



Site Boundary: Aprx. 12.06ha

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 internal emergency link (3.7m-Wide)
- Potential Pedestrian link to Hinton Way
- Potential Ped/cycle and emergency access link to Hinton Way

DEVELOPMENT

- Developable Area: Aprx. 6.18ha
Up to 240 homes @ 39dph (average)
- Children's Equipped Play Spaces
1 x NEAP (1,200m²)
2 x LEAPs (500m² each)
- Trim-Trail/ Natural Play Trail
- Potential New Cemetery Car Park
- 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

C	24.07.26	JC	Amended to reflect proving layout exercise
B	07.07.26	JC	Amended to reflect client comments
A	03.07.26	JC	Amended to reflect revised planning strategy
Rev	Date	By	Description

Drawing Status
FOR PLANNING

CSA
environmental

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

T 01462 743647
E ashwell@csaenvironmental.co.uk
W csaenvironmental.co.uk

Project Land between Hinton Way & Mingle Lane
GREAT SHELFORD

Drawing Title Development Framework Plan

Client Nightingale Land

Scale @ A1	1:1,250	Drawing No.	7555/103
Date	March 2026	Rev	C
Drawn	JC	Checked	RR