



- Zonal Masterplan Legend**
- Gross site boundary  
16.39 hectares
  - Line of existing sewer pipe  
and associated easement
  - Line of existing gas pipe  
and associated easement
  - landscape buffer / planting
  - Indicative developable land
  - Potential balancing ponds /  
biodiversity enhancements
  - Existing landscaping / trees
  - Potential footpath / cycle  
link to adjacent amenities
  - Indicative development  
parcels
  - Potential new access and  
feeder roads

|     |                                                                  |          |        |
|-----|------------------------------------------------------------------|----------|--------|
| P13 | NOTES UPDATED                                                    | 6/3/25   | DHW    |
| P12 | BOUNDARY UPDATED                                                 | 28/2/25  | DHW    |
| P11 | UPDATED TO CLIENT COMMENTS                                       | 27/02/25 | DHW    |
| P10 | UPDATED TO CLIENT COMMENTS                                       | 26/02/25 | CAP    |
| P09 | UPDATED TO SHOW POSSIBLE ACCESS<br>POINTS & ADDITIONAL LAND      | 24/07/23 | MJB    |
| P08 | UPDATED TO RETAIN / ENHANCE THE<br>EXISTING WATERCOURSE          | 17/07/23 | MJB    |
| P07 | UPDATED TO CLIENT COMMENTS                                       | 06/09/22 | DHW    |
| P06 | UPDATED TO CLIENT COMMENTS                                       | 24/06/22 | MJB    |
| P05 | ADDITIONAL SWALES ADDED, BUFFERS<br>TO SERVICES EXTENSION ADDED. | 22/06/22 | MJB    |
| P04 | CAMBRIDGE SERVICES EXTENSION ADDED<br>AND SITE AMENDED TO SUIT   | 20/06/22 | MJB    |
| P03 | UPDATED TO CLIENT COMMENTS                                       | 06/12/21 | DHW    |
| P02 | UPDATED TO CLIENT COMMENTS                                       | 02/12/21 | MJB    |
| P01 | UPDATED TO CLIENT COMMENTS                                       | 02/12/21 | MJB    |
| No  | Revision                                                         | Date     | Initia |

LAND SOUTH AND EAST OF THE  
A14 SERVICES

Drawing

INDICATIVE MASTERPLAN

Client

FRANK

SHAW

ASSOCIATES

LIMITED

ARCHITECTS

**NOTE**

Locations of existing services shown on drawing are approximate only. The location of all services are to be verified on site.