IN THIS SECTION

Public Realm Masterplan
Prince of Wales Street
Central Spine
The Central Open Space
Colonels Walk
Tanshelf Walk
Skinner Lane Entrance
The Green Way
Attenuation Pond
Soft Materials Palette
Hard Materials Palette
The diagram on the facing page outlines the main character areas that have been identified that form the basis of the public open space network. These areas include the following:

**Prince of Wales Street**
The access from Park Road will be based on the alignment of the former colliery access roads. This will allow existing trees to be retained without disturbance, creating a mature landscape setting. The landscape will be further enhanced by the creation of swales for surface water run-off and additional tree and shrub planting. The entrance itself is defined by a sculptural feature.

**Central Spine**
The Central Spine is defined by an avenue running through the site with footways separated from the carriageway by grass verges and street tree planting.

The Spine Road will have a distinct townscape typology with suburban references, a strong parallel building line together with regularly spaced tree planting will give the spine road a high degree of formality.

A common boundary treatment of formal hedge planting will provide strong definition between the public and private realm and contribute to the legibility of the street through the site.

The Spine Road will include a series of well-designed features to slow down vehicles passing along it. These will consist of changes in surface materials, demarcation through change in avenue tree species and materials.

**Central Open Space**
The primary open space for recreation at the centre of the site. The space will cater for a wide cross-section of users and include elements ranging from formal play equipment to informal open space and seating areas. The Central Spine road passing the space will be designed to ensure that the route and the space have a sense of unity.

**Colonels Walk**
A segregated footpath with unified tree planting to provide a legible link to the town centre. Avenues of tree planting will provide a strong definition for the route.

**Tanshelf Walk**
A green route along the line of the existing public footpath and drainage ditch. The existing oppressive fences will be removed and a new footpath/cycleway path installed. The existing drainage ditch will be cleaned out and enhanced as an ecological and visual amenity.

**Skinner Road Entrance**
A new bespoke sculptural feature will define the entrance off Skinner Lane. The space will also contain the balancing pond which will help create a sense of openness whilst being a valuable visual amenity. In addition a further public open space will be created at the southern end of connection to Colonels Walk. The space will also act as the primary gateway for pedestrians linking the development to Pontefract town centre.

**Greenway**
The Greenway provides a linear green spaces along the entire 700m north-eastern boundary of the site. This has a dual function of providing a buffer to the railway and a direct pedestrian/cycle link whilst being overlooked by active frontages. The greenway will include a series of ‘activity nodes’ at key points along its route, adding both articulation and connections into the development.

Structure will be created through the creative use of native tree and shrub species, and hedge planting in natural plant associations whilst promoting biodiversity through the introduction of a variety of naturally habitats.

Species selection will take cognizance of the planting advice of Network Rail due to the proximity of the adjacent operational railway line. No planting will be undertaken within 5m of the track.

**Northern Attenuation Pond**
The attenuation pond is to provide new habitat creation, providing an attractive and functional feature. The ponds will be designed for wildlife benefit, and incorporate appropriate marginal flora and bank profiles.

An extensive landscaping scheme will help to integrate this area within the wider setting. The greenspace should include significant bands of trees around the perimeter to create a buffer between adjacent land uses.
PRINCES DRIVE

Key
- Entrance Feature
- Secondary Entrance Feature
- Yorkstone Setts
- Resin Bound Gravel
- Existing Trees & Woodland
- Proposed Trees
- Woodland Edge
- Shrub Planting
- Grassed Area
- Wildflower Meadow

120
PRINCES DRIVE

Stone sett drainage channel with Knee Rail

Entrance Feature

Secondary Entrance Feature

New Bus Stop

Attenuation Swale

Avenue Tree Planting

Existing Trees Retained

Focal Point

Existing Trees

Retained

Wildflower Meadow

New woodland edge and ornamental Planting

Accent planting creating gateway

New woodland edge and ornamental Planting

Green Square

Railings along green square boundary

New Woodland Edge Planting

Stone sett drainage channel with Knee Rail

Railings along green square boundary

Accent planting at gateway

Page amended
The landscape along Princes Drive aims to link the parkland and urban characters of the site. The parkland landscape brings the adjacent landscape character associated with Pontefract Racecourse into the development providing a link with the wider landscape setting.

