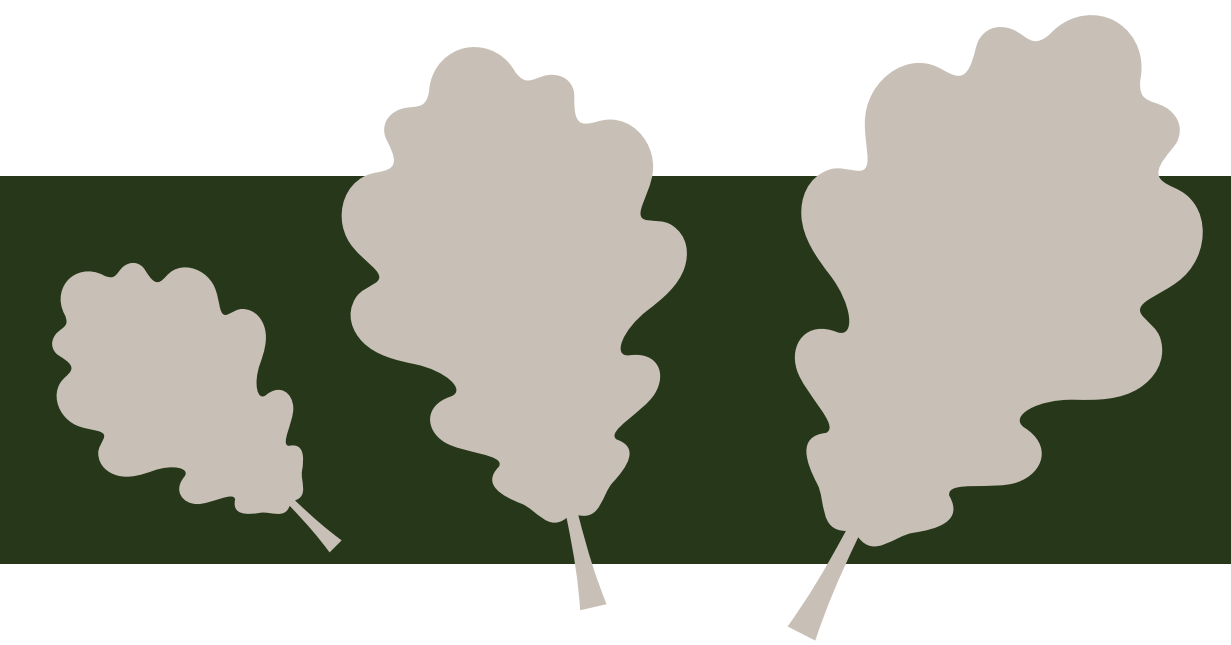


THE OAKS

BALSALL STREET EAST, BALSALL COMMON



Where is our development site located?

Richborough Estates' site is located on the southern edge of Balsall Common between Balsall Street East and Frog Lane.

The site is principally used for grazing and extends to approximately 13.2 acres. As with other potential housing proposals at Balsall Common, the site is located within the Green Belt and Frog Lane would provide a strong and defendable Green Belt boundary.

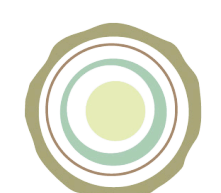
Residential properties on Balsall Street East border the northern edge of the site. A recreation area is located to the east and to the south of Frog Lane are fields. A central belt of trees divides the site into two fields of pastoral and rough grassland and a number of veteran trees are located to the north west.

The site is sustainably located being approximately 1.4 kilometres to the south of Balsall Common's centre. St. Peter's Church, Balsall Common Primary School and the Heart of England School are located about a 5-minute walk from the site. In addition to bus stops for services operating along Balsall Street East there are other stops available within 400 metres of the site (services 62, 83, 87 and 233).

