



- 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
- NDA: 11.03ha
- Public Open Space: 8.821ha
- 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
11/11/2025	1:1000@A1	EF/SN	JB

Project No	Drawing No	Revision
333101612	0101	F

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