



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

Potential pumping station

Heritage

Listed building

Farmhouse repurposed for community use

Local facilities

Railway station

Bus stop

School

Healthcare

Retail

Pharmacy

Takeaway

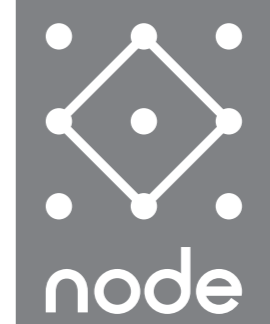
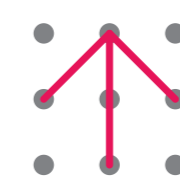
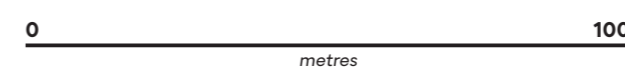
A: Emergency access, site frontage
 B: Update boundary and road alignment
 C: Care home
 D: Site access
 E: Care home
 F: Care home and road alignment
 G: Care home and road alignment
 H: Legend
 I: Drainage

Revisions

Site: **Land south of Station Road**
 Client: Lone Star Land
 Title: **Concept masterplan**
 Drawing Ref: LON0982
 Status: Draft
 Revision: 1
 Scale: 1:1250 @ A1
 Drawn by: KK
 Date of issue: 01.04.2025

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

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