The Green Square, a formally-maintained grass area crossed by a diagonal path, is defined to the north and west by larger formal trees lining the access roads, and to the south and east by sympathetically designed built form. Small gateway accents will enhance the definition of this space.

It is important to provide a link between the two different landscape characters of parkland and urban. A transitional landscape will act as a stitch between these two landscapes, however also retaining its own individual character. A strong focal point and more formal and ornamental planting within a parkland backdrop will combine to create this landscape which will also act as a gateway to the green square when approached from the south.

Existing Trees
A tree survey of the existing tree cover along the route of Princes Drive has been carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction. The report identified that there are a number of semi-mature trees located long the entrance pathways and verges. Ninety two individual trees and ten groups of trees were recorded. In accordance with BS5837:2012 forty one trees and groups of trees were recorded as retention category ‘B’ and sixty trees and groups of trees were recorded as retention category ‘C’. The trees were generally found to be in a good to fair condition, however one tree has been recommended for removal due to its poor condition. Whilst the quality of the existing trees is mixed, on balance they do provide a sense of maturity for the new approach to the development. Therefore, wherever possible the existing trees will be retained. These trees will be supplemented with additional trees where appropriate. An assessment of the screening properties of the existing tree cover will be undertaken on completion of the first phase of infra-structure and should it be determined that additional screening of the adjacent industrial units be considered beneficial additional planting, including coniferous trees will be undertaken.
The concept for the site entrance has been generated by a modern interpretation of the industrial past of the site. A central eye-catching sculpture, featuring three inverted tapering square pyramids, create a symbolic reference to the heraldic badge of the Prince of Wales. Either side of the central feature corten pillars announce the gateway into the site whilst the historic references continue through the angled wing walls and corten plinths rising out of the ground which represent the drift mine operations of the colliery site.

The palette of materials will be a simple combination of corten steel and dry stone walling which will provide an additional layer of reference to the industrial heritage of the area. The colour of the walling stone will vary from rust and ochre browns through to the coolest blues and greys which relates to both the coal and strata seems beneath the surface.
PUBLIC REALM

ENTRANCE FEATURES

Isometric View of Entrance Feature

Plan View of Entrance Feature

Front Elevation of Entrance Feature

Front Elevation of Main Entrance Feature Wing Wall

Isometric View of Secondary Entrance Wing Wall

Front Elevation of Secondary Entrance Feature Wing Wall
Visualisation of Entrance Feature
A new green square will be created at the eastern end of the Princes Drive at the junction with the new spine road and Colonels Walk. The space will be urban in character with formal tree avenues, ornamental planting and increased hard paving in the landscape. The green square will act as an important node and focal point, creating a sense of arrival in the new development. The built form of the new dwellings will define the overall space and where this is weaker, boundary treatments such as railings will provide definition. Additional railings around the boundary of the green square will create a hierarchy of space, and small gateway accents will provide clear and visible access points, aiding legibility and orientation through the area.
The Spine Road will have a distinct townscape typology with suburban references. A strong parallel building line together with regularly spaced tree planting will give the Spine Road a high degree of formality.

A common boundary treatment will provide strong definition between the public and private realm and contribute to the legibility of the Street through the site.

Particular consideration will be given to positive drainage of the tree pits, given their location in remediated ground.
The Spine Road will include a series of well-designed features to slow down vehicles passing along it. These will consist of changes in surface materials, demarcation through change in avenue tree species and materials.

