



Site Boundary
4.51Ha

Illustrative Built Form

Equipped Play Space
LEAP

Development

Residential Development Area
2.07Ha - Circa 90 dwellings
Dependent on housing mix

Illustrative Built Form

Equipped Play Space
LEAP

Movement

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

Pedestrian / Cycle crossings

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

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: 09/02/25 | Scale: 1:1250 @ A1 | DRG: P19-2639_DE_001 Sheet No: 01 Rev: J | Client: Miller Homes |

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