CHESTER ROAD - HELSBY

Indicative Masterplan

Parcel B (ANWYL)

Parcel A (ELAN)

Transport for Wales/Northern Line

Blue Bridge Lane

Plovers Lane

CHESTER ROAD

Holly Court

Pond

Drain

Drain

MP 8.0

MP 0.25

SP

Shelter

Helsby Hillside Primary School

Stocks Brow Farm

Willow Croft

HUNTERS COURT

OLD SCHOOL COURT

HIGH VIEW

BARN CROFT

PLOVERS LANE

1:1000 0 10 20 30 50m

N

Date - 12.11.25
Scale - 1:1000 @ A1
Revison - D

* NB. This Spatial Masterplan is based on OS and Aerial mapping only. A full assessment of the topography, trees, ecology, highways, title assessment, drainage, air quality, noise, services etc. needs to be carried out to inform the progression of this masterplan.

Key :

- Site boundary -
  Parcel A (ELAN) - 13.54Ac/5.48Ha
  Parcel B (ANWYL) - 10.71Ac/4.33Ha
1. Proposed access positions from Chester Road
2. Existing trees and hedgerows to be retained where possible
3. Blue Bridge Lane separating the two development parcels
4. Access from Plovers Lane
5. Proposed tree-lined avenue
6. Proposed primary street
7. Proposed lanes
8. Proposed shared drives
9. Proposed focal squares
10. Proposed pedestrian links
11. Proposed SUDs location
12. Proposed LEAP
13. Proposed development blocks
14. Proposed public open space
15. Proposed indicative tree planting
16. Views to Helsby Hill through green corridor
17. New pedestrian connection linking Plovers Lane through the site
18. Potential pedestrian access point onto Holly Court
19. Potential pump station location
20. Land in control of applicant but excluded from application boundary

Road Hierarchy Key:

- Avenue
- Primary Street
- Lanes
- Shared Drives
- Pedestrian Routes

ANWYL thoughtful homes

elan HOMES