Precedent Images
The Central Spine road passing the space will be designed to ensure that the route and the space have a sense of unity. The double avenue of trees provided on the spine road generally will not continue for the length of road passing the central open space. Trees will only be provided on the south side of the road, thus opening up the road to the space, thereby creating a better visual connection. Additionally, the carriageway will be surfaced with stone setts where adjacent to central open space, creating a further visual connection, sense of unity with the space and aiding traffic calming.
As the character of the built form adjacent to the Spine Road changes from garden suburb to a more urban character, emphasised by dwellings changing from two to three storeys, a new public square will be created. Trees and hedged will be used to formalise the space, whilst high quality paving materials will ensure a highly permeable space. A series of moveable benches will provide an opportunity for social interaction whilst offering the potential for a small community events space.
The primary open space for recreation at the centre of the site. The Central Open Space will cater for a wide cross-section of users and include elements ranging from formal play equipment to informal open space and seating areas.

It is intended the Central Open Space be developed and designed by the community it will serve. Stakeholder consultation, through appropriate engagement methods, will be carried out with residents and interested parties to finalise what functions the space will have, how these are laid out and what these spaces will look like. The available space has numerous ultimate possibilities, and initial spatial planning has been carried out to illustrate the flexibility available within the Central Open Space, with four options provided.

From these initial spatial planning options, three design options have been developed to provide examples of what the ultimate look and use of the Central Open Space may be.
Detail Option 1 - Open Green Space

Initially, the Central Open Space will be developed as a usable space that is also flexible and adaptable, to provide a framework for future development and uses. Through identifying potential desire lines, gateways into the space will be provided and detailed using the same palette of materials that have been used on the Prince of Wales Street entrance features. These will incorporate bespoke seating elements. Areas of open grass will be supplemented with areas of amenity planting at the entrances.

The Central Open Space is located on a high point on site, and the centre of this space is the break line to approximate falls of 1:40 to the north west and south east.
Detail Option 2 - Central Play Space

This design option places an emphasis on a large central play space with formal play equipment. The play equipment will act as a focal point within the space, and mounding will add interest and variety. Footpaths have been laid out on pedestrian desire lines with gateways into the space provided to aid orientation.

Sculptural mounds and avenue tree planting separate the space from the nearest residential properties, to the north and east. This in turn provides a buffer between dwellings and the proposed play area. Areas of open grass will be supplemented with areas of amenity planting at focal points and entrances. The space will cater for a wide cross-section of users and include elements ranging from formal play equipment to informal open space and seating areas. Desire lines have been identified and routes laid out accordingly. Gateways into the space will be provided and detailed using the same palette of materials that have been used on the Prince of Wales Street entrance features. These will incorporate bespoke seating elements. The space will be separated from the nearest residential properties, to the east, by sculptural mounds and avenue tree planting. This in turn provides a buffer between dwellings and the proposed play area. Areas of open grass will be supplemented with areas of amenity planting at focal points and entrances.
Detail Option 3 - Community Hub

This design option caters for a wide cross-section of users and includes formal play equipment, natural play areas (incorporating mounding, boulders and tree trunks), informal open space, a community garden and a community gathering space. The intention is to allow for flexibility within the design, so that each space can function independently, or come together to provide a facility that the community can use for events, such as a village fete or to sell produce from the community garden.

Natural looking mounds and avenue tree planting separate the space from the nearest residential properties, to the north and east. This in turn provides a buffer between dwellings and the proposed play areas. Areas of open grass will be supplemented with areas of amenity planting at focal points and entrances.
Colonel's Walk Linkage

The outline planning permission makes provision for a new footpath and cycle connection to Colonels' Walk and the short tunnel underneath the railway line. For the first few years of the development, it is unlikely that the land owned by CISWO and the PCFC land will be developed therefore two scenarios have been developed. The proposal on the facing page shows an upgraded footpath and cycle link being provided by WMDC and how this connects with Tanshelf Walk and the main Harworth Estates site.

The second drawing on this page, shows how an additional pedestrian and cycle link may be added to the development, if/when the CISWO land becomes available for development.

