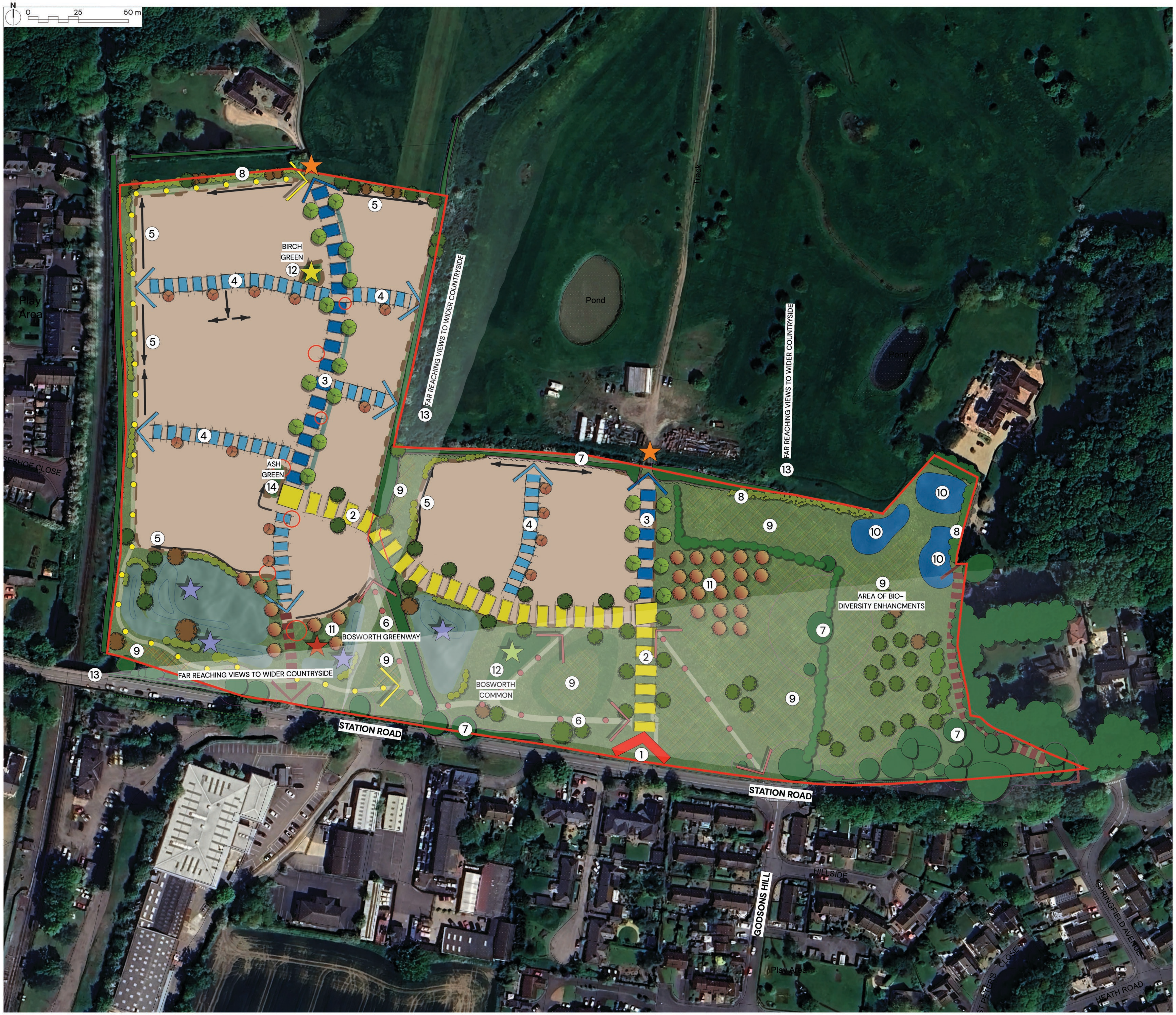

KEY

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

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. 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 J: Updated in accordance to the testing layout (07.04.25 EA)
Rev I: Amendment to play spaces (06.11.24 CM)
Rev H: Updates to landscaping. Added farm track to Godsons Hill Farm (09.10.24 EA)
Rev G: Updates to existing and proposed planting (04.10.24 CM)
Rev F: Updated design principles. Updated northern block. General POS and developable area updates. (02.10.24)
Rev E: Updated redline, changes to POS and developable area. (01.10.24 EA)
Rev D: Updated to reflect BNG recomendations
Rev C: Updates to layout following client and consultants comments. (19.08.2024 MC)
Rev B: Road allignments updated to run along existing track. (07.08.2024 RL)
REV A: Drainage system changes, and block changes to increase developable area (05.08.2024 EA)
First Issue: (19.07.2024 MC)

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LAND NORTH OF STATION ROAD – **DEVELOPMENT FRAMEWORK PLAN**

PEGASUS GROUP

| 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: J | CLIENT: RICHBOROUGH

Expertly Done.

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

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