



N
0 10 20 30 40 50

Site Boundary: Aprx. 7.44ha

ACCESS & CIRCULATION

- Vehicular, Pedestrian and Cycle Access
- Tree-lined Spine Street with Green Verges
- Indicative alignment of Secondary Streets and green lanes
- Recreational Routes
- Potential Ped/cycle link to Hinton Way

DEVELOPMENT

- Developable Area: Aprx. 3.99ha Up to 110 homes @ 27.5dph
- Local Equipped Area of Play (LEAP)
- Trim-Trail/ Natural Play Trail
- Potential New Cemetery Car Park
- Field Access to BNG Land
- Pump Station

GREEN INFRASTRUCTURE

- Proposed Public Open Space
- Proposed Wildflower, Native Thicket & Tree Planting
- Sustainable Drainage System (SuDS)
- Existing on-Site Vegetation

CONTEXT

- National Cycle Route | Route 11 (NCR11)
- Local Facilities
- Stapleford Conservation Area
- Bus Stops

A	30.01.26	JC	Minor Client comments
Rev	Date	By	Description

Drawing Status
FOR PLANNING

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project	Land between Hinton Way & Mingle Lane GREAT SHELFORD
Drawing Title	Phase 1 Proposals & Additional Phase 2 Land (Reps Drawing 1)
Client	Nightingale Land

Scale @ A2	1:1250	Drawing No.	CSA/7555/101
Date	Jan 2026	Rev	A
Drawn	JC	Checked	RR