



KEY

- SITE BOUNDARY
- SITE ACCESS VIA PENDLE ROAD
- RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- PRIVATE LANES
- ACTIVE TRAVEL ROUTES
- EXISTING PUBLIC RIGHTS OF WAY
- PEDESTRIAN ACCESS POINT TO WIDER MOVEMENT INFRASTRUCTURE
- EMERGENCY VEHICLE, PEDESTRIAN, AND CYCLIST ACCESS
- PLAY SPACES
- EXISTING VEGETATION
- TREE PLANTING
- SUSTAINABLE DRAINAGE
- EXISTING WATERCOURSE

KEY PRINCIPLES

- PRIMARY ACCESS POINT VIA PENDLE ROAD;
- PRIMARY MOVEMENT ROUTES;
- SECONDARY STREET;
- TERTIARY STREET;
- FOCAL SQUARES ALONG PRIMARY AND SECONDARY MOVEMENT ROUTES;
- ACTIVE TRAVEL ROUTES;
- MAXIMUM OUTWARD FACING DEVELOPMENT OVER NEWLY CREATED PUBLIC OPEN SPACE;
- RETAINED WATERCOURSE ROUTE;
- MAXIMUM RETENTION OF EXISTING VEGETATION;
- AREA OF PLAY;
- RETAINED CONTEXTUAL VIEWS THROUGH SITE;
- DEVELOPMENT SET BACK TO RETAIN VIEWS OF THE PENDLE HILL; AND
- SITE LOW POINTS UTILISED FOR SUSTAINABLE DRAINAGE SOLUTIONS.

PENDLE ROAD, CLITHEROE – ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN

PEGASUS
GROUP