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**Key**  
 Potential Site Boundary 249.3ha

**Development**

- Residential Uses [c.3,100 dwellings @ 35dph - Net density reduced as subsequent iterations of masterplan will consider hedgerows, watercourses and ditches for retention, attenuation requirements and other unknowns] 88.0ha
- Employment Uses [L = Large Built Form, M = Medium, S = Small] 33.2ha (44ha Gross)
- Neighbourhood Centre and Community Uses 1/ 2.3ha 2/ Small Units Below Resi
- Primary Schools [2no. 2FE Primary schools with Nursery] 4.8ha
- Potential Vehicular Access Locations
  - 3/ Access from Queensway/ Wappenshall Lane - signal-controlled junction with lane further to the north downgraded for pedestrian/cycle use
  - 4/ Access with Queensway - signal-controlled staggered junction with Queensway/ Peregrine Way
  - 5/ Lower order T-junction access with Horton Lane
  - 6/ Lower order T-junction access with Horton Lane
  - 7/ Access to Sports Pitches from Wappenshall Lane
  - 8/ Development connection with Wappenshall Lane - lane further to the south downgraded for pedestrian/cycle use.

- Highway Routes Adjoining the Site
- Internal Connectivity (potential bus route serving development)
- Public Right of Way
- Pedestrian/ Cycle Routes
- Pedestrian/Cycle Connections with Existing Routes/ Settlement (9-19)
  - 9/ North-west connection close to A442
  - 10/ Connection with Queensway - allows partial restoration of historic avenue towards Eyton Hall
  - 11/ Connection with Queensway and a direct link to Apley Pool, Apley Wood and Apley Castle
  - 12/ Connection with Queensway and extension of historic avenue linking Apley Castle with Wappenshall Wharf
  - 13/ Connection with Queensway and PRoW
  - 14/ Off-road, traffic-free link east towards Horton and access points 13 and 14
  - 15/ Link with PRoW
  - 16/ Link with PRoW
  - 17/ Link with Horton and onward pedestrian/cycle routes to Hortonwood employment area
  - 18/ Link with PRoW and Wappenshall Lane
  - 19/ Key routes north/south meet at this key link with Wappenshall Wharf
  - 20/ Wappenshall Lane Pedestrian/ Cycle Route maintains existing resident and farm access

**Green Infrastructure c.121ha (49% of site area)**

- Existing Vegetation
- Proposed Structural Vegetation
  - 21/ Woodland and bund visual buffer upto 100m deep
- Avenue Tree Planting
- Drainage and Wetland Zones
- Drainage Proposals Capture Spirit of Lost Canal and Watercourse
- Sports Pitches with Parking & Changing Facilities 4.2ha
- Potential Location for Community Allotments



Promoters/Landowners: Hallam Land Management, Bellway Homes Limited, Homes England, J.H Sankey & Sons, David Udale Ltd, Neil Philips, Samuel Wood

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Wappenshall Consortium (for promoters/landowners see list above)  
 Wappenshall  
 Telford

# EMERGING MASTERPLAN

11521-FCPR-ZZ-XX-DR-L-0002 P09

NTS @ A1  
 TIK/ SGL

06 October 2023

masterplanning  
 environmental assessment  
 landscape design  
 urban design  
 ecology  
 architecture  
 arboriculture

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