



#### LEGEND

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 15px;"></span>	Site boundary
<span style="background-color: #800080; display: inline-block; width: 15px; height: 15px;"></span>	Indicative area of land required for the proposed access, not within the residential land use (subject to detailed design)
<span style="background-color: #D9C38D; border: 1px dashed black; display: inline-block; width: 15px; height: 15px;"></span>	Proposed residential development (Use Class C3) (incidental roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure, subject to detailed design)
<span style="background-color: #80A000; border: 1px dashed black; display: inline-block; width: 15px; height: 15px;"></span>	Proposed open space (amenity space, children's play provision, allotments, orchard, landscaping, footpaths, drainage and other associated infrastructure, subject to detailed design)
<span style="color: red; font-weight: bold;">➡</span>	Proposed access/egress for all modes (subject to detailed design)
<span style="color: yellow; font-weight: bold;">➡</span>	Potential access/egress for cyclists and pedestrians only (subject to detailed design)
<span style="color: blue; font-weight: bold;">➡</span>	Existing public right of way access retained
<span style="color: blue; font-weight: bold;">➡</span>	Potential emergency access for emergency vehicles and access/egress for cyclists and pedestrians (subject to detailed design)
<span style="color: green; font-weight: bold;">➡</span>	Potential access/egress for pedestrians only (subject to detailed design)

Note: All features and areas are subject to detailed design and to a tolerance of 10m.

REV C: Amended access and red line boundary  
REV B: Amended land use areas  
REV A: Amended access and land use areas  
FIRST ISSUE: For client comment

19/09/2025 CM  
04/09/2025 CM  
03/09/2025 CM  
27/08/2025 CM

**PEGASUS**  
GROUP

**Expertly Done.**

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

TEAM/DRAWN BY: CM | APPROVED BY: JW | DATE: 27/08/2025 | SCALE: 1:2000 @ A2 | DRAWING REF: P25-0485\_DE\_1006 | SHEET: 1 | REV: C | CLIENT: RICHBOROUGH

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