



- Key:**
- Site Boundary (c.20ha)
 - Indicative residential dwellings
 - Indicative private amenity space
 - Proposed public open space
 - Proposed BNG area (high value land- no public access)
 - Proposed attenuation basins
 - Proposed indicative play spaces
 - 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: c.20ha
- 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
28/02/2025	1:1000@A1	EF/SN	JB

Project No	Drawing No	Revision
333101612	0101	

Client
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