



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

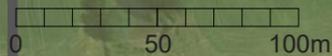
-  Site Boundary 6.88ha

- Built Development**
-  Proposed Residential Up to 100 units at 34dph 2.93ha

- Access**
-  Proposed Main Vehicular Access
-  Indicative Vehicular Routes
-  Potential Pedestrian/Cycle Connections
-  Existing Public Right of Way

- Green Infrastructure**
-  Total Green Infrastructure 3.95ha
-  Proposed Woodland/Hedgerow/Tree/Tree Group Planting
-  Potential location for Equipped Play
-  Existing Vegetation
-  Easement
-  Flood Zone 3 (indicative EA mapping)
-  Land with approved planning permission for two dwellings - ref:14/00874/FUL

Scale: 1:2500 @ A3



Aerial imagery © 2020 Microsoft Corporation

K:\8900\8992\LANDS\Plans\8992-L-03 Illustrative Masterplan [E].indd

Seddon Homes Ltd
Garstang Road
Bilsborrow

ILLUSTRATIVE MASTERPLAN

1:2500@A3

17/09/2020 JPF / CEP

8992-L-03 E

masterplanning •
 environmental assessment •
 landscape design •
 urban design •
 ecology •
 architecture •
 arboriculture •
 FPCR Environment and Design Ltd
 Lockington Hall
 Lockington
 Derby DE74 2RH
 t: 01509 872772
 f: 01509 074565
 e: mail@fpcr.co.uk
 www.fpcr.co.uk