



**Legend**  
 Site boundary: 15.34ha

**Land use**  
 Proposed residential development  
 Potential care home area  
 Public open space  
 Proposed playground

**Access & Movement**  
 Primary vehicle route  
 Secondary vehicle route  
 Residential street  
 All mode access point  
 Pedestrian / cycle / emergency vehicle access  
 Pedestrian access point  
 Existing public footpath  
 Proposed footpath

**Landscape & Ecology**  
 Existing trees and hedgerow  
 Proposed trees  
 Existing water body / course  
 Surface water attenuation basin  
 Flood zone 2  
 Flood zone 3  
**Heritage**  
 Listed building  
 Farmhouse repurposed for community use

**Local facilities**  
 Railway station  
 Bus stop  
 School  
 Healthcare  
 Retail  
 Pharmacy  
 Takeaway

**Schedule**  
 Site area: 15.35ha  
 Residential area: 7.26ha  
 Potential care home area: 0.6ha  
 Public open space: 7.49ha

Revisions  
 Site: Land south of Station Road  
 Client: Lone Star Land  
 Title: Concept masterplan  
 Drawing Ref: LON0982  
 Status: Draft  
 Revision: G  
 Scale: 1:1250 @ A1  
 Drawn by: AS  
 Date of issue: 23.03.2025

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