

KEY

- Site boundary 7.96ha
- Proposed vehicular access via Station Road
- Existing access to Wharf Farm retained
- Public Open Space (POS)
- Residential development
- Existing vegetation
- Proposed vegetation
- Community orchard planting
- Natural play trail locations
- Shared cycle and pedestrian route
- Pedestrian movement
- Sustainable Drainage System (SuDS)
- Proposed pump station
- Local equipped area for play (LEAP)
- Local area for play (LAP)

KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA STATION ROAD;
2. PROPOSED PRIMARY KEY MOVEMENT ROUTE PROVIDING CYCLE AND PEDESTRIAN MOVEMENT THROUGH 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;
10. RELOCATION OF PRIORITY HABITAT PONDS FOR THE GREAT CRESTED NEWT POPULATION;
11. COMMUNITY ORCHARDS;
12. AREAS OF EQUIPPED PLAY AND RECREATION FOR ALL AGES;
13. VIEWING CORRIDORS WITH LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE; AND
14. VILLAGE GREENS PROVIDING SPACES TO MEET AND RELAX.

N

0 50m

REV C: Amendments to layout (14.04.25 GN)
REV B: Play spaces amended (06.11.24 CM)
REV A: Footpath connection to Station Road added (18.10.24 CM)
FIRST ISSUE: For client comment (17.10.24 CM)

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LAND NORTH OF STATION ROAD, MARKET BOSWORTH | **ILLUSTRATIVE MASTERPLAN**

TEAM/DRAWN BY: CM | APPROVED BY: JW | DATE: 14/04/2025 | SCALE: 1:1000 @ A1 | DRAWING REF: P24-1644_DE_0004 | REV: C | CLIENT: RICHBOROUGH