



Proposals

- Site boundary: 8.97ha
- Proposed residential development: 3.01ha (84 dwellings @ 28dph)
- Proposed green infrastructure: 5.96ha

Movement

- Bridleway
- Public Footpath
- Proposed primary street
- Proposed secondary streets
- Proposed private drives and courts
- Proposed recreational routes
- Proposed key spaces

Landscape

- SSSI: Therfield Heath
- Existing vegetation
- Proposed native woodland
- Proposed native thicket
- Proposed trees
- Proposed meadows
- Proposed drainage features/wetland
- Proposed children's play area
- Proposed focal seating areas

Potential location for a Community Orchard

Area of amenity grass on higher topography allowing long views over development

Proposed vehicular access

Proposed green corridor along the east of the development, to include existing and new trees and hedgerows. New homes to face onto the green corridor

Development datum line at 111m AOD allowing long views in and out of the Site. Properties with lower ridge lines proposed along the upper development boundary

Pedestrian connections into existing bridleway

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CLIENT
Gladman Developments Ltd

PROJECT
Land off Echo Hill, Royston

TITLE
Development Framework Plan

DRAWN BY MP	CHECKED BY SG		
SCALE @ A3 1:2,500	DATE 10.06.2025		
PROJECT NO. 1000619	<table><tr><td>DRAWING NO. DL_101</td><td>REV. E</td></tr></table>	DRAWING NO. DL_101	REV. E
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