



Site Boundary
4.51Ha

Residential Development Area
2.19Ha – Circa 90 dwellings
Dependent on housing mix

Illustrative Built Form

Equipped Play Space
LEAP

Site Access
Vehicle and Pedestrian

Streets

Lanes

Shared Private Drives

Public Rights of Way

Footpaths &/or Cycleways
Infrastructure to connect to the wider existing network of routes and PRoWs to adjacent schools

Pedestrian Connections
at Site Boundary

Landscape

Retained Trees & Hedgerows
With associated RPAs

Structural Landscaping
Planting buffer along eastern boundary

Illustrative Landscape Strategy
Includes opportunities for a kickabout area, orchard and grasslands (to be agreed as part of detailed applications)

Drainage Basin

Illustrative Location of Pumping Station

Flood Zones

Planning | Design | Environment | Economics | Heritage
East Midlands
www.pegasusgroup.co.uk

Land off Royal Hill Road, Spondon, Derby - Illustrative Masterplan
I Drawn by: JF/KC | Approved by: JF/PS | Date: 17/08/23 | Scale: 1:1250 @ A1 | DRG: P19-2639_DE_001 Sheet No: 01 Rev: F | Client: Miller Homes |

Pegasus Group