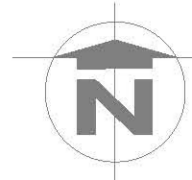


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Do not scale off drawings. All dimensions to be checked on site.



Revision	Drawn	Comments	Date
A	KD	Updated to latest comments. Issued as Final	11/11/19
B	TW	Updated to latest comments	18/11/19
C	KD	Minor amends	06/03/20
D	KD	Minor amends	12/03/20

- Key**
- Development Parcels A, B, C & D
 - Residential Areas
 - Area of School Extension
 - Area of Neighbourhood Centre
 - Area of Employment Land
 - Proposed SUDs attenuation
 - Wildlife Pond
 - Proposed green infrastructure/ green connectivity
 - Existing trees to be retained
 - Existing hedgerow to be retained
 - Proposed trees
 - * Potential area of play provision
 - Primary Access Road
 - Secondary Road
 - Existing Public Rights of Way
 - Potential new pedestrian connectivity
 - Existing roads and pedestrian routes linking parcels & village
 - Potential road link through adjacent land parcel to connect with Winder Lane
 - Over-looking and active frontage to green infrastructure
 - Neighbourhood Centre connectivity
 - * Village 'Gateway'
 - Path of 'The Forton Trail' Potential continuous green pedestrian route
 - * Bus stops to A6 Preston Lancaster Road
 - Preferred location of Community Hall
 - Zone for the replacement of green space lost in providing the adjacent road link to parcels C and D. Precise size and boundary to be determined at detailed planning stage (if required)
 - ▲ Pumping Station
 - ◆ Existing facilities
 - ◆ Employment
 - ◆ Green Infrastructure
 - ◆ Church
 - ◆ Village Hall
 - ◆ School
- Parcels (approx.)**
- Parcel A Residential 6.76 Ha
 - Parcel A Communal Facilities 0.20 Ha
 - Parcel A Employment 1.00 Ha
 - Parcel A Green Infrastructure 2.92 Ha
 - Parcel A Residential Units 215no.
 - Parcel C Residential 1.14 Ha
 - Parcel C Green Infrastructure 0.26 Ha
 - Parcel C Residential Units 30no.
 - Parcel D Residential 3.04 Ha
 - Parcel D School Extension 0.80 Ha
 - Parcel D Green Infrastructure 1.13 Ha
 - Parcel D Residential Units 100no.
- Residential areas include estate roads
- Green Infrastructure includes Public Open Space/ SUDs/ and buffer strips
Green Infrastructure Total 4.31 Ha approx.
- SUDs area indicated as 0.33Ha approx. total across all parcels



STATUS Final

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PROJECT
Forton Extension, Wyre

CLIENT
Hollins Strategic Land

TITLE
Masterplan Concept

SCALE 1:1250 DATE Nov 2019
DRAWN KD CHECKED

JOB NO: N0535 DWG NO: (03)104 REV NO: D ORIGINAL SIZE: A1