

- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

Existing Properties on Site

1. Glendarach
2. Beechwood
3. Godley Green Farm
4. Godley Green Cottage
5. Ashwyn
6. Greenfield
7. Rushfield Farm
8. Abbotford
9. The Hawthorns
10. Green Gables
11. Sleepy Hollow
12. Greenacres
13. Iddesleigh
14. The Barn
15. High Bank
16. no2 Mottram Old Road
17. no2a Mottram Old Road
18. no 3 Mottram Old Road
19. Greenside Farm
20. Shangrila
21. Albert Farm
22. Brookfold Farm
23. Rushfield Barns

S4-P04	27-10-22	Layout amendments	MM	JW
S1-P03	11-11-21	Property Boundary Amends	CJ	JW
S1-P02	27-09-21	Boundary amends - planning	CJ	JW
S1-P01	20-04-21	Draft Issue	CJ	JW

Revision	Date	Description	Drawn	Appr.
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Client: Tameside Metropolitan Borough Council

Project: Godley Green Garden Village

Dwg Title: Illustrative Framework Masterplan

Created on: 07-06-21 Created by: CJ Approved by: JW

Scale: N.T.S Size: A2 Workstage: S4

Dwg No.: PL1600.2-PLA-XX-XX-DR-U-0010 Suitability: S4 Revision: P04



Key

- Site red line boundary
- Retained and new woodland with new active management regimes
- Retained ponds and water courses including new surface water drainage features
- Retained and new grassland and recreation areas with areas of semi natural grassland and wildflower meadow
- Properties retained on site (see separate key)
- Retained Green Lane roadway Potential carriageway improvements - red circle indicates restricted crossing point over proposed new roadway.
- Section of Green Lane retained as walking/ cycling/ equestrian route (no vehicular access)
- Proposed vehicular entrance/ junction from Mottram Old Road
- Proposed new emergency access/ junction
- Proposed new emergency access route Circle marks point where vehicular access will be restricted approximately 220m from Mottram Old Road. The section of the access road leading up to this feature will serve no more than 50 residential dwellings.
- Proposed new roadway serving the development - generous tree lined avenue and planted verges - key junctions, spaces and crossing points defined.
- Potential future off-site pedestrian/ cycle links
- Proposed pedestrian/ entrance linking to new on site walking/ cycling routes
- Proposed pedestrian/ cycle pathway
- Proposed multi-user pathway pedestrian/ cycle/ equestrian
- Proposed area for attractive new homes set within and around green spaces and woodland
- Proposed village centres with attractive central squares and a range of new shops and community facilities
- Key building frontage to help define the new village centres and green spaces
- Proposed secondary education facility (potential sharing of new sports facilities)
- Proposed new play areas Local Area of Play (LEAP) & Neighbourhood Area of Play (NEAP) distributed around the plan - all homes within 5min walk of formal play areas
- Proposed sports courts & grass pitches To cater for a wide range of small court sports - tennis, basketball, bowls. Green space network to include running loops (potential 2nd Tameside Park Run route), outdoor gyms, trim trails and event spaces for a variety of sports activities.

