

**APPENDIX 3**



- Key:
- Site Boundary (19.88ha)
  - Indicative residential dwellings
  - Indicative private amenity space
  - Proposed public open space
  - Proposed BNG area (high value land- no public access)
  - Proposed attenuation basins
  - Proposed LEAP/LAP
  - Existing vegetation
  - Proposed vegetation
  - Existing Public Right of Way
  - Existing pedestrian access
  - Indicative informal pedestrian and cycle routes
  - Proposed vehicular access
  - Proposed pedestrian/cycle access
  - Indicative tree lined primary street (adoptable)
  - Indicative Private Drives
  - Safeguarded for possible future improvement to railway station

Land Use Summary:

- Red Line Boundary Area: 20.013ha
- Net Developable Area: 9.00ha
- Public Open Space: 10.84ha
- Station Car Park: 0.159ha
- Station Safeguarded Land: 0.01ha

Drawing Title  
ILLUSTRATIVE MASTERPLAN

Project  
LAND AT LONGSIGHT ROAD, LANGHO

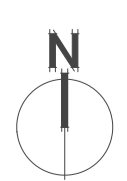
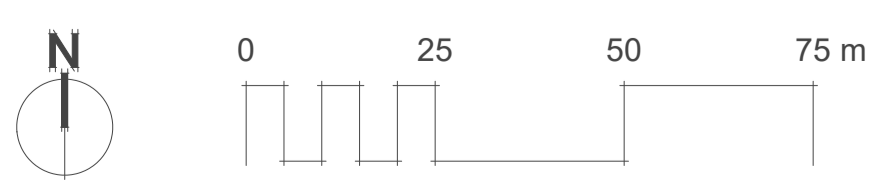
Date	Scale	Drawn by	Approved by
20/02/2025	1:1000@A1	EF/SN	JB

