



## LEGEND

- Site Boundary
- Raw Settlement Edge
- Existing Footpath Routes
- Watercourse
- Green Infrastructure Corridor
- Glimpsed Views to and from the Site
- Land Suggested to be Retained as a Landscape Buffer
- Consented Phase 1 Development Blocks
- Contours at 1m Intervals (Metres above Ordnance Datum)



**Landscape Opportunities and Constraints** Provided by Tyler Grange | Not to Scale





# 3.9 Ecology and Arboriculture

## Ecology

An Ecological Impact Assessment has been prepared by Tyler Grange for the proposed development.

This finds that no ecological features that would affect the principle of development at the site have been identified at this stage.

The development has been designed to retain and protect features of greatest ecological importance where possible, namely the woodland and mature trees, hedgerows and treelines, and the Thurlaston brook. There will be a loss of areas of grassland on site (of no more than local ecological importance), as well as a discrete loss of hedgerow and treeline habitat, and discrete culverting of the Thurlaston brook to facilitate new access roads into the proposed development.

It is considered that with the implementation of the mitigation and enhancement strategy described in the full EIA document (Section 3), the proposed development would be in conformity with relevant policy and legislation.

## Tree Survey

A Arboricultural Impact Assessment has been prepared by Tyler Grange for the proposed development.

Existing trees are largely contained to the site boundaries. Three trees are located internally which include two high value (Category A) oak trees and one oak tree which is mostly dead. It is understood that there are no Tree Preservation Orders administered to trees on / adjacent to the site and there are no designated Ancient Woodlands present. None of the trees surveyed were classified as veteran or ancient trees.

The proposed development is considered supportable from an arboricultural perspective at this outline stage. Should consent be granted, it is recommended that an Arboricultural Method Statement and Tree Protection Plan is secured by a suitably worded planning condition.



