



LEGEND

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| SITE LOCATION (TBC) 72.58 ACRES / 29.37 HECTARES | TERTIARY MOVEMENT ROUTE (ROAD WIDTH 4.8M) | NATURAL PLAY LOCATION |
| LAND IN CLIENTS CONTROL (TBC) 16.90 ACRES / 6.84 HECTARES | PRIVATE LANE (LANE WIDTH 3.75M - 4.5M) | EXISTING VEGETATION |
| PROPOSED RESIDENTIAL AREA CIRCA 12.55 HA - CIRCA 475 NO. DWELLINGS @ 38 DPH | GREAT CENTRAL WALKWAY | REINSTATED HEDGEROW PLANTING |
| POTENTIAL FUTURE DEVELOPMENT | PUBLIC RIGHT OF WAY | STRUCTURAL PLANTING |
| POTENTIAL BOLT ON LAND FOR SECONDARY SCHOOL CIRCA 1.8 HA | POTENTIAL REDIRECTION OF PUBLIC RIGHT OF WAY | ORNAMENTAL PLANTING |
| RESERVED LAND FOR FUTURE SECONDARY SCHOOL SPORTS PROVISION | PEDESTRIAN MOVEMENT ROUTE | EXISTING SEASONAL POND |
| PROPOSED FORM 2 PRIMARY SCHOOL 1.2 HECTARES | POTENTIAL EMERGENCY ACCESS ROUTE VIA NEWTON LANE (TBC) | 8.0M EASEMENT TO EXISTING BROOK COURSE |
| PRIMARY LOOPED MOVEMENT ROUTE TYPE A - INCORPORATING CYCLEWAY (ROAD WIDTH 6.1M) | PROPOSED ACCESS | 7.0M GAS EASEMENT (TBC) |
| PRIMARY MOVEMENT ROUTE TYPE B (ROAD WIDTH 6.1M) | POTENTIAL LOCATION FOR COMMUNITY TRIM TRAIL | 10.0M SEVERN TRENT WATER EASEMENT (TBC) |
| SECONDARY MOVEMENT ROUTE (ROAD WIDTH 5.5M) | LOCALLY EQUIPPED AREA FOR PLAY | 100M GCN LOCATION (TBC) |

KEY PRINCIPLES

- POTENTIAL ACCESS ONTO SITE VIA CENTRAL PARK DRIVE AND PERSIMMON DEVELOPMENT TO SOUTH;
- PROPOSED PRIMARY INFRASTRUCTURE INCLUDING LOOPED BUS ROUTE;
- SECONDARY MOVEMENT ROUTES PROVIDING ACCESS TO LARGER PARCELS OF DEVELOPMENT;
- TERTIARY MOVEMENT ROUTES PROVIDING ACCESS TO SMALLER CLUSTERS OF DEVELOPMENT
- SERIES OF GREENWAYS HELPING TO RETAIN EXISTING ECOLOGY WITH OPPORTUNITIES FOR ENHANCED PLANTING AND LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE;
- LOCALLY EQUIPPED AREA OF PLAY AND NATURAL PLAY LOCATIONS SERVING NEW AND EXISTING RESIDENTS;
- PROPOSED LOCATION FOR COMMUNITY TRIM TRAIL PROVIDING OPPORTUNITIES FOR COMMUNITY EXERCISE AND SOCIAL INCLUSION
- PROPOSED REINSTATING OF HISTORIC FIELD BOUNDARY PLANTING;
- MAXIMUM RETENTION OF EXISTING FIELD BOUNDARIES AND VEGETATION;
- NEW WOODLAND PLANTING TO MAXIMISE ECOLOGY AND OPPORTUNITIES FOR WOODLAND/NATURE TRAILS;
- RETENTION OF EXISTING PEDESTRIAN MOVEMENT ROUTES WITH NEW ROUTES LINKING BACK TO THE EXISTING HIGHWAY INFRASTRUCTURE;
- UTILISATION OF EXISTING SITE LOW POINTS FOR SUSTAINABLE URBAN DRAINAGE;
- DEVELOPMENT OFFSET TO ASHLAWN CUTTING LOCAL NATURE RESERVE;
- MAXIMUM PROVISION FOR PEDESTRIAN MOVEMENT TO PROVIDE MAXIMUM PERMEABILITY THROUGHOUT THE DEVELOPMENT; AND
- NEWLY CREATED OPEN SPACE PROVIDING AN AREA OF SEPARATION BETWEEN RUGBY TOWN AND NEWTON VILLAGE.