Implementation of the first scheme does not prejudice the delivery of the second proposal and the second proposal can be delivered in addition to the first scheme of works ensuring that abortive or temporary works are minimised.
Plan of Indicative Highway Treatment through CISWO Land

- Avenue tree planting
- Hedge planting
- Grass verge
- Carriageway
- Low wall with railing
- Public footpath
- Ornamental planting
- Footpath to residential
- Sketch Plan of Proposals
Colonels Walk provides an important pedestrian connection between the development and Pontefract town centre. The footpath will be segregated from the road by a landscape verge. The verge will separate the footpath from the carriageway through the use of a formal grass verge punctuated with a strong avenue of tree planting to create definition of the route and a legible link to the town centre.
Hedge planting

Existing ditch enhanced with marginal planting

Informal Tree Planting

Wildflower verge

Footpath / Cycleway

Sketch Plan of Proposals

Sketch Section of Proposals
A new green route will be created along the line of the existing footpath. Existing fences will be removed and the existing drainage ditch will be enhanced as an ecological and visual amenity. The route will augmented with swathes of species rich grassland and groups of tree planting, and the corridor defined and enclosed at its periphery by native hedge planting.
INSERT TEXT HERE

SKINNER LANE ENTRANCE

Avenue Tree Planting

Detention Basin

Recreational Space

Sculptural Mounding

Corten and Dry Stone Wall Retaining Entrance Features

Feature Trees

Avenue Tree Planting

Note: Final design to be in accordance with WMDC pond design standards
A new bespoke sculptural feature will define the entrance off Skinner Lane. The landform will be utilised to create vertical walls of cor-ten and dry stone elements which will frame the spine road as it rises into the site. The space will also contain the balancing pond which will help create a sense of openness whilst being a valuable visual amenity. In addition a further public open space will be created at the southern end of connection to Colonels Walk. Sculptural landform will be used to help create visual interest whilst swathes of wildflower meadow with mown margins and paths will help define the space. Opportunities for informal play and exercise will also be explored. The space will also act as the primary gateway for pedestrians linking the development to Pontefract town centre.

The Detention basins adjacent to the entrance will provide flow control through attenuation of storm water runoff whilst having dual function as an amenity space in dry weather conditions.
The entrance sequence for the development at the Prince of Wales colliery comprises a 750m greenway stretching along its north-eastern boundary.

The greenway has the potential to add significant value to the user experience by providing:

- a clear, safe and uninterrupted pedestrian and cycle route between Park Road and Skinner Lane
- a well-connected place with good links into the proposed development
- a varied user experience
- opportunities for informal play and for keeping fit
- a productive and biodiverse planting scheme.

The plan to the left shows how spaces and connecting nodes along the greenway can be organised to meet these overarching aims.

The remainder of the document illustrates these ideas in further detail. Species selection has been influenced by Wakefield District Biodiversity Report.
Greenway Space 1 - Public Realm

Existing boundary

Native woodland edge mix to include Holly (Ilex aquifolium), Goat Willow (Salix caprea), Elder (Sambucus nigra), Common Privet (Ligustrum vulgare), Grey Willow (Salix cinerea) and Guelder Rose (Viburnum opulus)

Engineered 1:2 slope

Fruit trees (eating apples, pears and plums) are to be planted along the edge of all overlooked spaces. Residents will enjoy the seasonal change of the blossoming fruit trees, with the fruit freely available to harvest by community users.

Terraced slope to provide an easy place to pick fruit and a series of informal terraces for play and relaxation. The slope is to be seeded with a wildflower grass mix.

These spaces will be visible from the adjacent semi-private areas and from the upper storeys of adjacent properties, which will make them feel more secure. The spaces can accommodate some informal activity, while maintaining the privacy and security of the residential areas.

Native hedgerow. Suggested species include Hazel (Corylus avellana), Field Maple (Acer campestre), Dog Rose (Rosa canina), Blackthorn (Prunus spinosa).

1.1m high railings

Shared Surface / Private Drive

Railings And Piers with Hedge

Views towards the railway area screened by the woodland belt. Activities in the greenway are partially overlooked increasing the sense of safety.

Linear Space 1 - Spaces adjacent to two storey elevations

Key Plan

Precedent Images

Sketch Section of Proposals
GREENWAY SPACE 2

These spaces will feel urban in context as the fabric of the adjacent buildings rises to three stories in height.

Precedent Image
Proposed Brick Piers, wall and railings to a height of 1.8m

Existing boundary

Engineered 1:2 slope

Low Level Wall Railings and Piers

Private Garden

Boulders placed in random groups along this section of the greenway provides opportunities for informal play and rest.

