

- Key**
- Application Site Boundary
 - Zone up to 2 storeys (7m in height)*
 - Zone up to 3 storeys (11m in height)*
 - Zone up to 4 storeys (14.5m in height)*
 - Zone up to 5 storeys (18.5m in height)*
 - Area of exceptional height (max 7 storeys, 25.5m in height)*
 - Indicative location of primary street
 - Indicative location of secondary street
 - Busway (including cycle route) - developed as part of Phase 2
 - Indicative outline of open space (refer to Design Principles Document within Design and Access Statement Appendix A)
 - Indicative location of building ancillary to sports use up to 2 storeys
 - ⊕ Existing site level - AOD
 - ⊕ Indicative proposed site level - AOD - where no height is stated no proposed change to existing site level

NOTE:

- The alignment of any vehicular/pedestrian/cycle route is approximate and may vary as long as principal connections are retained.
- Minor variations to the layout shown on this plan may be required at the reserved matters stage. Any minor variations would be within the developments limits (number of homes, total floorspace, total areas for open space) and the broad layout shown on this and other application drawings.
- Refer to the Proposed Site Levels Plan for further information on plot levels.

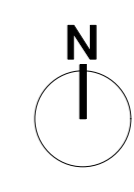
* Given heights in metres refer to height above proposed ground level. Buildings will not exceed maximum building heights (in both metres and storeys). Building heights include roofs.

