
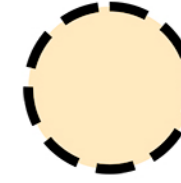






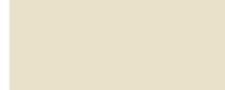







Masterplan Key

-  Site Boundary - 3.2ha / 32,000m<sup>2</sup>
-  Pedestrian access
-  Site entrance - location based on existing field access.
-  Connectivity from PROW
-  Primary route
-  Secondary route
-  Potential for expansion of informal footpaths
-  PROW maintained - potential opportunity to enhance with landscape planting.
-  Development Area - 2ha / 20,500m<sup>2</sup>
-  LAP/open space - 0.06ha / 600m<sup>2</sup>
-  Field boundary enclosure planting - hedgerow, tree and copses to suit wider landscape character area.
-  Existing hedgerows and trees
-  Transitional Planting
-  Existing field access to be retained



Rev.	Description	XXX-XX-XX-XX	Drn.	Date
P01	Preliminary Issue			

Drawing Status:  
**PRELIMINARY**

**CMP**  
Architects

Client

Project  
**Land adjacent to Fowlmere Road,  
Foxton**  
Title  
**Spatial Framework Masterplan**

Scale @ A1 / A3	Drawn	Date	Revision
1:100 / 1:200	GC	27.01.2026	P01

Drg.No. **F021-CMP-XX-SI-DR-A-00001**



Do not scale from this drawing, use figured dimensions only. Subject to accurate site survey. All dimensions to be checked and verified for any discrepancies. All drawings to be read in conjunction with all CMP Architects and other consultants' contract documentation. Any discrepancies to be reported before any work commences. All items installed by others are to be fully site coordinated and programmed with the Contractor. All products to be installed to manufacturers recommendations. ©Copyright CMP Architects Ltd