Native hedgerow. Suggested species include Hazel (Corylus avellana), Field Maple (Acer campestre), Dog Rose (Rosa canina), Blackthorn (Prunus spinosa).

Native woodland edge mix to include Holly (Ilex aquifolium), Goat Willow (Salix caprea), Elder (Sambucus nigra), Common Privet (Ligustrum vulgare), Grey Willow (Salix cinerea) and Guelder Rose (Viburnum opulus).

Woodland screening mix to include Silver Birch (Betula pendula), Downy Birch (Betula pubescens), Common Hazel (Corylus avellana), Common Beech (Fagus sylvatica), Common Oak (Quercus robur) and Mountain Ash (Sorbus aucuparia).

Views towards the railway area screened by the woodland belt. Activities in the greenway are partially overlooked increasing the sense of safety.

Key Plan

Sketch Section of Proposals
**GREENWAY PRIMARY NODE**

Primary node that connects to one or more routes.

This space will be visible from the adjacent semi-private areas and from the upper storeys of adjacent properties. It will provide links to the Greenway from central open space and is an important gateway into the site. A vertical element within the space will create a focal point from the surrounding areas.

**Key Plan**

- Woodland screen planting
- Feature Tree Planting
- Gabion Seating
- Play Boulders
- Informal Play Feature
- Hedgerow with Tree Planting
- Post and Rail Fence
- Existing boundary

**Indicative Layout**

- Woodland screening mix to include Silver Birch (Betula pendula), Downy Birch (Betula pubescens), Common Hazel (Corylus avellana), Common Beech (Fagus sylvatica), Common Oak (Quercus robur) and Mountain Ash (Sorbus aucuparia)

- Native woodland edge mix to include Holly (Ilex aquifolium), Goat Willow (Salix caprea), Elder (Sambucus nigra), Common Privet (Ligustrum vulgare), Grey Willow (Salix cinerea) and Guelder Rose (Viburnum opulus)

- Bespoke natural play element to provide focal point

- Footpath / Cycleway

- Link to Development

- Gabions positioned to create informal play space, seating and retain embankment
These spaces will be visible from the adjacent semi-private areas and from the upper storeys of adjacent properties. They will provide a small area of open space specifically designated and primarily laid out for very young children to play close to where they live. They will be detailed to allow for ease of informal observation and supervision and primarily function to encourage informal play and social interaction.
These spaces will be visible from the adjacent semi-private areas and from the upper storeys of adjacent properties. They provide links to the Greenway from adjacent perpendicular footpath and pedestrian routes, whilst giving the opportunity for landform and structural artwork.
The attenuation pond is to provide new habitat creation, providing an attractive and functional feature. The ponds will be designed for wildlife benefit, and incorporate appropriate marginal flora and bank profiles.

An extensive landscaping scheme will help to integrate this area within the wider setting. The greenspace should include significant bands of trees around the perimeter to create a buffer between adjacent land uses.

Note: Final design to be in accordance with WMDC pond design standards.

Cross Section Through Typical Pond Edge Treatment A

Engineered slope maximum gradient 1 in 4

3m wide Access track around the perimeter of the pond

Perimeter Tree Planting supplemented with new infill planting

Marginal Flora along the detention Ponds edge

3m Maintenance Track Path

Perimeter Planting

Precedent Images
The Employment area will enhance the infrastructure landscape with on plot ornamental shrubs and grasses alongside a double avenue of trees.

Where the Employment area is adjacent to rear residential gardens, a engineered slope will be included incorporating woodland edge planting and an acoustic barrier.

