

Key

Existing

- Application Boundary (18.9ha)
- Land in Applicant's Ownership
- Statutory Main River and Buffer
- Waterbody
- Trees
- Hedgerows
- Public Right of Way
- Permitted Footpaths
- Culcheth Linear Park

Proposed

- Residential Development Area up to 450 Dwellings at 35dph (13.03ha)
- Public Open Space
- Attenuation Basin
- Tree Planting
- Neighborhood Equipped Area for Play (NEAP) with 30m buffer
- Local Equipped Area for Play (LEAP) with 20m buffer
- Primary Street
- Secondary Street
- Footpaths
- Potential Pedestrian Access
- Kinknall/Kingnall Hall

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Rev	Description	Drawn	Approved	Date
B	Planning Comments	AJG	NKH	14/10/26
A	Areas updated	AJG	NKH	13/10/26

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Project
Land West of Hob Hey Lane, Culcheth

Title
Framework Masterplan

Drawing Number
PS11650.01.005B

Drawn	Checked	Approved	Scale	Date
AJG	NKH	NKH	1:3,000 @ A3	13/10/2026