



Redline boundary

Additional land under applicant control

Existing public right of way

Potential footpath links/routes  
(outside of live landfill permit area)

Proposed employee/multi user route  
(pedestrians and cyclists)

Indicative agricultural access

Existing trees/vegetation to be retained

Proposed native woodland planting

Indicative HS2 mitigation woodland  
planting

Proposed native tree planting

Proposed native shrub/scrub planting

Proposed native hedgerow planting

Proposed wildflower /calcareous  
grassland or enhancement to existing  
grassland

Proposed lake

Proposed marginal planting

Proposed attenuation/SUD's areas

Proposed footpath surfacing (indicative)

Proposed car park hard surfacing

Indicative location of acoustic fence

1. Facilities Building

2. Hotel

3. Fuel Filling Station

4. Car parking

5. HGV parking

6. Coach & Caravan parking

7. Bridge access over M25

8. Play space

9. Picnic area

10. Viewing deck to lake with picnic and seating area

11. Potential meadow/pasture

12. Viewpoint opportunity

13. Sculpture/Art feature opportunity

14. M25 underpass (to be enhanced subject to  
Highways England approval)

15. Proposed realignment of overhead power lines  
and towers subject to SSE Electricity Ltd approval.

16. Alignment of HS2 (pink dashed line)

17. Sealing compound- Proposed by HS2

18. Potential Arable field

19. Potential wildflower meadow

20. MSA Amenity Area

Figure 4.2b

Revised Illustrative  
Masterplan

FIGURE  
TITLE

N

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250m

1:2500 @ A1  
BIR5351\_09-T

SCALE  
DWG.NO