An extensive landscaping scheme will help to integrate this area within the wider setting.
SOFT LANDSCAPE MATERIALS PALETTE

**Principe Of Wales Street Trees**
- Acer campestre
- Betula pendula
- Carpinus betulus
- Carpinus betulus ‘Fastigiata’
- Fagus sylvatica
- Prunus x schmitii
- Tilia x euchlora

**Skinner Lane Trees**
- Ulmus ‘New Horizon’
- Carpinus betulus ‘Fastigiata’
- Malus sylvestris
- Quercus robur
- Sorbus aria
- Sorbus aucuparia

**Central Open Space Trees**
- Acer platanoides ‘Crimson King’
- Aesculus hippocastanum

**Tanshelf Trees**
- Acer campestre
- Betula pendula
- Sorbus aucuparia

**Spine Road Trees**
- Ulmus ‘New Horizon’

**Greenway Orchard Trees**
- Malus domestica ‘Discovery’
- Malus domestica ‘Red Windsor’
- Malus domestica ‘Spartan’
- Pyrus communis ‘Conference’
- Pyrus communis ‘Doyenné du Comice’
**SOFT LANDSCAPE MATERIALS**

**PUBLIC REALM**

**Woodland Planting**

- *Cornus sanguinea* - 3%
- *Corylus avellana* - 2%
- *Crataegus monogyna* - 6%
- *Ilex aquifolium* - 4%
- *Ligustrum vulgare* - 2%
- *Malus sylvestris* - 3%
- *Prunus spinosa* - 4%
- *Rosa canina* - 5%
- *Salix caprea* - 40%
- *Salix cinerea* - 15%
- *Sambucus nigra* - 3%
- *Viburnum opulus* - 3%

**Woodland Edge**

- *Ilex aquifolium* - 15%
- *Ligustrum vulgare* - 15%
- *Rosa canina* - 10%
- *Salix caprea* - 15%
- *Sambucus nigra* - 15%
- *Viburnum opulus* - 15%

**Native Hedgerow**

- *Cornus sanguinea* - 5%
- *Corylus avellana* - 15%
- *Crataegus monogyna* - 50%
- *Ilex aquifolium* - 5%
- *Ligustrum vulgare* - 5%
- *Prunus spinosa* - 4%
- *Rosa canina* - 5%
- *Salix caprea* - 40%
- *Salix cinera* - 15%
- *Sambucus nigra* - 3%
- *Viburnum opulus* - 3%

**Shrubs and Ornamental Grasses**

- *Sarcococca hookeriana digyna*
- *Lavandula angustifolia*
- *Cotinus ‘Silver Pink’*
- *Vergainia florae ‘Folinis Purpureus’*
- *Philodendron ‘Belle Étoile’*
- *Vesca major*
- *Stipa gigantea*
- *Uncinia rubra*
- *Carex pendula*
- *Deschampsia caespitosa*
- *Carex oshimensis Evergold*
- *Carex tomentosa ‘B specialist’*

---

151
The following materials, which have precedents in Pontefract Town Centre are considered appropriate for feature areas including highway junctions, at park thresholds and within the wider public realm.

**SETTS (stone and pcc)**

**Precedent**
- Variety of Yorkstone sett sizes used, laid in rows of the same width, throughout Pontefract Town Centre
- Changes in direction of paving to emphasise entrances and key buildings.
- Smaller linear sizes used as trim feature.

**Materials proposed**
- York stone sett and concrete sett details

**Location**
- Adopted and used within the highway at key crossing points and entrance nodes. Also at park entrance thresholds and junctions.

**DRAINAGE CHANNELS**

**Precedent**
- Yorkstone dished channels.
- Channels defined with a linear band either side of small units.

**Materials proposed:**
- Yorkstone dished sett channels and paving trim

**Location**
- Around the perimeter of the central island within the Prince Of Wales Street entrance

**KERBS & EDGINGS**

**Precedent**
- Yorkstone Kerbs and Edgings

**Materials proposed**
- Conservation Kerbs

**Location**
- Within the local centre and green square centre public realms

**RESIN BOUND GRAVEL**

**Precedent**
- Loose bonded gravel used on footpaths adjacent to Pontefract Castle.

**Materials proposed**
- Resin Bonded surfacing

**Location**
- To emphasise feature areas within the scheme, e.g. adjacent to entrance features, seating areas.
Proposed Street Furniture

**BENCHES**
Corten Steel base with timber seat

**BINS**
Corten Steel with timber panel

**BOLLARDS**
Corten Steel

**CYCLE HOOPS**
Corten Steel sheffield style hoop

**SIGNAGE**
Corten Steel with engraved wayfinding information

---

**Strategy**

It is intended to have a coordinated and coherent street furniture and signage palette, so that all items work together and add to the overall quality of the open space. Corten steel will be the main street furniture material throughout, supplemented with thick timber members. This use of materials will reflect the industrial heritage of the site, and act as a repeating accent of the entry features throughout the site.