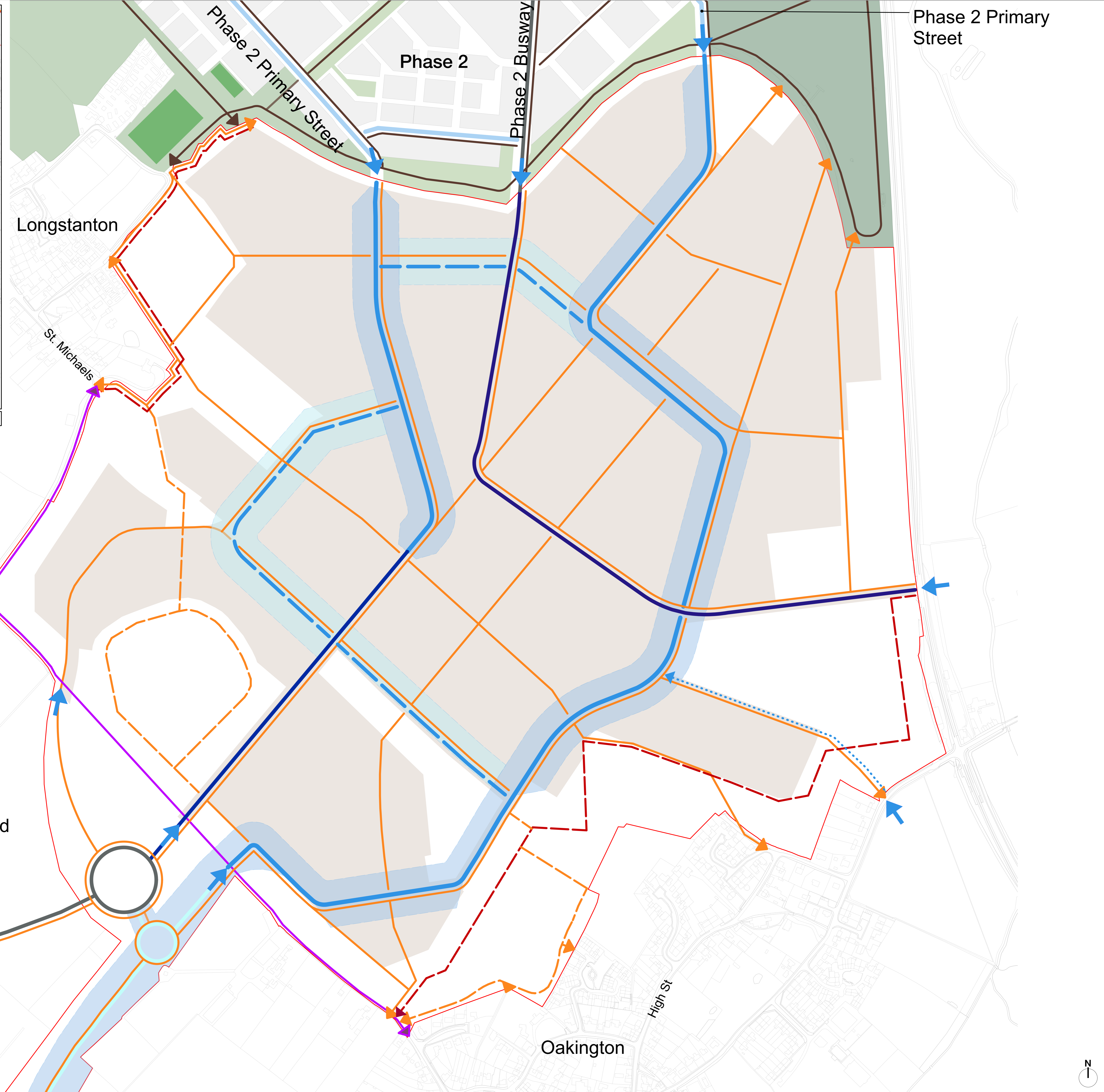
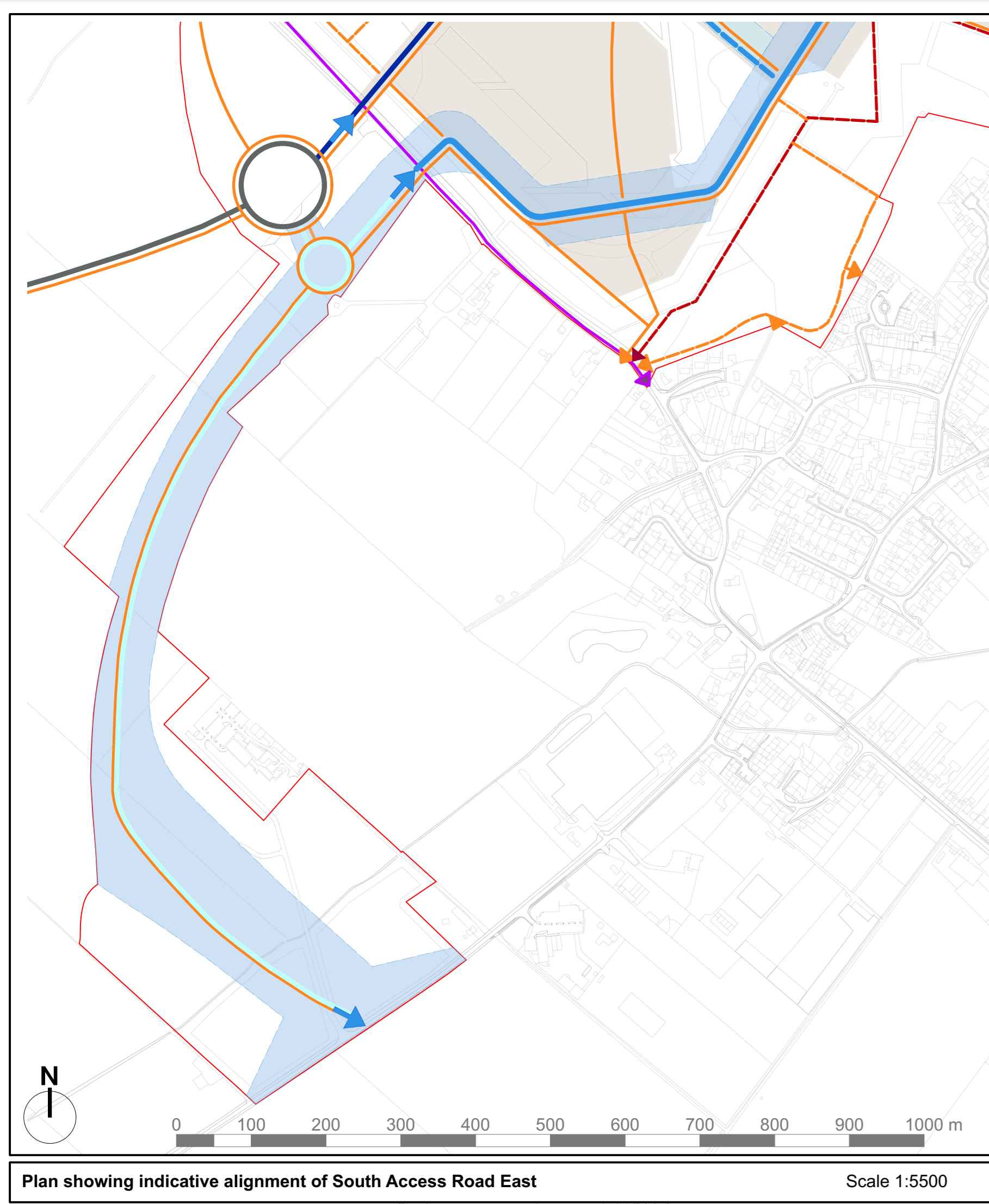
Rev	Date	Description
V2	01-12-2020	Minor amendment made to 'Notes' section. Existing and proposed spot heights added.
V3	06-07-2021	Amendment to development line around Military Lake. Primary and secondary streets amended as per Open space and land use plan (to be shown alongside greenway).
V4	26-07-2021	Amendment to development line by Oakington.

