



- Site boundary
- Proposed new homes
- Tree-lined primary streets
- Secondary streets
- Private drives/lanes
- Shared surface
- Recreational routes/mown paths
- Public open space
- Existing vegetation
- SuDS basin
- Natural play areas

C	11.05.2025	AL	Additional SuDS basin
B	04.11.2025	RC	Red line amendment
A	26.09.2025	MC	Drainage updated
Rev	Date	By	Description

CSA
environmental

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

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

Project Land at Mill Lane and London Road,
HITCHIN

Drawing
Title Illustrative Masterplan

Client Martin Grant Homes

Scale @ A1	1: 1000	Drawing No.	6323/129
Date	Sep 2025	Rev	C
Drawn	RR/MC	Checked	RC