Street furniture and signage clutter is to be avoided. Street clutter is created by having uncoordinated, mismatched and excessive street furniture and signage. The example images are to illustrate what is to be avoided:
THE COMMUNITY CENTRE IS LOCATED WITHIN PHASE 5.

LANDSCAPE AND BUILDING PHASING WILL OCCUR CONCURRENTLY WITH PUBLIC OPEN SPACE BEING COMPLETED IN PARALLEL WITH HOUSING OCCUPATIONS.
The development has been divided into 8 phases with the table below setting out the areas and quantum of development associated with each.

It should be noted that the density of housing development varies according to the phasing which also takes into account the character areas which are explained in greater detail later in this code.

Densities for Phase 5, 6a and 6b are yet to be confirmed and subject to market conditions.

Other limitations that have implications for the phasing are:
- Up to 710 dwellings to be served off Park Road
- The remaining housing, with the exception of Beechnut Lane, to be accessed off Skinner Lane

<table>
<thead>
<tr>
<th>Phase</th>
<th>Gross Area Ha</th>
<th>Description</th>
<th>Developable Area</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residential</td>
<td>B1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Units</td>
<td>Density dph</td>
</tr>
<tr>
<td>1</td>
<td>1.26</td>
<td>Park Road Entrance</td>
<td>0.59</td>
<td>6.63</td>
</tr>
<tr>
<td>2A</td>
<td>3.81</td>
<td>Haron Homes</td>
<td>3.81</td>
<td>95</td>
</tr>
<tr>
<td>2B</td>
<td>6.06</td>
<td>Avant Homes</td>
<td>3.93</td>
<td>131</td>
</tr>
<tr>
<td>3</td>
<td>2.80</td>
<td>Avant Homes</td>
<td>2.16</td>
<td>82</td>
</tr>
<tr>
<td>4</td>
<td>4.37</td>
<td>Haron Homes</td>
<td>3.75</td>
<td>89</td>
</tr>
<tr>
<td>5</td>
<td>3.64</td>
<td>TBC</td>
<td>2.23</td>
<td>80</td>
</tr>
<tr>
<td>6a</td>
<td>3.17</td>
<td>TBC</td>
<td>2.48</td>
<td>80</td>
</tr>
<tr>
<td>6b</td>
<td>.88</td>
<td>Urban Green Square with Resi</td>
<td>0.41</td>
<td>TBC</td>
</tr>
<tr>
<td>7</td>
<td>4.25</td>
<td>TBC (Third Party)</td>
<td>4.25</td>
<td>133</td>
</tr>
<tr>
<td>8</td>
<td>1.18</td>
<td></td>
<td>1.18</td>
<td>48</td>
</tr>
<tr>
<td>TOTAL</td>
<td>31.42</td>
<td></td>
<td>24.2</td>
<td>738 (excl. 6b)</td>
</tr>
</tbody>
</table>

Housing densities are highly sensitive to market conditions. The current planning permission allows for 917 dwellings however this assumes densities much higher than current market conditions allow. If the demand for apartments and denser urban town houses starts to recover to pre-recession levels then the development may deliver densities shown at the far right of the table above.
Land allocated for Housing

Aspirational Residential/Local Centre

Greenway

Surface water attenuation

Surface water attenuation

Green Square

Central Green Space

Tanshelf Square

Community Centre

Proposed employment development (planning approved)

Travis Perkins

Pontefract Park

Park Road

Substation

Princes Drive

Retail Park

Link to Pontefract Town Centre

Skinner Lane

Colonel's Walk

Park Road

Relief Road

Landscape design by DLA landscape architects