



CSA environmental

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Project
 Land at Newton Manor Lane
BUGY

Title	Concept Masterplan
Client	Clifton Homes Group
Scale	1:2500 @ A2
Date	April 2021
Checked	RR
Rev	C

Drawing No. CSA/S92/105



ASHLAWN CUTTINGS & GREAT CENTRAL WALK LNR
 This area of the development should be a lower settlement countryside location. Buildings across with very limited use of 2.5 storey within more central areas along the primary street.

COTON PARK POOLS LWS
 This area of open space has been left free from residents an extension to the Cotton Park Pools LWS. The area should be about 100m long and 20m wide. The area should be landscaped and provide a healthy and active neighbourhood.

WILDLIFE AREA
 This area of open space should be left free from development to provide a new wildlife area. The area should be landscaped and provide a healthy and active neighbourhood.

OAKHURD
 A green corridor has been created here to help integrate the new development into the surrounding area. The area should be landscaped and provide a healthy and active neighbourhood.

LEAP
 A green corridor has been created here to help integrate the new development into the surrounding area. The area should be landscaped and provide a healthy and active neighbourhood.

GREAT CENTRAL WALK NORTH LWS
 A green corridor has been created here to help integrate the new development into the surrounding area. The area should be landscaped and provide a healthy and active neighbourhood.

BETONY ROAD PLAY PARK
 A green corridor has been created here to help integrate the new development into the surrounding area. The area should be landscaped and provide a healthy and active neighbourhood.

RIVER AVON & TRIBUTARIES LWS
 A network of SUDS features will help manage the flow of surface water during heavy and persistent rainfall. These features will be planted with aquatic species, wildflower mixes and thicker and tree hedgerows will set the structure to the residential parcels and will retain important wildlife corridors, part of the green infrastructure network.

AREA FOR EDUCATION
 Potential to use route to the education area around the perimeter of the education area.

ST Thomas Cross Public House
 Potential to use route to the education area around the perimeter of the education area.

NEWTON MANOR HOUSE
 Potential to use route to the education area around the perimeter of the education area.

BROOKLINE PLAYGROUND
 Potential to use route to the education area around the perimeter of the education area.

NEWTON MANOR LANE West to CENTRE OF RUGBY
 Potential to use route to the education area around the perimeter of the education area.

EXISTING VEG
 Existing vegetation should be retained and strengthened where possible. The existing hedgerows will set the structure to the residential parcels and will retain important wildlife corridors, part of the green infrastructure network.

NEWTON ROAD SOUTH TO CLIFTON UPON DUNSMORE
 Potential to use route to the education area around the perimeter of the education area.

SUBJECT TO FURTHER TECHNICAL INPUTS

C 19.12.2023 JC Masterplanning Update 23
 A 22.06.2021 JC Minor client update
 A 25.06.2021 JC Final client update

Rev	Date	By	Description
C	19.12.2023	JC	Masterplanning Update 23
A	22.06.2021	JC	Minor client update
A	25.06.2021	JC	Final client update

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