**Tree Constraints Plan**  
Provided by Tyler Grange  
Not to Scale

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees in Poor Condition

Root Protection Areas

Tree Shading Constraints

\*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

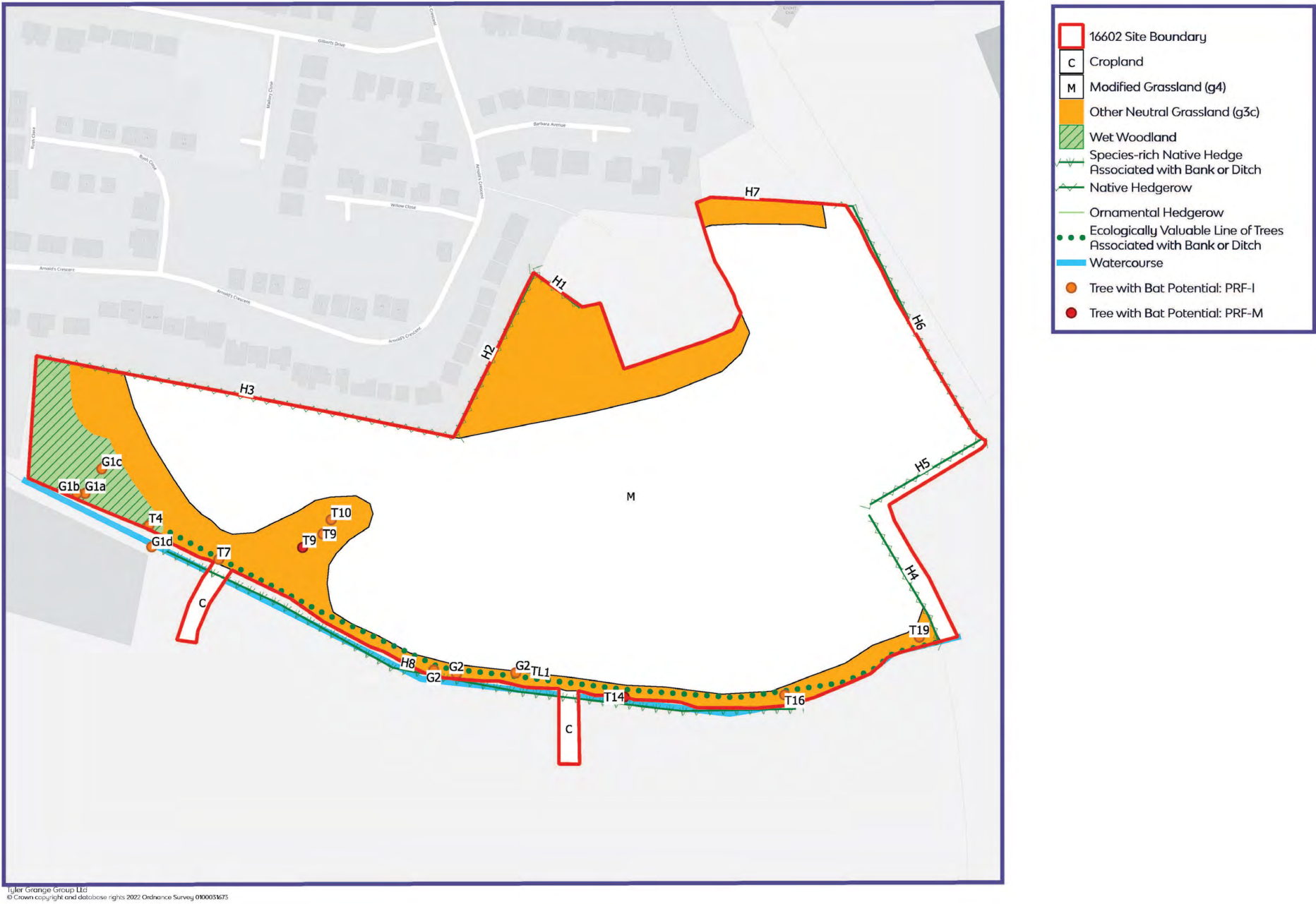


BNG

A Biodiversity Net Gain Assessment has been carried out by Tyler Grange for the Site, outlining the baseline habitats for the Site.

The baseline habitat on the site comprise grassland (modified and other neutral), wet woodland, and cropland with native hedgerows, treelines and a watercourse bounding the site.

The full BNG findings assessed against the scheme design are set out in Section 5.



**BNG Habitat Plan**  
Provided by Tyler Grange  
Not to Scale



## 3.10 Opportunities & Considerations

As part of a comprehensive review of the site, a series of key site considerations and development opportunities have been identified. This is accompanied by an 'Opportunities and Considerations' plan as follows.

### Key Considerations

- Presence of surface water flooding along the southern portion of the Site
- Sewer easement running across the Site in the north
- Minimal level change from north-east to south-west
- Existing residential edge and amenity to north-west of the Site
- Existing vegetation and trees along periphery of the Site
- Integrating with the Brascote Lane development appropriately

