**Disclaimer:**
Do not scale from this drawing
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

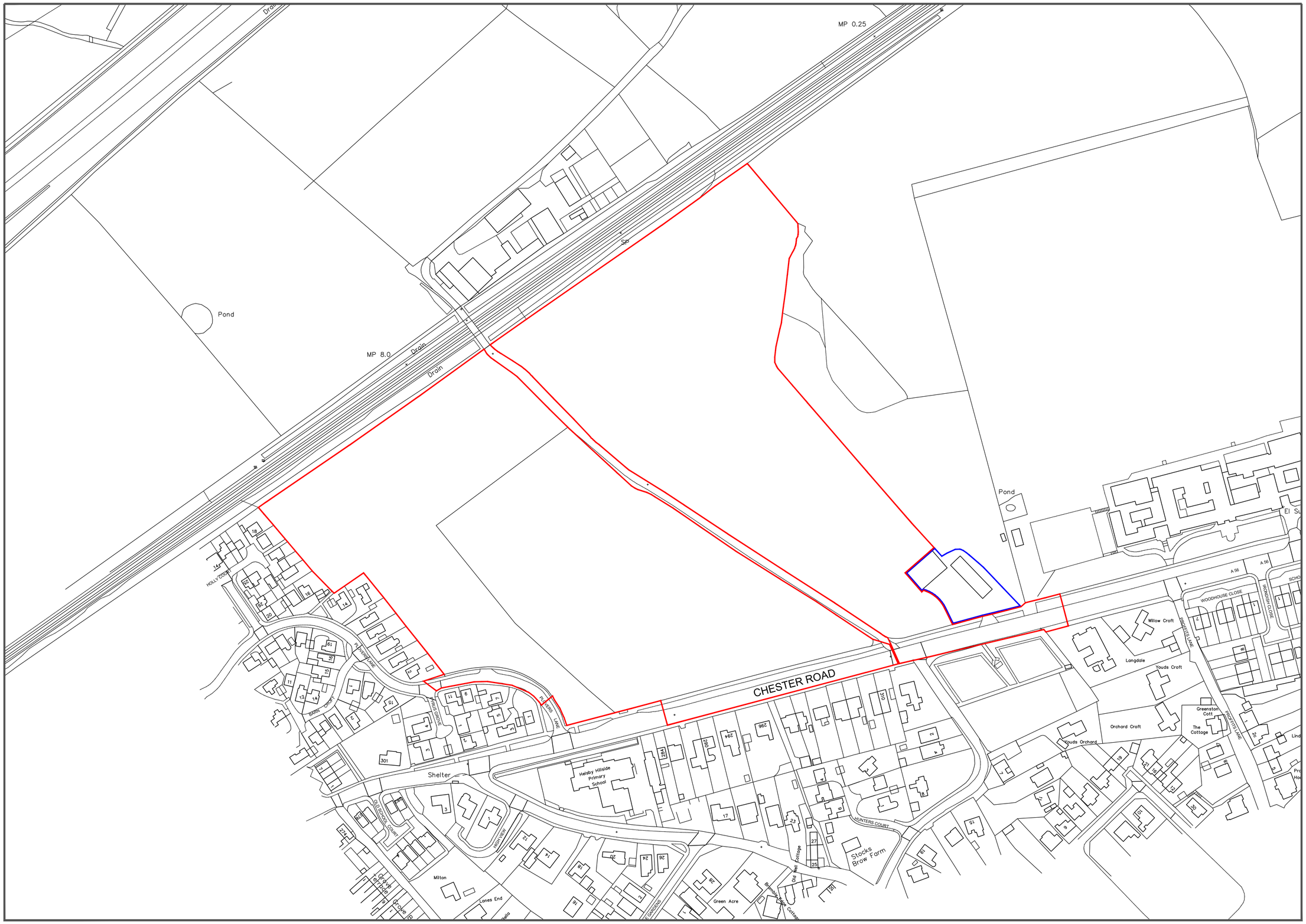
This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

1:1250 0 12.5 25 37.5 62.5m

# CHESTER ROAD - HELSBY

## LOCATION PLAN

NORTH




| D | 18.11.2025 | Gap between red edge and existing commercial building reduced to 1.0m | AP-E | - |
|---|---|---|---|---|
| C | 11.11.2025 | Red edge updated around existing commercial use to provide a 1.5m wide maintenance strip | AP-E | - |
| B | 11.11.2025 | Red edge boundary revised around existing commercial unit. | AP-E | - |
| A | 07.11.2025 | First Issue | AP-E | - |
| Rev. | Date | Description | By | Chd |

Client

ANWYL thoughtful homes

Project

CHESTER ROAD
HELSBY

Drawing Title

LOCATION
PLAN

| Drawn by | AP-E | Checked by | - | Date | 12.05.25 |
|---|---|---|---|---|---|
| Status | PRELIMINARY | Scale @ A1 | 1:1250 | | |
| Job no. | Dwg no. | Rev. | | | |
| AH186 | LP01 | D | | | |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# CHESTER ROAD - HELSBY

## Constraints & Opportunites Plan

**Key :**

- Site boundary - **Parcel A - 13.68Ac/5.54Ha**
  **Parcel B - 11.80Ac/4.77Ha**
1. Existing Railway line
2. Existing trees and hedgerows to be retained where possible
3. Blue Bridge Lane separating the two development parcels (refer to Planning Statement)
4. Existing building and associated hardstanding - outside of application boundary but under applicants control
5. Existing site levels
6. Existing movement on Chester Road, including existing cycleways in east and west bound directions and pedestrian crossings allowing safe access to the south side of Chester Road
7. Potential green link across the site
8. Potential views retained to Helsby Hill
9. Potential vehicle access points
10. Potential public open space location
11. Helsby High School
12. Helsby Primary School
13. Potential pedestrian access point onto Holly Court
14. Indicates change in speed limit: Chester Road (30mph/40mph) and Plovers Lane (20mph)
15. Potential SuDs location (size tbc)
- B Bus stop locations

Parcel A

Parcel B

Transport for Wales/Northern Line

MP 0.25

MP 8.0

Pond

Drain

15m

20m

25m

30m

Holly Court

Plovers Lane

Chester Road

CHESTER ROAD

20mph

30mph

40mph

Shelter

HELSBY PRIMARY SCHOOL

Helsby Hillside Primary School

HELSBY HIGH SCHOOL

Willow Croft

Langdale

Youds Croft

Orchard Croft

Youds Orchard

Greenston Cott

The Cottage

Stocks Brow Farm

HUNTERS COURT

BARN CROFT

OLD SCHOOL COURT

HIGH VIEW

WOODHOUSE CLOSE

1:1000 0 10 20 30 50m

Date - 13.11.25
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.**

Anwyl Homes

elan HOMES