Project No	Drawing No	Revision
333101612	0104	D

Client  
HALLAM LAND



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**APPENDIX 4**



Reho	Cover	Func	Invert	Size x	Size y	Shape	Mat	Length	Grad
9906	110.43	SW	109.5	150		VC	28.70079	1 in 19	
9906	110.43	SW	109.5	150		VC	28.70079	1 in 19	
9906	110.43	SW	109.5	150		VC	28.70079	1 in 19	
8001	106.65	SW	104.35	225		CO	3.807072	1 in 14	
8001	106.65	SW	104.35	225		CO	3.807072	1 in 14	
8001	106.65	SW	104.35	225		CO	3.807072	1 in 14	
8901		SW	100			VC	10.26985		
0000	104.39	FO	100.57	225		VC	23.62864		
0011		FO	0			VC	22.71202		
0011		FO	0			VC	22.71202		
0106		FO	0			VC	14.85483		
0106		FO	0			VC	14.85483		
9912		FO	100			VC	9.303029		
9912		FO	100			VC	9.303029		
0009		FO	0			VC	30.13442		
0009		FO	0			VC	30.13442		
0010		SW	0			VC	13.31877		
0010		SW	0			VC	13.31877		
0105		SW	0			VC	11.46231		
0105		SW	0			VC	11.46231		
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
0004	109.42	SW	107.27	150		VC	30.10279		
0004	109.42	SW	107.27	150		VC	30.10279		
0004	109.42	SW	107.27	150		VC	30.10279		
0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0900	115.17	FO	113.5	150		VC	51.55569	1 in 15	
0103	98.11	FO	96.26	225		VC	69.15684	1 in 100	
0107		FO	0			VC	10.02119		
0902	115.15	SW	113.12	225		VC	26.88227	1 in 15	
0003	104.35	SW	101.98	300		VC	34.83129		
0003	104.35	SW	101.98	300		VC	34.83129		
0003	104.35	SW	101.98	300		VC	34.83129		
9903	114.42	SW	112.27	225		VC	38.96026	1 in 16	
0001	109.41	FO	107.21	150		VC	31.99007		
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9007		SW	0			VC	10.52556		
9007		SW	0			VC	10.52556		
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0108		SW	0			MAR	19.3161		
9905	111.52	SW	109.56	225		CO	23.35217	1 in 15	
9905	111.52	SW	109.56	225		CO	23.35217	1 in 15	
9905	111.52	SW	109.56	225		CO	23.35217	1 in 15	
9002	104.98	FO	101.42	150		VC	26.06996	1 in 32	
9002	104.98	FO	101.42	150		VC	26.06996	1 in 32	
9002	104.98	FO	101.42	150		VC	26.06996	1 in 32	
0006	109.81	FO	107.81	150		VC	18.97182	1 in 37	
0006	109.81	FO	107.81	150		VC	18.97182	1 in 37	
0006	109.81	FO	107.81	150		VC	18.97182	1 in 37	
0008		SW	0			VC	34.40472		
0008		SW	0			VC	34.40472		
0008		SW	0			VC	34.40472		
9901	109.67	FO	107.91	150		VC	49.84311		
9901	109.67	FO	107.91	150		VC	49.84311		
9901	109.67	FO	107.91	150		VC	49.84311		
9001	105.67	FO	103.77	150		VC	64.84919	1 in 29	
9001	105.67	FO	103.77	150		VC	64.84919	1 in 29	
9001	105.67	FO	103.77	150		VC	64.84919	1 in 29	
9005	105.06	SW	102.68	225		VC	23.18766	1 in 37	
9005	105.06	SW	102.68	225		VC	23.18766	1 in 37	
9005	105.06	SW	102.68	225		VC	23.18766	1 in 37	
8000	106.49	FO	104.34	150		VC	58.6549	1 in 103	
8000	106.49	FO	104.34	150		VC	58.6549	1 in 103	
8000	106.49	FO	104.34	150		VC	58.6549	1 in 103	
9000	106.41	FO	106.72	150		VC	40.08688		
9000	106.41	FO	106.72	150		VC	40.08688		
9000	106.41	FO	106.72	150		VC	40.08688		
9004	105.66	SW	104.05	225		VC	66.06764	1 in 50	
9004	105.66	SW	104.05	225		VC	66.06764	1 in 50	
9016		FO	0			VC	21.96757		
9016		FO	0			VC	21.96757		
9016		FO	0			VC	21.96757		
9003	108.32	SW	106.51	225		VC	46.25089	1 in 19	
9003	108.32	SW	106.51	225		VC	46.25089	1 in 19	
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8001	106.65	SW	104.35	225		CO	3.807072	1 in 14	
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8901		SW	100			VC	10.26985		
0000	104.39	FO	100.57	225		VC	23.62864		
0011		FO	0			VC	22.71202		
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0106		FO	0			VC	14.85483		
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0009		FO	0			VC	30.13442		
0009		FO	0			VC	30.13442		
0010		SW	0			VC	13.31877		
0010		SW	0			VC	13.31877		
0105		SW	0			VC	11.46231		
0105		SW	0			VC	11.46231		
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
9902	111.62	FO	110.05	150		VC	52.23259	1 in 16	
0004	109.42	SW	107.27	150		VC	30.10279		
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0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0104	96.79	FO	95.64	225		VC	50.33454	1 in 252	
0900	115.17	FO	113.5	150		VC	51.55569	1 in 15	
0103	98.11	FO	96.26	225		VC	69.15684	1 in 100	
0107		FO	0			VC	10.02119		
0902	115.15	SW	113.12	225		VC	26.88227	1 in 15	
0003	104.35	SW	101.98	300		VC	34.83129		
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0003	104.35	SW	101.98	300		VC	34.83129		
9903	114.42	SW	112.27	225		VC	38.96026	1 in 16	
0001	109.41	FO	107.21	150		VC	31.99007		
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9904	109.54	SW	107.63	225		CO	45.46642	1 in 14	
9007		SW	0			VC	10.52556		
9007		SW	0			VC	10.52556		
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0007	109.85	SW	107.93	150		VC	21.12019	1 in 35	
0108		SW	0			MAR	19.3161		
9905	111.52	SW	109.56	225		CO	23.35217	1 in 15	
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8000	106.49	FO</							