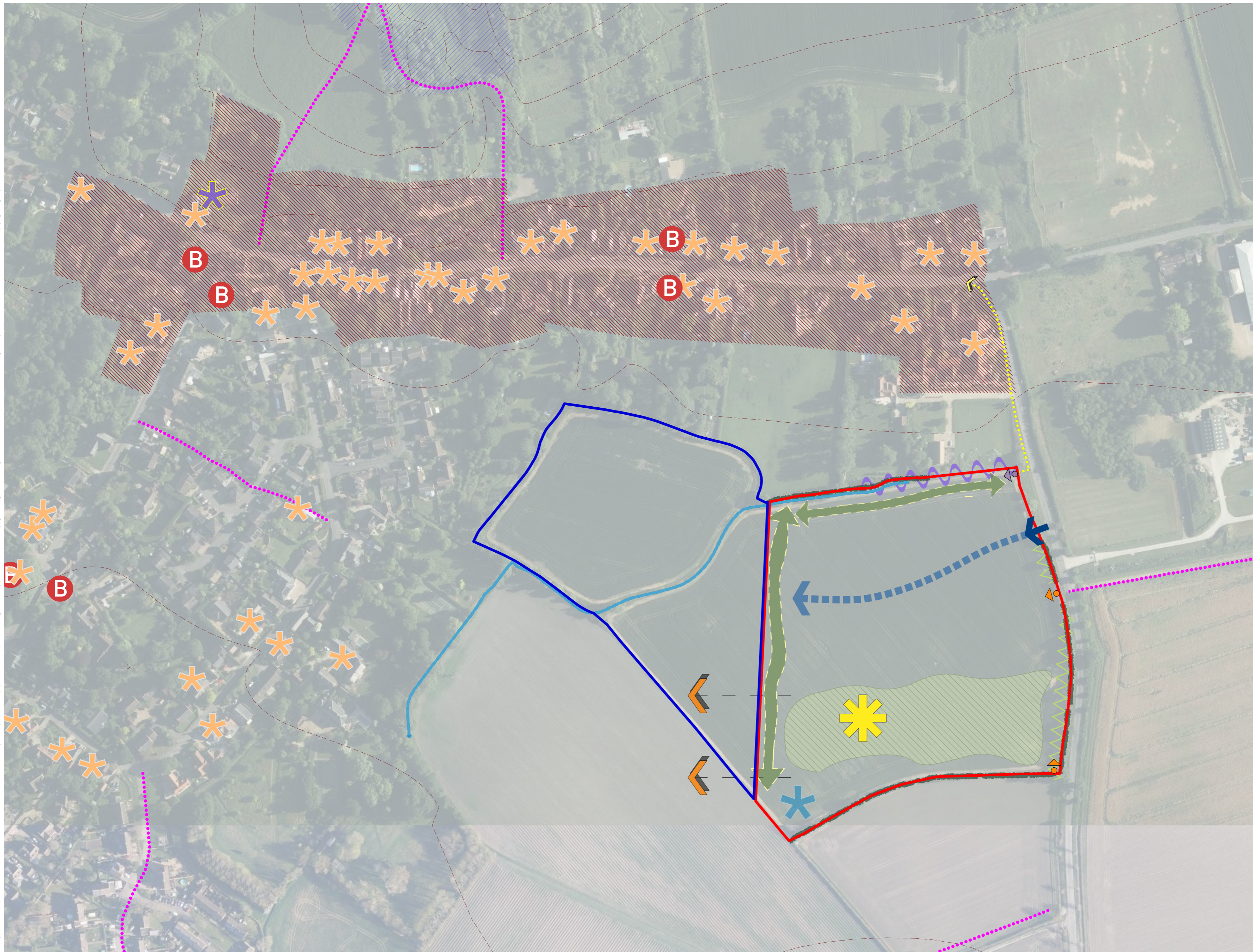





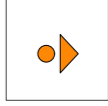
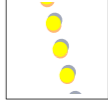
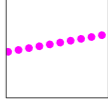
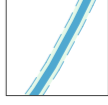

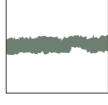
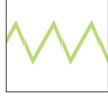




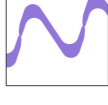
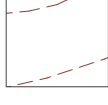

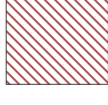
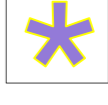


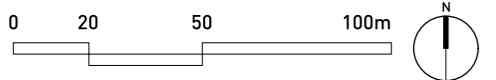


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- KEY**
-  SITE LOCATION (5.25HA)
 -  ADDITIONAL LAND IN OWNERSHIP OF CLIENT
 -  PROPOSED PRIMARY ACCESS POINT OFF MALDON ROAD
 -  POTENTIAL PRIMARY ACCESS ROUTE
 -  PROPOSED EMERGENCY, CYCLE AND PEDESTRIAN ACCESS POINT
 -  POTENTIAL INFORMAL PEDESTRIAN LINK (UP TO SITE BOUNDARY)
 -  PROPOSED PUBLIC FOOTPATH / CYCLEPATH LINKING SITE TO HIGH STREET
 -  EXISTING PROWL (PUBLIC RIGHT OF WAY)
 -  EXISTING WATER FEATURE / COURSE
 -  POTENTIAL ATTENUATION BASIN (SUBJECT TO SPECIALIST INPUT)
 -  EXISTING VEGETATION / TREES
 -  POTENTIAL LANDSCAPE BUFFER AND OPPORTUNITIES TO STRENGTHEN EXISTING VEGETATION
 -  POTENTIAL GREEN CORRIDOR
 -  POTENTIAL GREEN AMENITY SPACE
 -  POTENTIAL LOCATION FOR A CHILDREN'S PLAY AREA
 -  VIEWS TOWARDS COUNTRYSIDE
 -  NEIGHBOURING RESIDENTIAL EDGE
 -  CONTOURS
 -  SITE OF SPECIAL SCIENTIFIC INTEREST
 -  CONSERVATION AREA
 -  GRADE II* LISTED BUILDING
 -  GRADE II LISTED BUILDING
 -  BUS STOP



LAND WEST OF MALTON ROAD, ORWELL - OPPORTUNITIES AND CONSTRAINTS PLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JS | APPROVED BY: MH | DATE: 28/01/2026 | SCALE: 1:2000@A2 | DRWG: P25-2504_DE_002_A_01 | CLIENT: CEMEX UK PROPERTIES LTD |