Client
Homes England

Consultant
Tibbalds Planning and Urban Design Ltd.
19 Mallings Place
169 Tower Bridge Road
London SE1 3JB
Tel: 020 7089 2121
Fax: 020 7089 2120
mail@tibbalds.co.uk
www.tibbalds.co.uk

Northstowe Phase 3	
Drawing	5709-OPA-3A-03-V2
Drawn	AS/AG
Checked	KS
Scale	1:2500@A0
Date	26-07-2021





Key

- Application Site Boundary
- Primary street zone
- Secondary street zone
- Zone for development
- Indicative location of primary street
- Primary street alignment approved as part of Phase 2
- Indicative location of secondary street
- Potential future bus-only link
- Indicative route of Southern Access Road East (SARE)
- Indicative location of pedestrian and cycling link*
- Indicative location of pedestrian link
- Indicative location of informal pedestrian and cycling link (no lighting)
- Indicative location of bridleway
- Main connection points
- Pathfinder Long Distance Walking Route and Regional Cycle Network Route 24

Phase 2

- Indicative location of primary street
- Bridleway, cycling and pedestrian path delivered as part of Phase 2
- Busway (including cycle route) and link road delivered as part of Phase 2
- Southern Access Road West (SARW)

NOTE:

- * Pedestrian and cycling links may be in the form of segregated routes or integrated into shared surface streets.
- The alignment of any vehicular/pedestrian/cycle route is approximate and may vary as long as principal connections are retained.
- Minor variations to the layout shown on this plan may be required at the reserved matters stage. Any minor variations would be within the developments limits (number of homes, total floorspace, total areas for open space) and the broad layout shown on this and other application drawings.

Rev	Date	Description
V2	01-12-20	Busway & Link Road colour amended. Bridleway shown along western boundary.
V3	06-07-21	Amendment to development line around Military Lake. Primary and secondary streets amended as per Open space and land use plan (to be shown alongside greenway).
V4	06-07-21	Amendment to development line by Oakington.

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Homes England

Consultant

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 London SE1 3US
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 Fax: 020 7089 2120
 mail@tibbalds.co.uk
 www.tibbalds.co.uk

Northstowe Phase 3

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Proposed greenway will extend the greenway provided as part of Phase 2

Landscape around junction being delivered as part of the Phase 2 infrastructure works

Key

- Application Site Boundary
- Residential built development and ancillary open spaces
- Indicative outline and location of primary flood attenuation areas
- Open space (including multifunctional green space)
- Indicative location of playing fields
- Retained Military Lake
- Indicative location of Local Centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation)
- Indicative location of secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses)
- Retained woodland blocks
- Indicative outline and location of linear lake forming part of a green link between Phase 2 and Local Centre
- Indicative location of greenways
- Indicative location of Primary School (3 ha - 3FE)
- Indicative location of Primary School (3ha - 3FE)
- Indicative location of Neighbourhood Square (min 0.3ha - max 0.6ha)
- Indicative location of Neighbourhood Park (min 1ha - max 2ha)
- Indicative location of primary street
- Indicative location of secondary street
- Potential future bus-only link
- Busway (including cycle route) delivered as part of Phase 2
- 1 Mill Road (min width 12m reducing to 8m at primary street crossing)
- 2 Green corridor (min 10m - max 20m width)
- 3 Military Lake greenway (min 10m - max 40m width)
- 4 Northern greenway (min 10m - max 15m width)

NOTE:
 - The alignment of any vehicular/pedestrian/cycle route may vary as long as principal connections are retained.
 - Minor variations to the layout shown on this plan may be required at the reserved matters stage. Any minor variations would be within the developments limits (number of homes, total floorspace, total areas for open space) and the broad layout shown on this and other application drawings.
 - Woodland blocks shown on the parameter plans are drawn on the OS base mapping and do not reflect the tree survey. Detailed designs will need to reflect up to date tree surveys.

Rev	Date	Description
V2	01-12-2020	Open space around access roundabout amended to reflect landscape strategy. Colour of development amended to create greater contrast with white OS.
V3	06-07-2021	Primary and secondary streets amended to be shown alongside greenways. Amendment to development line around Military Lake. Updates to key.
V4	26-07-2021	Amendment to development line by Oakington.

Client
Homes England

Consultant
Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
London SE1 1J9
Tel: 020 7089 2121
Fax: 020 7089 2120
mail@tibbalds.co.uk
www.tibbalds.co.uk

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