



Concept Masterplan

- 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.

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

STATUS Final

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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