



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

Site 32.35 Ha

**Built Development**

- Residential 17.90Ha  
Includes houses, primary street, other residential streets and private gardens Up to 800 units at 45 dph
  - Proposed Primary School
  - Proposed Community Hub
- } 2.0 Ha

**Streets**

Consent is sought for points of access. Please refer to DTA Means of Access Plans. Deviation of ~20m either side of Primary Street as shown

- Primary Street
- Proposed Points of Access  
1: Frankley Beeches Road  
2: Tessall Lane
- School Access Only (Frankley Beeches Road)
- Indicative emergency access route

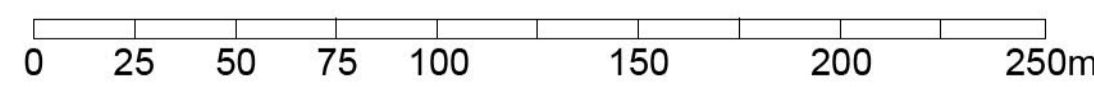
**Green Infrastructure**

- Existing retained vegetation and features
- New woodland, tree and hedgerow planting
- Potential location for replacement of existing pond
- Existing brook
- Public Open Space 12.45Ha  
Includes new woodland, hedgerows, tree planting, informal kickabout area, play areas, grassland, wetland habitats and detention basins. Includes retained hedgerows and trees
- Detention Basins (Drainage Feature)
- Multi-Use Games Area (M = MUGA)
- Equipped Play (N = NEAP)
- Equipped Play (L = LEAP)
- Informal kickabout area
- Indicative pedestrian/cycle routes
- Indicative Trim Trail route

Notes:

Variations in building heights will be adopted across the development but the majority of buildings would be no greater than 2 storey at a maximum building height of up to 9.0m Above Ordnance Datum from existing ground level to ridge line excluding any point features.

The central part of the site and along the Primary Street will allow for some 2.5-3 storey dwellings up to a maximum of 12.0m in height excluding any point features to help frame feature squares or to provide 'keynote' buildings within the layout.



J:\6800\6863\LANDS\Plans\InDesign\6863 Development Framework [V].indd

Bloor Homes Western  
Land off Frankley Beeches Road

**DEVELOPMENT FRAMEWORK**

1:2000@A1  
24th November 2021 CEP/TJ  
**6863-L-04 rev V**

masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
arboriculture

FPCR Environment and Design Ltd  
Lockington Hall  
Lockington  
Derby DE74 2RH

t: 01509 672772  
f: 01509 674565  
e: mail@fpcr.co.uk  
w: www.fpcr.co.uk