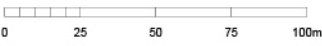




NOTES

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



KEY

- Site Boundary [11.3 ha]
- Proposed residential development Up to 275 dwellings @ 38 dph [7.23ha]
- Proposed vehicular access
- Indicative vehicular routes
- Indicative Primary Residential Street
- Indicative Secondary Residential Streets
- Proposed link road - Overall width 15.5m (6.5m cartage way with 2m verge and 2.5m footway on both sides)
- Existing development
- Existing Public Rights of Way (PROW) with Ref. no
- Indicative Proposed Footpaths
- Existing trees and vegetation
- Existing Watercourses
- Contour lines
- Indicative proposed attenuation feature
- Indicative proposed trees and vegetation
- Indicative proposed play area

|     |            |                                    |         |     |
|-----|------------|------------------------------------|---------|-----|
| P06 | 20/11/2024 | Access via Scobell Street updated. | HJL KMN |     |
| P05 | 14/10/2024 | Alignment of Link Road amended.    | HJL KMN |     |
| P04 | 14/10/2024 | Development area amended.          | HJL KMN |     |
| rev | date       | description                        | dwn     | chk |



masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
arboriculture

FPCR Environment and Design Ltd  
Lockington Hall  
Lockington  
Derby  
DE74 2RH

t: 01509 672772  
e: mail@fpcr.co.uk  
w: www.fpcr.co.uk

client  
Wain Estates

project  
Land at Scobell Street, Bury

drawing title  
DEVELOPMENT FRAMEWORK

|                         |                |                |                               |
|-------------------------|----------------|----------------|-------------------------------|
| scale<br>1:1250 @ A1    | dwn<br>HJL KMN | chk<br>HJL KMN | date created<br>25 March 2024 |
| project number<br>12221 | status<br>S1   | issue<br>P06   |                               |

document number  
12221-FPCR-XX-XX-DR-A-0001

Project Code : 12221-01 : Date : 25/03/24 : Type : Framework Plan : Drawing Number : 0001