



	Site Boundary		7.34ha		Proposed Vehicular Access		Proposed Informal Public Open Space		Existing hedgerows and trees to be retained (including retained tree line to School Lane)
	Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land		Public Right of Way		Proposed min.10m Woodland Buffer Planting to Chapel Brook West Valley Park		Proposed Structural Landscaping/Hedgerow Planting		Proposed Attenuation Basin (To engineers specification)
	Proposed Residential 180 dwellings @ 35dph		5.09Ha		Footpath link to School Lane		Proposed Locally Equipped Area for Play	0.04Ha	Existing pond to be retained
	Proposed Site Access (Located off School Lane)		Footpath link to PRoW - North of School Lane - (9-14-FP19)		Proposed location of Pumping Station				

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