



Key

- Access point
- Pedestrian access points
- Site boundary 10.33 Ha (25.5 acres)
- Existing public rights of way
- Primary streets
- Secondary streets
- Tertiary streets
- Walking routes
- Outdoor Fitness Trail
- Residential development for up to 165 dwellings. Nett developable area 4.64 Ha (11.47 acres)
- Single storey residential development
- Key focal buildings
- Additional school parking area (30 spaces)
- Existing Primary School
- Attenuation basins
- Public Open Spaces
- LEAP
- Swales
- Proposed trees
- Existing hedges
- Existing trees
- Community Orchard

| Rev | Date | Amendment | Initials |
|-----|------------|--|----------|
| M | 11/07/2025 | Amended to suit landscape plan. | ZA |
| L | 27/06/2025 | Entrance area amended. | GB |
| K | 28/02/2025 | Attenuation basins amended. | GB |
| J | 18/02/2025 | Housing area amended. | GB |
| H | 23/01/2025 | Housing area amended. | GB |
| G | 21/01/2025 | Red line boundary amended. | GB |
| E | 10/12/2024 | Masterplan updated with Rights of Way. | GB |

Project:
**MALDON ROAD
TIPTREE**

Client:
BLOOR HOMES

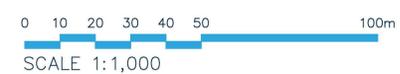
Drawing:
MASTERPLAN

Drawing no: **24.2016.1001** Rev: **M**

Scale@A1: 1:1000 Date: OCT 2024 Drawn: GB Checked: **—**

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.



PLANNING