



Potential vehicular access points into the sites from New Road and East Road.

High levels of pedestrian permeability with linked areas of public open space. New recreational footpaths to connect to existing routes encouraging active travel. Seating areas as well as small LEAPs/LAPs could provide space for rest and relaxation as well as opportunities for play within the Site.

Development confined to the lower parts of the sites with views focussed towards the areas of higher ground. Lower density development could feature towards the central public open space and rural edges to create a softer transition from the urban area.

Large swathe of multi-functional public open space between development parcels with the potential for informal paths, wildflower planting and provision of community orchard.

Soft landscaping on the sites boundary will allow filtered views of the development and give an attractive backdrop to the scheme. New planting within the layout will also create green connections and help frame views through the development.

A clear street hierarchy offers suitable vehicular access to all parts of the development, whilst promoting an attractive pedestrian and cycle environment.

Proposed location for drainage feature at the lower part of the site's to manage the flow of surface water during periods of heavy rainfall. This will form an integral part of the site's green infrastructure and allow for habitat creation.

Key

- Site Boundary A - [Approx. 10.21 Ha]
- Site Boundary B - [Approx. 15.36 Ha]
- Existing bus stops
- Public right of way

Built Development

- Proposed residential development
 - A - [Approx. 4.45 Ha]
 - B - [Approx. 6.7 Ha]

Access and Movement

- Potential vehicular access point
- Potential pedestrian/cycle links
- Indicative primary of streets
- Indicative network of streets
- Indicative footpath and recreational routes

Green Infrastructure and Amenity

- Existing trees and hedgerows
- Proposed structural and street planting
- Indicative location for SuDS feature/s
- Potential locations for play space and/or seating area/s
- Potential location for community orchard

Project	Land off New Road, Featherstone	Drawn	CT
Title	Concept Development Plan	Rev	C
Date	02/01/2024		
Scale(s)	NTS @ A3		
Drawing No.	101		

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