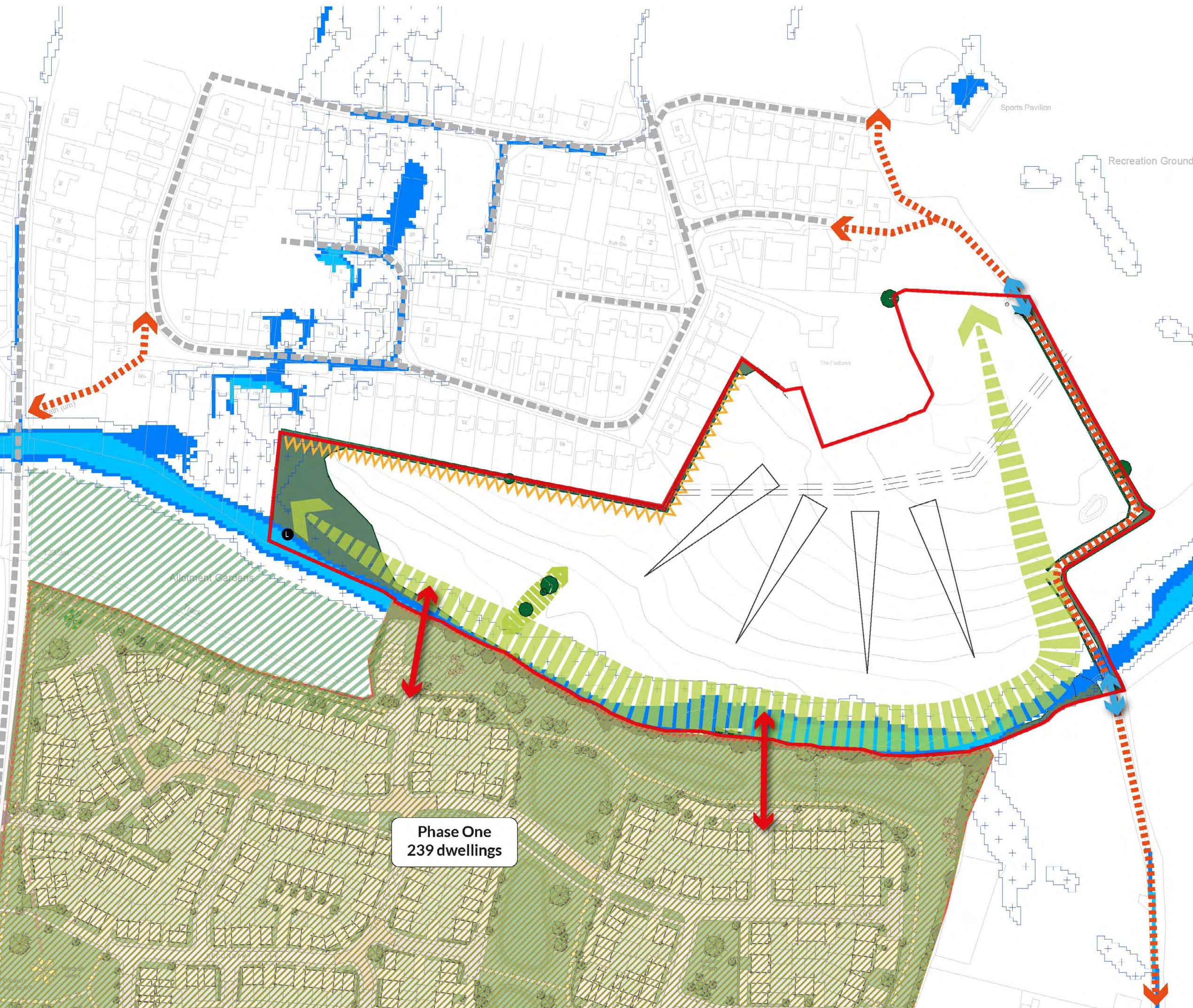
### Key Opportunities

- Enhance Phase 1 green infrastructure
- Improve Connections
- Increase local housing choice
- Provide a mix of dwelling types, sizes and tenures
- Provision of new vehicular, pedestrian and cycle access from the Brascote Lane development
- Carefully stitching new dwellings into the existing built-up edge
- Tying into the existing Public Right of Way which runs along the Site's eastern boundary
- Retention of existing vegetation across the Site where possible
- Provision of a green link along the southern and eastern edge of the Site



Public Right of Way - running to the east of the Site





Phase One  
239 dwellings

## Opportunities and Considerations

Not to Scale



- Site Study Area
- Existing Highway Network
- Access from Phase One
- Green Link
- Public Right of Way
- Pedestrian Access Points
- Exposed residential edge
- Existing Vegetation / Trees
- Allotment Gardens to West
- Phase One - 239 Dwellings
- Surface Water Flooding - 1 in 30
- Surface Water Flooding - 1 in 100
- Surface Water Flooding - 1 in 1000
- Sewer Easement
- Level Change
- Site High Point
- Site Low Point



