

### 01 SITE ACCESS

The existing access junction is retained and enhanced with a new footpath and crossing subject to Highway approval. It is proposed that the internal access road is also retained if possible.

### 02 GREEN BUFFER

Existing tree and grass verges adjacent Leicester Road retained to create a buffer zone to the new development.

### 03 LISTED BUILDING SETTING

The new dwellings are set back from the northern boundary and new landscaping provided to enhance the setting of the listed Three Roofs Cottage.

### 04 HOUSING MIX & DENSITY

The indicative masterplan proposes a mix of 2 & 3 storey houses providing 75-80% 2 & 3 bed dwellings and 20-25% 4 bed dwellings. Affordable housing will be provided in line with local planning policy. The proposal seeks to a lower housing density to the eastern end minimizing any visual impact on the adjacent open countryside. Western plot – 28 houses per hectare Eastern plot – 20 houses per hectare

### 05 LINEAR PARK

The creation of a central green park that runs north to south through the site connecting a network of pedestrian footpaths within the application site. The open space provides the primary focus for the new development as well as providing a valuable recreation and ecological resource.

### 06 GREEN INFRASTRUCTURE

A network of pedestrian footpaths through the site linking up with existing public footpaths adjacent to the site on the eastern boundary which provides direct access to Wolvey village centre.

### 11 VILLAGE SQUARE

The creation of a village square providing an important public open space and secondary focal point for the development. An attenuation pond is provided as part of the SuDS strategy.

### 10 ECOLOGY & WILDLIFE HABITATS

The retention and enhancement of the existing ecology to the site boundaries with additional tree planting and grasslands. It is proposed that the masterplan will incorporate 'dark zones' where the lighting scheme will be developed to promote wildlife corridors.

### 09 NATURALISED PLAY AREAS

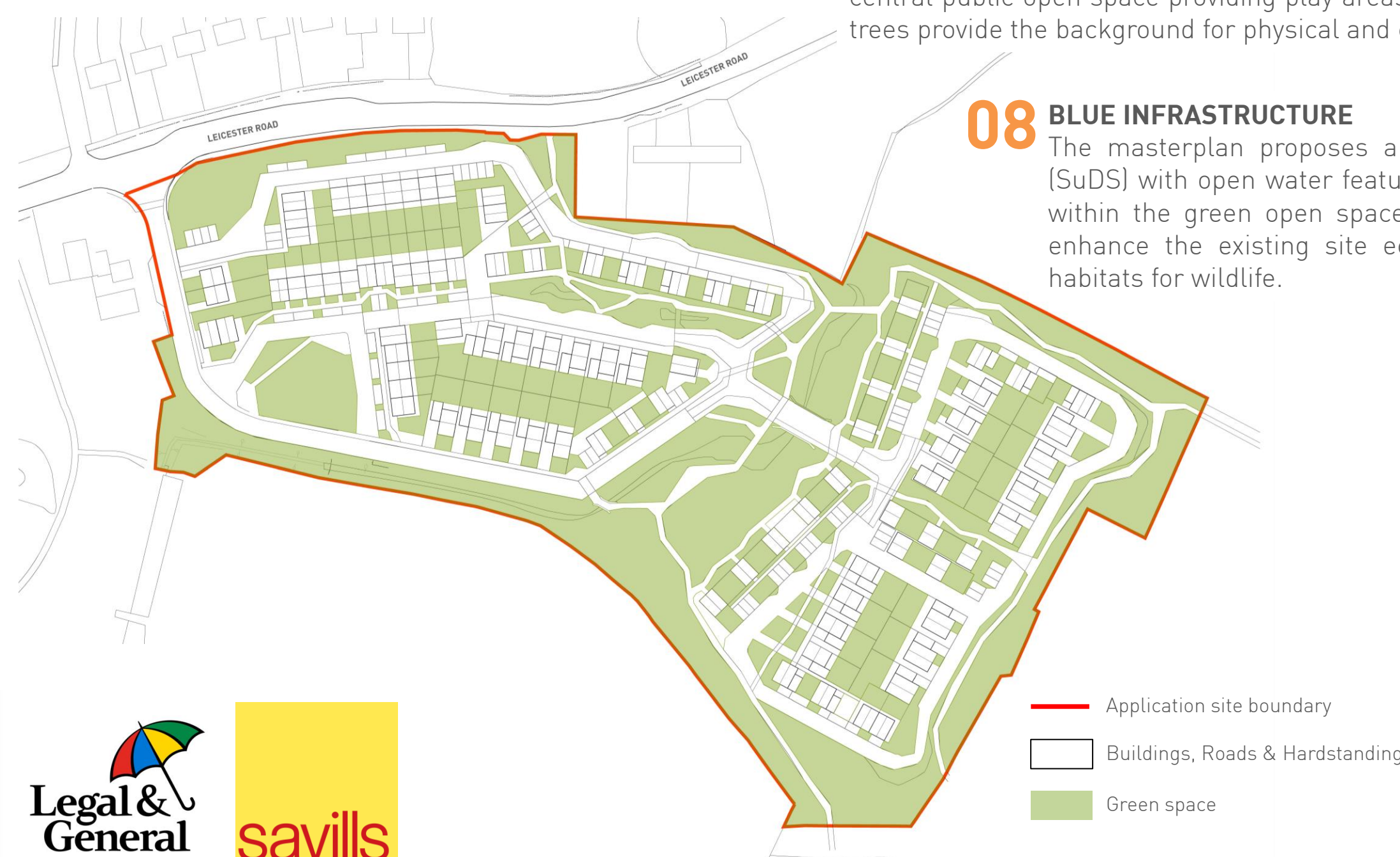
The creation of a number of naturalised play zones within the central public open space providing play areas where plants and trees provide the background for physical and creative play.

### 08 BLUE INFRASTRUCTURE

The masterplan proposes a sustainable drainage system (SuDS) with open water features through swales and ponds within the green open spaces. The new water bodies will enhance the existing site ecology by providing additional habitats for wildlife.

### 07 DEVELOPMENT SET BACK

The proposed dwellings are set back from the eastern boundary with new supplementary tree planting providing a visual buffer to the proposed development when viewed from key vantage points around the application site.



**49%** OF THE SITE DEVELOPMENT WILL BE OCCUPIED BY HOUSING, ROADS, CAR PARKING AND OTHER HARD STANDING AREAS

**51%** OF THE SITE IS PROPOSED AS GREEN SPACE CONSISTING OF A LINEAR PARK, ATTRACTIVE WATER FEATURES, NATURAL PLAY ZONES, PRIVATE GARDENS AND ENHANCEMENT OF EXISTING WILDLIFE HABITATS.