



**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

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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

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:	DWG NO:	REV NO:	ORIGINAL SIZE
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