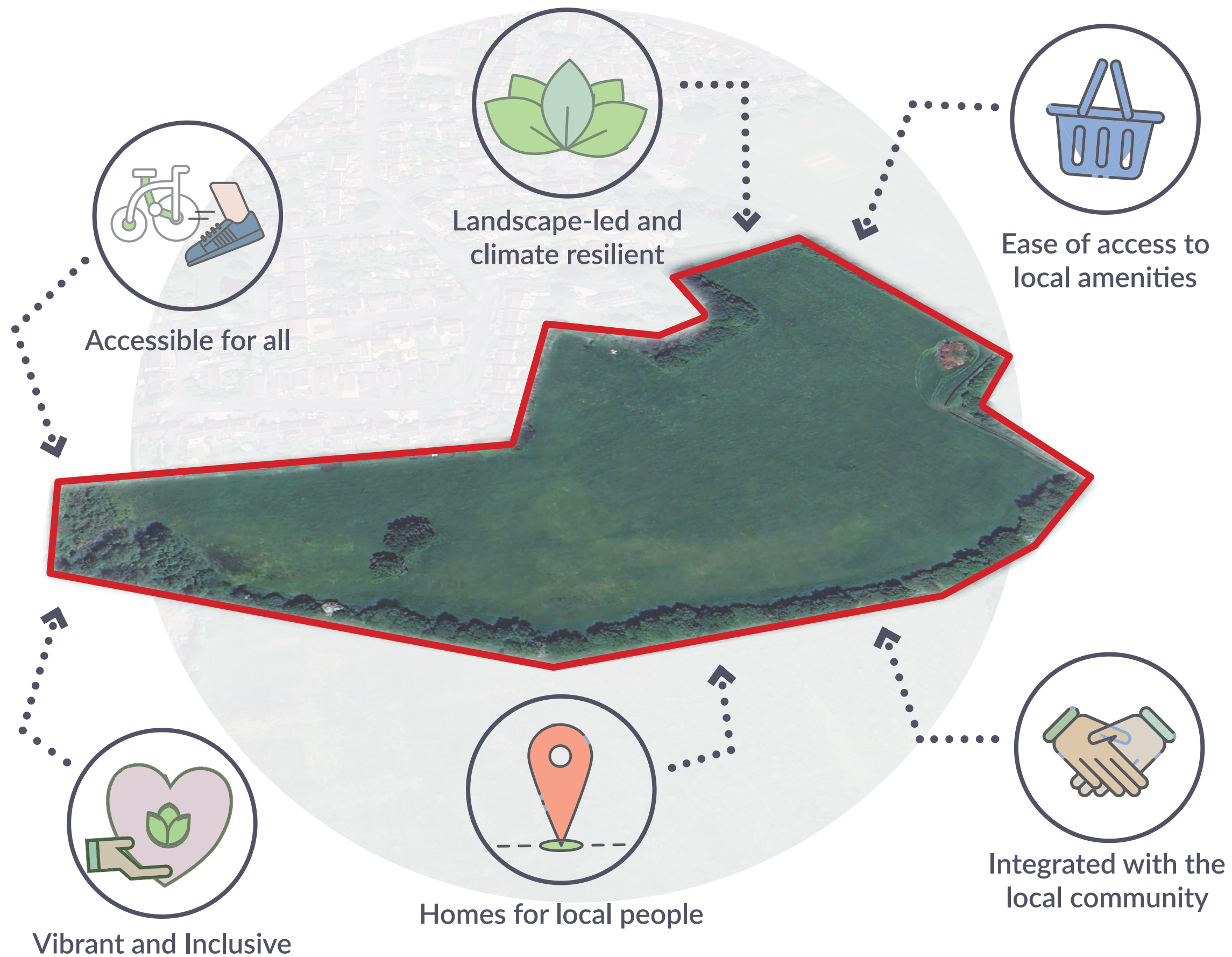


# 04 Design Response & Vision

## 4.1 Design Charter

The Design Charter outlines the core design principles for the Site, developed following the Site and Context Analysis. In turn, these inform the characteristics of the Framework Plan which is set out in Section 4.2.







## 4.2 Framework Plan

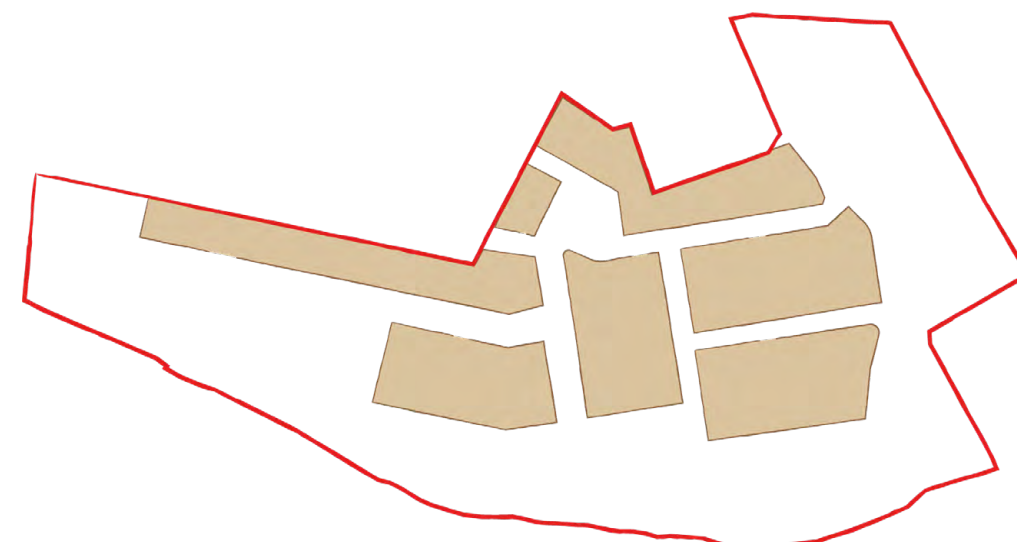
The development of the framework plan seeks to apply best practice urban design principles in order to form a sustainable, landscape-led and pedestrian friendly development.

