



- 01 Indicative access into the site capitalising on existing public transport infrastructure providing direct access to existing bus stops along Longridge Rd.
- 02 Retained ponds within feature green spaces contributing to habitat creation.
- 03 5m offsets from hedges maximise the potential for existing hedgerows to continue to support local ecology and wildlife as well as accommodate pedestrian links to aid permeability across the site.
- 04 Combination of provision of a central green space, green streets and highly permeable active travel network creates an environment that is attractive and user friendly rather than dominated by vehicle movement and parking.
- 05 Enhanced landscaping along green corridors within the development with new tree and hedgerow planting, softening views toward the site reinforcing the area of separation.
- 06 Majority of homes will have positive outlooks of green spaces supporting health and wellbeing, and provides natural surveillance over public open spaces and pedestrian links.
- 07 Active travel path extension along disused railway with links into the site.
- 08 Primary street incorporate green verges to facilitate street trees and potential rain gardens to support the SUDs strategy and reinforce the street hierarchy.
- 09 Low density and fragmented urban fabric along northern edge to minimise visual extent of built form.
- 10 Existing green infrastructure through the site have been retained and fronted onto and streets oriented to punctuate views onto retained trees to capitalise on and celebrate green assets.
- 11 Centrally located formal play provision in close proximity to potential pedestrian access to The Hills area to the south.
- 12 Indicative 1km trim trail and pockets of outdoor exercise equipment.
- 13 Indicative pedestrian paths providing access to green space and wider PROW network.
- 14 Potential pedestrian access to The Hills.
- 15 Layout incorporates layered landscaping that captures ecological, social, and aesthetic benefits, including 3.3ha of potential habitat bank.
- 16 New/relocated war memorial space at gateway of the site, sheltered from Preston Road and within green setting.
- 17 New junior football pitch (U11/U12).

**NOTES:**

NOT FOR SITE PURPOSES: This drawing is a general arrangement plan only and is not intended for site purposes.

SCALE: Do not scale from this drawing.

SETTING OUT: All setting out, levels, dimensions to be agreed on site. Do not use the information on this drawing without checking all dimensions on site. Any discrepancies between drawings, specifications and site works are to be reported to The Urbanists before proceeding. No claims will be met by The Urbanists, where the contractor continues work in absence of such confirmation.

CHECK: This drawing must be the latest revision, read in conjunction with all other drawings, details, specifications and schedules. All dimensions are in millimetres unless otherwise stated. Where and contradiction or uncertainty arises between the drawings and/or the schedule of works, it is the contractor's responsibility to seek verification from The Urbanists before proceeding. No claims will be met by The Urbanists, where the contractor continues work in absence of such confirmation.

No.	Date	By	Revision Notes
A	14/03/2025	HW	Additional development parcels added to framework plan
B	09/04/2025	HW	Amends to trim trail and enhanced buffer tree planting

PROJECT STATUS:  
S3 (SUITABLE FOR REVIEW)

**theurbanists**

Client Edge Plan  
Project Longridge Rd, Grimsargh  
Title Concept Masterplan

Project ID	Organiser	Block	Level	Type	Role	Dwg	Rev.	Status
2428	URB	XX	XX	DT	UD	001	B	

Drawn JD Date 29/11/2024 Checked JD Scale 1:1250 @ A2

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