



KEY

	SITE BOUNDARY (TBC) 6.75 HA 16.68 ACRES		PROPOSED PLANTING
	PROPOSED RESIDENTIAL DEVELOPMENT NDA 3.49 HA / 8.62 ACRES @ 33 DPH = 115 DWELLINGS		STRUCTURAL PLANTING ALONG LONGWOOD LANE DEVELOPMENT EDGE
	PROPOSED DEVELOPMENT PARCELS FOR ALLOCATED LAND NDA 2.1 HA / 5.2 ACRES		ORNAMENTAL PLANTING
	POTENTIAL SITE ACCESS VIA LONGWOOD LANE (TBC)		LOCALLY EQUIPPED AREA OF PLAY
	PRIMARY MOVEMENT ROUTE		MOAT BRIDGE PROVIDING A CONNECTION TO WALSALL COUNTRY PARK
	SECONDARY MOVEMENT ROUTE		POTENTIAL FUTURE CONNECTION TO ALLOCATED LAND
	TERTIARY MOVEMENT ROUTE		HAYHEAD FARM SHOP
	PRIMARY PEDESTRIAN MOVEMENT		ST MARTIN'S CHURCH
	POTENTIAL PEDESTRIAN CONNECTIONS TO WALSALL COUNTRY PARK		CO-OPERATIVE FOOD STORE
	PROPOSED PEDESTRIAN / CYCLE CONNECTION FROM MOAT BRIDGE TO HAY HEAD		THE LONGHORN PUB
	EXISTING PEDESTRIAN / CYCLE LINK		BUS STOPS
	UPGRADED CANAL TOWPATH PROVIDING PEDESTRIAN / CYCLE ROUTE INTO WALSALL (SOUTH) AND RUSHALL & ALDRIDGE (NORTH)		EXISTING POND
	EXISTING TRAFFIC-FREE CYCLE ROUTE		SUSTAINABLE DRAINAGE SYSTEM (TBC)
	MOWN PATHS		POTENTIAL FUTURE SUSTAINABLE DRAINAGE SYSTEM
	EXISTING VEGETATION		

KEY PRINCIPLES

1. PRIMARY SITE ACCESS VIA EXISTING LONGWOOD LANE;
2. PRIMARY VEHICULAR MOVEMENT, PROVIDING ACCESS TO WIDER SITE;
3. SECONDARY STREETS SERVING CLUSTERS OF DEVELOPMENT;
4. PRIVATE LANES WITH OUTWARD FACING DEVELOPMENT PROVIDING PASSIVE SURVEILLANCE OVER PUBLIC OPEN SPACE;
5. 2M PEDESTRIAN MOVEMENT ROUTE THROUGHOUT SITE FOR PERMEABILITY;
6. MAINTAINED 4M LANDSCAPE BUFFER TO EXISTING DEVELOPMENT EDGE ON LONGWOOD LANE;
7. RETENTION OF VEGETATION IDENTIFIED AS EXISTING BAT HABITAT;
8. MAXIMUM RETENTION OF EXISTING HEDGEROWS AND TREES CREATING GREENWAYS FOR GREEN INFRASTRUCTURE MOVEMENT ROUTES;
9. LOCALLY EQUIPPED AREA OF PLAY LOCATED IN THE NEWLY CREATED HAYHEAD COMMON; AND
10. SITE LOW POINT UTILISED FOR SUSTAINABLE DRAINAGE SOLUTIONS.

Rev B: Updates according to client comments, including updates to ped / cycle movement routes from Moat Bridge to Hay Head Branch to follow OS Maps from BING. Addition of traffic-free cycle route adjacent to canal. Continuation of primary movement route to show connection to allocated land. Amendments to allocated land including increased development cells (MGC 19.07.2023)

Rev A: Redline and allocation land updated, pedestrian / cycle connections in wider context and local facilities included (MGC 12.07.2023)

First Issue: Draft for comment (MGC 06.03.2023)

Expertly Done.

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

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LAND AT LONGWOOD LANE, WALSALL | DEVELOPMENT FRAMEWORK PLAN



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