- **Site Study Area 6.86ha**
- **Potential for residential development of up to 135 dwellings. This development relates to the existing built form and character in Newbold Verdon**
- **0.81ha of Public Open Space and green infrastructure including a dedicated play space and new landscaping**
- **Dedicated vehicular access from the Brascote Lane development to the south, and enhanced dedicated pedestrian access provided onto the Public Right of Way network**
- **Existing vegetation will be retained and enhanced where possible**
- **A layout which provides a clear street hierarchy to aid legibility and wayfinding**
- **Landscape-led design rationale with key green infrastructure and public open space integrated**
- **High quality sustainable drainage strategy which enhances ecology, landscaping and character**

The framework plan demonstrates a placemaking first approach which responds to the site and the context providing a basis upon which future more detailed design proposals will be based.

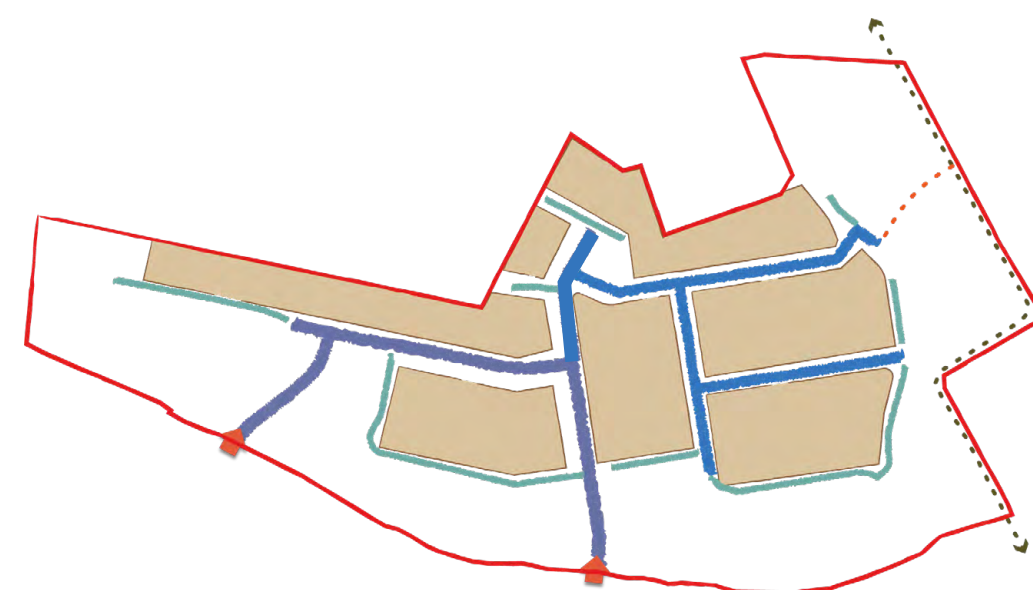
### Development Blocks

- Site Study Area
- Outward facing Development Blocks



### Movement

- Primary
- Secondary
- Private
- Public Right of Way
- Footway Connections
- ➔ Access



### Green & Blue

- POS / Green Infrastructure
- Existing Vegetation
- SUDS
- Play







## Framework Plan

Not to Scale

Not submitted for planning approval

- Primary Access from Brascote Lane
- Pedestrian / Cycle Access
- Connections from 'Brascote Lane' consented outline residential development
- Residential Use
- Primary Route
- Secondary Route
- Private Drive
- Public Right of Way
- Attenuation Basin
- Play Space
- New and Enhanced Vegetation
- Retained Trees and Hedges (including RPA)
- Active Frontages
- Sewer Easement
- Pumping Station










# 4.3 Relationship with Phase One, 'Brascote Lane'

As discussed the development proposals outlined within this DAS form a second phase of development and relationship with the approved Brascote Lane scheme to the south.

Vehicular access to the proposed development is formed via two points of access from the Brascote Lane development, which itself is accessed via one point of access from Brascote Lane to the west.


Following development of Brascote Lane It is considered that the development proposals would fill the urban gap between the approved development and the Newbold Verdon settlement, making the proposed development a natural and appropriate extension.


Development proposals for Phase Two echo the Brascote Lane development to provide a clear continuation of design principles:

-  High quality street design incorporating a clear street hierarchy
-  Integrated SUDS including swales along key streets
-  Pedestrian connectivity to the north, via the PROW
-  Enhanced greenways
-  Continuation of high quality green space, publicly accessible for residents of Newbold Verdon

Development Phasing

Not to scale

 Site Study Area

 Land off Brascote Lane

