



KEY

	SITE LOCATION (TBC) 7.964 HECTARES / 19.679 ACRES		PROPOSED NATIVE HEDGEROW PLANTING
	ACCESS VIA STATION ROAD (TBC)		MIXED SCRUB / NEUTRAL GRASSLAND
	RESIDENTIAL DEVELOPMENT 3.53 HECTARES / 8.72 ACRES @ 35 DPH CIRCA. 125 UNITS		WILDFLOWER PLANTING
	PUBLIC OPEN SPACE (INC. SUDS) 4.28 HECTARES / 10.58 ACRES 53.74% OF SITE BOUNDARY		PRIORITY HABITAT PONDS
	PRIMARY TREE LINED MOVEMENT ROUTES INCORPORATING CYCLE AND PEDESTRIAN MOVEMENT		PROPOSED ORNAMENTAL PLANTING
	SECONDARY MOVEMENT ROUTES INCORPORATING RAINWTARE GARDENS		COMMUNITY ORCHARD PLANTING
	TERTIARY STREETS		COMMUNITY KITCHEN GARDEN
	PRIVATE LANES		LOCALLY EQUIPPED AREA OF PLAY
	RETAINED FARM TRACK ACCESS FOR WHARF FARM (TO BE BOLLARDED TO RESTRICT USE)		LOCAL AREAS OF PLAY
	PRIMARY PEDESTRIAN / CYCLE MOVEMENT ROUTES		NATURAL PLAY TRAIL LOCATIONS
	PEDESTRIAN MOVEMENT ROUTES		AREA OF NATURALISED PLAY
	MOWN PATH MOVEMENT ROUTES		POTENTIAL CAR PARK
	EXISTING VEGETATION WITH RPA'S (PJS24-0085-DR-0002B DRAINAGE CONSTRAINTS PLAN)		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. MAXIMUM 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 WOODLAND AND LOW-RISE NATIVE SHRUBBERY PLANTING TO BUFFER EXISTING FARM BUILDINGS AND TO BOLSTER THE EXISTING WOODLAND TO THE EAST;
9. PROPOSED SHRUBBERY AND HEDGEROW TO PERIMETER OF DEVELOPMENT;
10. WILDFLOWER PLANTING AND NATURAL GRASSLANDS TO PROMOTING BIO-DIVERSITY AND HABITAT CREATION;
11. RELOCATION OF PRIORITY HABITAT PONDS FOR THE GREAT CRESTED NEWT POPULATION NOW FOUND WITHIN A NEWLY PROPOSED AREA OF PROTECTION, DEVOID OF FOOTPATHS;
12. COMMUNITY SPACE IN THE FORM OF KITCHEN GARDEN AND ORCHARD;
13. AREAS OF EQUIPPED PLAY AND RECREATION FOR ALL AGES AT BOSWORTH COMMON, ASH GREEN AND BIRCH GREEN;
14. VIEWING CORRIDORS WITH LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE;
15. AREA OF BIO-DIVERSITY ENHANCEMENTS INCORPORATING NATIVE HEDGEROW PLANTING, PRIORITY HABITAT PONDS, TREE PLANTING AND WILDFLOWER/NEUTRAL GRASSLAND PLANTING. LIMITED PUBLIC ACCESS; AND
16. SUSTAINABLE DRAINAGE SOLUTIONS WITH REEDBED PLANTING..

Expertly Done.

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

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LAND NORTH OF STATION ROAD – DEVELOPMENT FRAMEWORK PLAN

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