

KEY

Application boundary

Existing vegetation

- Pink dashed line indicates root protection area

- As per Tree Retention Plan by FPOR (ref 12322-T-01)

Existing vegetation to be removed

Existing contours - major (dark grey) and minor (light grey)

Proposed residential built form

Proposed spine road

Proposed secondary street

Proposed tertiary street

Proposed shared surface / private drives

Proposed pedestrian footpath

Proposed NEAP

Proposed informal play/trim trail opportunity

Proposed public art opportunity

- variety of features responding to their surrounding context

Proposed feature tree

Proposed native tree

Proposed street tree

Proposed orchard tree

Proposed native tree belt with native shrub understorey

Proposed native hedgerow

Proposed wet tolerant native shrub

Proposed ornamental shrub

Proposed marginal planting

Proposed amenity grass

Proposed wildflower meadow

Proposed tussocky meadow

Proposed wet-tolerant meadow to SuDS basins

Community green space to be provided on northern point of site, furthering current pondside areas to opposite side of Patshull Road

Existing roadside hedgerow to be removed to facilitate improved pedestrian connectivity - with replacement native hedgerow proposed beyond footpath edge

Amenity landscaping and public art create strong focal entrance to site

Patshull Road downgraded to foot/cycleway, with vehicular access to properties only, with spine road providing improved access route through the site

SAFEGUARDED LAND

POTENTIAL DEVELOPMENT LAND CONTROLLED BY OTHER DEVELOPER

Potential for Outdoor Classroom / Forest school

SECONDARY SCHOOL

Footpath connections on to existing footpath network improves pedestrian connectivity within local area

SuDS basins to include wildflower grassland and planting to suit ground conditions to increase habitat diversity for nature and residents

Breaks in the southern boundary woodland belt are offset by dense scattering of trees set around the junction, providing an appropriate entrance character whilst layering screening of development from the south-west

New roundabout junction provides main access into the site. Requiring vegetation removal to accommodate works and visibility splays, removals are extensively offset by substantial tree belts (set behind visibility splays), minimising open views of development from the south. Public art features to roundabout centre provide a strong entrance feature and establish a sense of place and character upon arrival

Deep set back of built form from southern boundary combines with scattered layering of trees, semi-natural landscaping and SuDS basins to further strengthen the new green belt edge

10-20m depth of woodland belt provides strong reinforcement and infilling of existing vegetation along the southern site boundary, defining the new green belt edge.

Community orchard (species of local provenance) set within wildflower meadow provides quality amenity space for residents, and high biodiversity value through habitat diversity

Neighbourhood Equipped Area for Play centrally located to maximise accessibility

Existing vegetation crossing the site is protected by development offset to ensure longevity, enhanced with infill and additional planting, and set within attractive landscape setting

Informal play-as-you-go opportunities along footpaths throughout the site provide easily accessible play

Cycleway link running through centre of site along spine road provides improved connectivity

Street trees throughout the site vary in arrangement from avenue, one-sided avenue, and scattered, used to define street hierarchy and create a more diverse streetscene. Tree species and form are varied to define different character areas and to suit street constraints

PRoWs run immediately east of the site

C. 10m depth of woodland belt provides strong screening of development from PRoW to the east and define the new green belt edge.

Public art features throughout the site provide opportunity for differentiating character areas, sign-posting routes, and providing further interest within the landscape

New junction on to Holyhead Road provides a central spine road route through the site, with Newhouse Lane downgraded to foot/cycleway, with vehicular access to properties only

LAND AT PATSHULL ROAD, ALBRIGHTON – ILLUSTRATIVE LANDSCAPE MASTERPLAN

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