



KEY

- SITE BOUNDARY (TBC)
65 HA / 160.61 ACRES
- LAND SAFEGUARDED FOR THE CONSTRUCTION OF THE RELIEF ROAD
- ↔ POTENTIAL SITE ACCESS VIA BRINSFORD LANE, NEW ROAD AND OLD STAFFORD ROAD
- PROPOSED HIGH DENSITY RESIDENTIAL DEVELOPMENT PARCELS
- PROPOSED MEDIUM DENSITY RESIDENTIAL DEVELOPMENT PARCELS
- PROPOSED LOW DENSITY RESIDENTIAL DEVELOPMENT PARCELS
- PROPOSED CENTRAL VILLAGE HUB
0.89 HA / 2.2 ACRES
- POTENTIAL LOCATION FOR PRIMARY SCHOOL
2 HA / 4.94 ACRES
- POTENTIAL PARKING FOR RAIL HALT
1.47 HA / 3.6 ACRES (UP TO 500 SPACES)
- TOTAL PUBLIC OPEN SPACE (EXC. SUDS)
25.06 HA / 61.92 ACRES
- ROUNDABOUT ACCESS VIA STAFFORD ROAD
- PROPOSED DISTRICT ROAD MOVEMENT
- PRIMARY MOVEMENT ROUTE (INCORPORATING CYCLE AND PEDESTRIAN MOVEMENT)
- SECONDARY MOVEMENT ROUTE
- TERTIARY LINK ROAD MOVEMENT
- PRIVATE LANE MOVEMENT
- EXISTING RAIL MOVEMENT PROVIDING ACCESS TO NEARBY URBAN CENTRES
- PROPOSED NEW RAIL HALT STOP
- POTENTIAL PEDESTRIAN CROSSING POINT (TBC)
- PUBLIC RIGHT OF WAYS
- POTENTIAL PEDESTRIAN AND CYCLE ROUTES WITHIN DEVELOPMENT
- POTENTIAL PEDESTRIAN ROUTES WITHIN DEVELOPMENT
- EXISTING VEGETATION
- PROPOSED STRUCTURAL PLANTING PROVIDING A REDUCTION IN ACOUSTIC DISTURBANCE
- PROPOSED WETLAND WOODLAND PLANTING
- ORNAMENTAL PLANTING
- COMMUNITY ORCHARD PLANTING
- NEIGHBOURHOOD EQUIPPED AREA OF PLAY
- LOCALLY EQUIPPED AREAS OF PLAY
- AREA OF NATURAL PLAY
- COMMUNITY TRIM TRAIL ROUTE
- COMMUNITY ALLOTMENT SPACES
- CONFIRMED EXTENTS OF FLOOD LINE
- SUSTAINABLE URBAN DRAINAGE (TBC)
- SWALES
- CADENT GAS MAIN PIPE LINE 12M BUFFER
- EXISTING FOUL WATER SEWER TO BE DIVERTED (TBC)
- EXISTING WATERCOURSE WITH 8M EASEMENT
- WILDFLOWER MEADOWS

- ### KEY PRINCIPLES
1. POTENTIAL ACCESS VIA NEW ROUNDABOUT AND DISTRICT ROAD OFF EXISTING STAFFORD ROAD (A449);
 2. POTENTIAL ACCESS VIA BRINSFORD LANE, NEW ROAD AND OLD STAFFORD ROAD;
 3. PRIMARY RESIDENTIAL MOVEMENT PROVIDING GREEN FORMS OF MOVEMENT;
 4. SECONDARY MOVEMENT ROUTES PROVIDING ACCESS TO LARGER PARCELS OF DEVELOPMENT;
 5. TERTIARY MOVEMENT ROUTES PROVIDING ACCESS TO SMALLER CLUSTERS OF DEVELOPMENT;
 6. PRIVATE LANES WITH OUTWARD FACING DWELLINGS PROVIDING PASSIVE SURVEILLANCE OVER PROPOSED OPEN SPACE;
 7. POTENTIAL LOCATION FOR PROPOSED PRIMARY SCHOOL;
 8. POSSIBLE LOCATION FOR A CENTRAL VILLAGE HUB PROVIDING OPPORTUNITIES FOR RETAIL AND COMMUNITY USES;
 9. NEWLY PROPOSED RAIL HALT STATION PROVIDING SUSTAINABLE FORMS OF MOVEMENT;
 10. A SERIES OF LANDSCAPED VILLAGE GREENS OFFERING LOCATIONS FOR EQUIPPED AREAS OF PLAY AND SPORTING PURSUITS;
 11. NEWLY CREATED "CANALSIDE WALK" LINEAR PARK PROVIDING A LANDSCAPED BUFFER TO THE EXISTING CANAL NETWORK PROVIDING LEISURE AND SOCIAL OPPORTUNITIES FOR RESIDENTS;
 12. COMMUNITY ALLOTMENTS TO BENEFIT NEW AND EXISTING RESIDENTS;
 13. PLANTED COMMUNITY ORCHARD RETURNING THE AREA TO ITS HISTORIC LAND USE;
 14. PROPOSED LOCATION FOR COMMUNITY TRIM TRAIL PROVIDING OPPORTUNITIES FOR COMMUNITY EXERCISE AND SOCIAL INCLUSION;
 15. MAXIMUM RETENTION OF EXISTING VEGETATION AND ECOLOGY ON SITE;
 16. WETLAND WOODLAND PLANTING AIDING BIO-DIVERSITY AND ECOLOGY ON SITE;
 17. NEW STRUCTURAL WOODLAND PLANTING TO CREATE AN ACOUSTIC BARRIER TO EXISTING AND PROPOSED MOVEMENT INFRASTRUCTURE;
 18. SERIES OF THEMED GREENWAYS HELPING TO RETAIN EXISTING ECOLOGY WITH OPPORTUNITIES FOR ENHANCED PLANTING AND OPEN EXPANSES OF AMENITY GREENSPACE;
 19. MAXIMUM PROVISION FOR PEDESTRIAN MOVEMENT TO PROVIDE MAXIMUM PERMEABILITY THROUGHOUT THE DEVELOPMENT;
 20. UTILISATION OF EXISTING SITE LOW POINTS FOR SUSTAINABLE URBAN DRAINAGE SOLUTIONS;
 21. 20M NOISE CONTOUR BUFFER; AND
 22. POTENTIAL FOOTBALL PITCHES.



CROSS GREEN VILLAGE, FEATHERSTONE | DEVELOPMENT FRAMEWORK PLAN

Copyright Pegasus Planning Group Ltd. 2021. All rights reserved. Designated for use in the UK only. Pegasus Planning Group Ltd. is a registered company in England. No. 11311188. Registered office: Pegasus House, 100, The Quadrant, Bournemouth, Dorset, BH1 1GU. Pegasus Planning Group Ltd. is a registered company in England. No. 11311188. Registered office: Pegasus House, 100, The Quadrant, Bournemouth, Dorset, BH1 1GU. Pegasus Planning Group Ltd. is a registered company in England. No. 11311188. Registered office: Pegasus House, 100, The Quadrant, Bournemouth, Dorset, BH1 1GU.