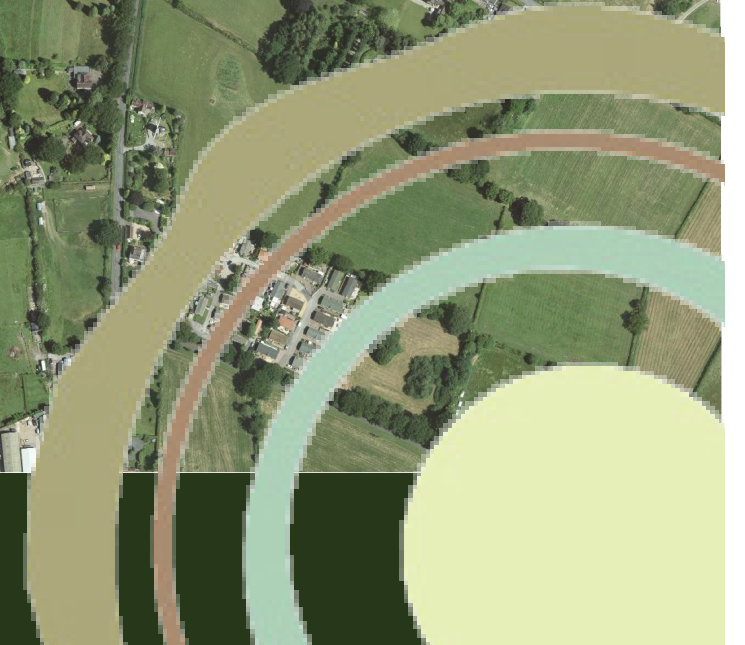
Richborough Estates have appointed a team of consultants who have undertaken technical and environment studies of the site. These have influenced our initial proposals for a high quality and landscape led residential development comprising approximately 110 dwellings.

What is presented here today is not intended to be a fully worked up scheme but has been prepared for illustrative purposes, to assist discussions with residents of Balsall Common, key stakeholders and the Councils.

Aerial view of the site and its surroundings



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About the proposed development site and its surroundings



Existing residential area on Balsall Street East



Balsall Common Primary School is located within a short walk from the site



The site has access to bus stops on Balsall Street East



Frog Lane



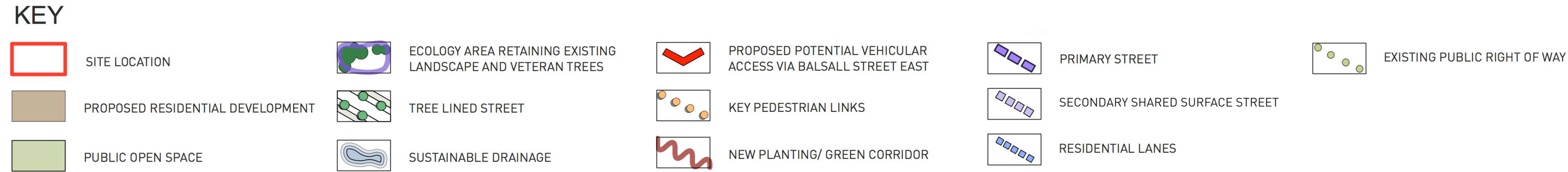
The site is located on the southern edge of Balsall Common



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BALSALL STREET EAST, BALSALL COMMON

The proposed initial masterplan



About our initial proposals:

Richborough Estates' team includes environmental, engineering and design specialists who have worked together to create an initial development masterplan.

Using accepted methodologies, surveys of the site have recently been undertaken to assess highways, landscape, ecology, drainage and heritage matters to inform the proposals.

No significant issues have been identified from the various surveys which have been undertaken that would preclude the site being developed.

Access from Balsall Street East

- A potential vehicular access into the development would be via 22 Balsall Street East. Suitable width and visibility splays can be achieved.
- New pedestrian footways will join Balsall Street East and improve accessibility to new public open space, as well as existing facilities, such as nearby bus stops, the schools and the existing recreation area and allotments.

New and affordable homes

- The proposal comprises a new residential development of around about 110 dwellings. A mix of housing types and sizes will be provided.
- 50% of the proposed housing provision will be affordable, comprising a mix of housing types and tenures to cater for a range of local needs.
- New housing patterns and designs will respect the residential amenity of existing houses.
- The development will be designed to complement the character of Balsall Common and the surrounding landscape.

Green space and landscape

- Around 5.1 acres of the site area will be provided as public green space, which will be accessible on foot from Balsall Street East to the north, the existing recreation area to the east and Frog Lane to the south.
- The north-western field and existing veteran trees will be retained. This will also promote a number of biodiversity improvements.
- Many of the existing trees and hedgerows will be retained, including the central belt of trees and perimeter hedgerows.
- New landscape and enhanced boundaries will be provided along edges of the site to ensure the residential amenity of existing dwellings is carefully addressed.
- The site is not within a floodplain.