

Concept Masterplan

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Key

- Development Parcels A, B, C & D
- 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
- Existing Public Rights of Way
- Potential new connectivity to PRoWs
- Existing roads and pedestrian routes linking parcels & village
- Over-looking and active frontage to green infrastructure
- ✳ Village 'Gateway'
- Path of 'The Forton Trail' Potential continuous green pedestrian/ cycle route
- * Bus stops to A6 Preston Lancaster Road

Existing facilities

- Green Infrastructure

Parcels (approx.)

Parcel A
 Residential 6.60 Ha
 Communal Facilities 0.20 Ha
 Employment 1.00 Ha
 Green Infrastructure 3.06 Ha
 Residential Units 215no.

Parcel C
 Residential 1.14 Ha
 Green Infrastructure 0.26 Ha
 Residential Units 30no.

Parcel D
 Residential 3.04 Ha
 School Extension 0.80 Ha
 Green Infrastructure 1.13 Ha
 Residential Units 100no.

STATUS Final

Residential areas include estate roads

Green Infrastructure includes Public Open Space/ SUDs/ and buffer strips
 Green Infrastructure Total 4.53 Ha approx.

SUDs area indicated as 0.33Ha approx. total across all parcels

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PROJECT
Forton Extension, Wyre

CLIENT
Hollins Strategic Land

TITLE
Green Infrastructure Masterplan Concept

SCALE 1:1250 DATE Nov 2019
 DRAWN KD CHECKED

JOB NO: N0535 DWG NO: (03)105 REV NO: C ORIGINAL SIZE: A1

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