

- Key :**
- Site boundary - 16.4 Ac / 6.64 Ha with potential for circa 125 units
 - Land under Anywl control
 - Proposed access position from Flat Lane
 - Existing trees and hedgerows to be retained where possible
 - Existing PRow to be incorporated into scheme
 - Proposed focal squares
 - Proposed pedestrian links
 - Proposed SUDs basin
 - Proposed Trim Trail
 - Proposed development blocks
 - Proposed public open space
 - Existing watercourse - Salters Brook
 - Retained view corridors
 - Existing overhead electricity cables
 - Kelsall Primary School proposed car park/ drop off
 - Kelsall conservation area
 - Existing pedestrian connection between dwellings on Green Hill Road and existing PRow
 - Formal Village Green Space
 - Proposed SUDs Train
 - Opportunity for vistas to be created from within the site
 - Proposed Key Focal Elevations
 - Proposed location of childrens play space

Application for erection
of 10 new dwellings
(23/02259/FUL)

- Road Hierarchy Key:**
- Avenue
 - Primary Street
 - Lanes/Shared Drives
 - Pedestrian Routes
 - Existing PRow

FLAT LANE, KELSALL

Masterplan Framework

Drawing Number : APD/AH193/MP01
Revision : E
Date : 24/06/2025
Scale : 1:500/A0

1:500 0 5 10 15 25m

URBANE
DESIGN
GROUP
LIMITED

AIWYL
Thoughtful homes

Pasture Close

Salters Brook