










**Site Boundary: Aprx. 4.60ha**






**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
-  Links to Phase 1 Proposals



**DEVELOPMENT**

-  Developable Area: Aprx. 2.89ha  
Up to 80 homes @ 27.5dph
-  Children's Play Area
-  Trim-Trail/ Natural Play Trail

**GREEN INFRASTRUCTURE**

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

**CONTEXT**




-  Local Facilities
-  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 Concept Masterplan & Submitted Phase 1  
Proposals (**Reps Drawing 2**)

Client Nightingale Land

Scale @ A2 1:1250	Drawing No. CSA/7555/102
Date Jan 2026	Rev A
Drawn JC	Checked RR