



- Key
- Application Site Boundary
- Residential built development and ancillary open spaces - indicative location
- Indicative outline and location of primary attenuation areas
- Open space (including multifunctional green space)
- Indicative location of secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses)
- Retained woodland blocks and hedgerows
- Indicative location of greenways (min 6m - max 10m in width)
- Indicative location of Primary School (2.4ha - 2FE)
- Indicative location of pocket park
- Indicative location of primary street
- Indicative location of secondary street
- Existing waterbody

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.

Rev	Date	Description
V2	01-12-20	Open space buffer to B1050 and existing waterbody within tree copse added. Colour of development amended to create greater contrast with white OS.

Client

Homes England

Consultant

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Northstowe Phase 3

Drawing	5709-QPA-3B-01-V2
Drawn	CP
Checked	KS
Scale	1:2500@A0
Date	01-12-2020





- Key**
- Application Site Boundary
 - Primary street zone
 - Secondary street zone
 - Zone for development - indicative location
 - Indicative location of primary street
 - Indicative location of secondary street
 - Indicative location of tertiary street with the flexibility to accommodate buses
 - Indicative location of pedestrian and cycling link
 - Indicative location of futureproofed pedestrian / cycle connection to land that may be bought forward by other parties
 - Indicative location of futureproofed vehicular and pedestrian / cycle connection to land that may be bought forward by other parties
 - Indicative location of futureproofed emergency vehicle and pedestrian / cycle connection to land that may be bought forward by other parties
 - Indicative location of pedestrian link
 - Main connection point
 - Potential pedestrian, cycle and emergency access link

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.
- The movement strategy has been designed to enable future connections to land that may be bought forward by other parties.

Rev	Date	Description
V2	01-12-2020	Tertiary link added.
V3	06-07-2021	Amendments to pedestrian and cycling links and location of futureproofed connections. Amendments to key.

Client

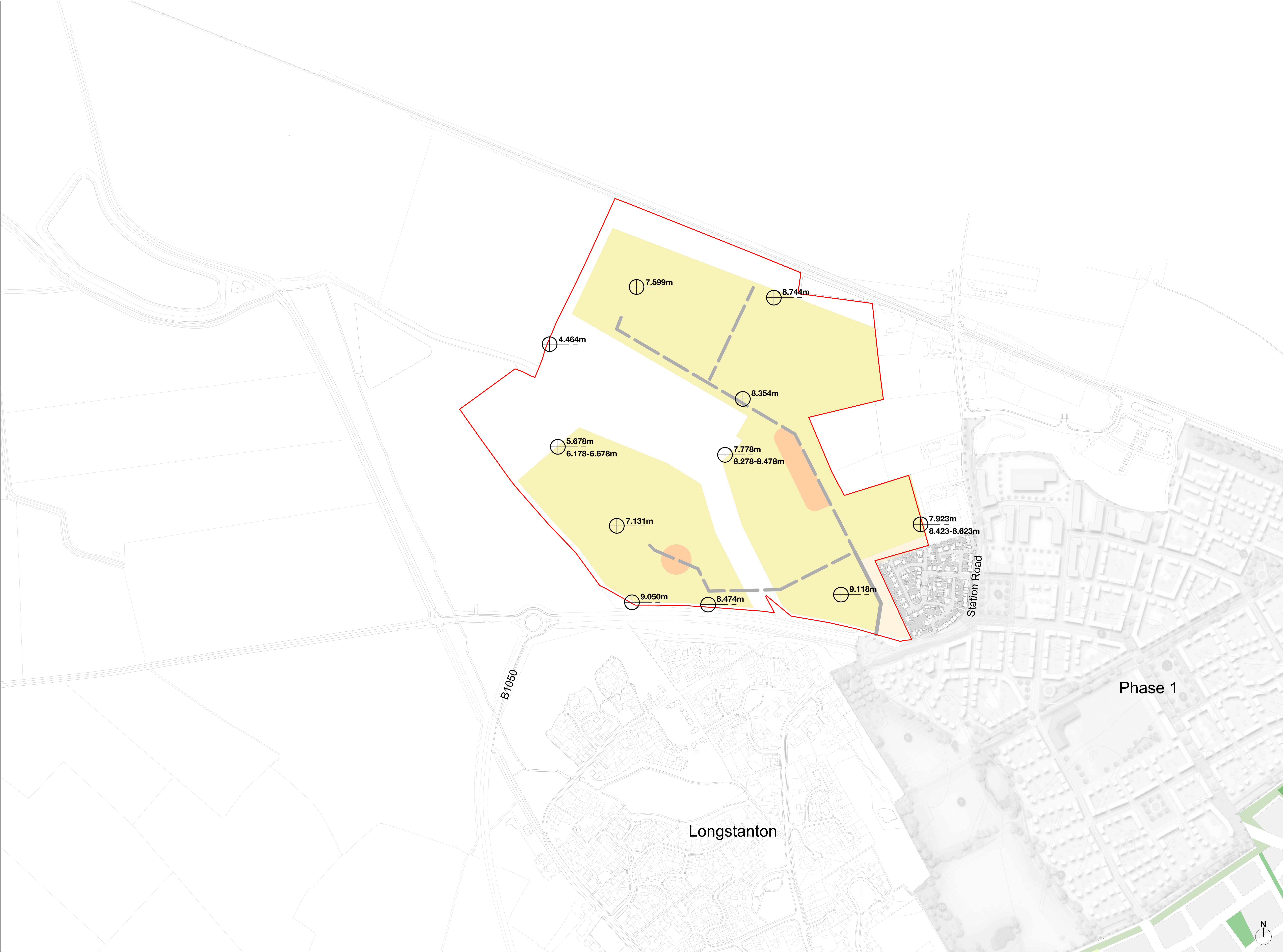
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Northstowe Phase 3	
Drawing	5709-OPA-3B-02-V2
Drawn	CP/AG
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Scale	1:2500@A0
Date	06-07-2021





- Key
- Application Site Boundary
- Zone up to 2 storeys (7.5 m in height)*
- Zone up to 3 storeys (11 m in height)*
- Zone up to 4 storeys (14.5 m in height)*
- Indicative location of primary street
- Indicative location of secondary street
- 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.

* Given heights in metres refer to height above proposed ground level. Building heights include roofs.

Rev	Date	Description
V2	01-12-2020	Minor amendment to 'Notes' section. Existing and proposed spot heights added.

Client

Homes England

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Northstowe Phase 3

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