



- KEY
- Proposed Road Re-Alignment of the A518
 - Proposed feature block paved areas
 - Proposed Footpath/Cyclepath Connections
 - Proposed Mixed Residential Development
Total: 662 Dwellings
 - Proposed Commercial Development Areas
Total Area: 1.1Ha
Building Floor Area: 9200m²
 - Proposed Artwork Focal Points
 - Proposed Attenuation Pond with Marginal Wetland Planting
 - Existing Vegetation
 - Proposed Buffer Vegetation
 - Proposed Avenue Trees
 - Proposed Parkland Trees
 - Proposed Back Gardens
 - Proposed Green Space Areas
Total Area: Approx 11Ha
 - Green Spaces in Adjacent Development
Total Area: 6.87Ha
 - Potential locations for play areas

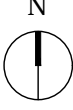
Rev	By	Description	Date
C	EG	Updated Layout	28.10.16
B	EG	Updated Layout	
A	EG	Updated Layout	

Client
Tesni Homes

Project
Muxton, Telford

Description
Masterplan

Status
For Approval



Scale @ A2 1:5000	Drawn EG	Checked CT	Date 25.07.16
Job number 2446	Drawing number 105	Revision C	