



Site Area: 10.72Ha /26.49 Acres

Public Open Space (1.2 Ha)

Informal/Naturalistic Open Space (0.64 Ha)

Ponds/SUDS

Neighbouring identified housing land

Existing trees/hedgerows (supplemented with new planting)

Potential new hedgerows

Main vehicle access points

Pedestrian links

Potential links to future development sites

Views to open countryside

MAIN POINTS

Use: Housing and open space in line with local context.

Amount: Up to 320 dwellings depending on density.

Layout: Layout responds to site features including topography, views, hedgerows and historic field patterns (from old maps).

Generally formal approach which is common in the town, creating short and long views and vistas.

Buffer space to frontage ensures no effect on amenity in relation to existing houses.

Scale: Generally 2 storeys with potential for 2.5/3 storeys as focal points.

Appearance: Little positive nearby precedents. Opportunity for distinctive character as long as it is sympathetic to the edge of town context.

Landscaping/Open Space: Best existing trees and hedgerows retained and supplemented with new tree planting and hedges. The aim is for a green landscaped character relating positively to the adjoining countryside.

Open space network provides formal and informal spaces. Edge of site allows for wildlife corridor adjacent to green space and countryside.

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CLIENT :	Gladman Developments Ltd					
PROJECT :	Cobblers Lane, Pontefract					
DRAWING TITLE :	Illustrative Masterplan					
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