setting

Typology	Policy Requirement per Policy 19 of the Core Strategy	Requirement for the proposed development of 135 dwellings (hectares)	Amount provided on Site (hectares)	Amount of existing woodland within typology (hectares)	Amount of new woodland planting within typology (hectares)	Amount of new wildflower/scrub planting within typology (hectares)
Equipped Children's Play Space	0.15ha/1000 population	0.0486	0.049	-	-	-
Casual/Informal Play Spaces	0.7 ha/1000 population	0.2184	0.26	0	-	-
Accessible Natural Green Space	2 ha/1000 population	0.624	0.91	0.23	0.42	0.18
Tree lined grass verges	-	-	0.07	-	-	-
Attenuation basins	-	-	0.35	-	-	-
Total			1.639	0.23	0.42	0.18
				14% of total open space	26% of total open space	11% of total open space

B	2.10.25	SM	Additional planting shown
Rev	Date	By	Description

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land South of Jacqueline Road, Markfield

Title Land Use Plan

Client Taylor Wimpey UK Ltd

Scale 1:2000 @ A3 Drawn SM

Date Sept 2025 Checked TV

Drawing No. CSA/2550/137 Rev B