

## Layout narration

- 1 New junction will create a clear and direct route into each development.
- 2 Careful consideration given to block formations along Garstang Road. Blocks served by pedestrian priority, shared surface drives set back behind an attractive landscaped area. Frontage parking minimised to provide an uncluttered view from Garstang Road.
- 3 Impact arrival area with clear well defined routes to the wider area. An attractive and welcoming core area, irregular blocks with varied set backs encapsulate the Public Open Space area providing natural surveillance. Hedge planting define public and private realms and further enhance this core area.
- 4 Feature block orientated and positioned forming positive termination with the street and vista across the open space. Nodal point allows users to orientate themselves whilst adding to the street aesthetics.
- 5 Varied blocks with a mass and scale appropriate to the size of the site. Frontage parking restricted enforcing an uncluttered approach route.
- 6 Distinct and defined opening formed by two dual aspect blocks highlighting the route beyond.
- 7 Carefully spaced outward facing feature plots. On street parking restricted creating uncluttered frontages, attractive landscaped area creates an inviting access point.
- 8 Soft landscaping throughout the site to enhance the privacy between plots.
- 9 Respectful distance is maintained between existing and new residential elements to the layout. Landscaped buffer and gardens occupy this area.
- 10 Retention and protection of existing trees and hedges forms a mature and interesting landscape setting.
- 11 Existing high value landscape features retained and enhanced. Street and block design creates a soft edge to this important highly visible area.
- 12 Landscaping screen the parking area serving the adjacent blocks.
- 13 Small intimate court with clearly defined pedestrian/cycle routes to the wider area.
- 14 Permeability within the site allows for linking up of existing pedestrian routes. Vehicular access to be provided between the sites enhancing permeability.
- 15 Suitable landscape & Acoustic barriers to be provided along railway line to mitigate against any potential noise problems from the existing West Coast Mainline.
- 16 LAP (Local Area for Play) to have minimum activity zone area of 100m and to cater for children up to 6 years of age.
- 17 Existing watercourse retained and protected with 6m undeveloped buffer / easement.
- 18 Existing culverted section of water course opened up subject to statutory approval.
- 19 Existing pond to be retained protected and enhanced. 15m undeveloped buffer to be provided.
- 20 Proposed 15m undeveloped buffer from existing off site ponds.

## Key

- Proposed Development Blocks
- Indicative trees
- POS
- Private drives
- Proposed roads
- Ditch
- Pond
- Approved Site for 29 dwellings (Approved under reference 15/00072/FULMAJ)
- Main movement route (Garstang Road, A6)
- Existing West Coast Mainline provides a natural barrier to any further development to the open country to the west of the site
- Landscape and Acoustic Barrier
- Existing public footpath 2-17-FP 23
- Proposed indicative pedestrian/cycle route
- Proposed indicative entrance to site
- Landmark Buildings
- Feature plots
- Possible extension to existing local center
- New local centre (Possible Post Office/ Convenience Store)

