



Key

Application boundary

Notes/Revisions

Cherry Hinton
Marshall Group Properties and Endurance Estates

0m200m

Site Plan
Application Boundary

2346 03 /PP001	Revision: -
PLANNING	Date issued: MAR 2018
1:5000@A3	Drawn by: SL Checked by: KD

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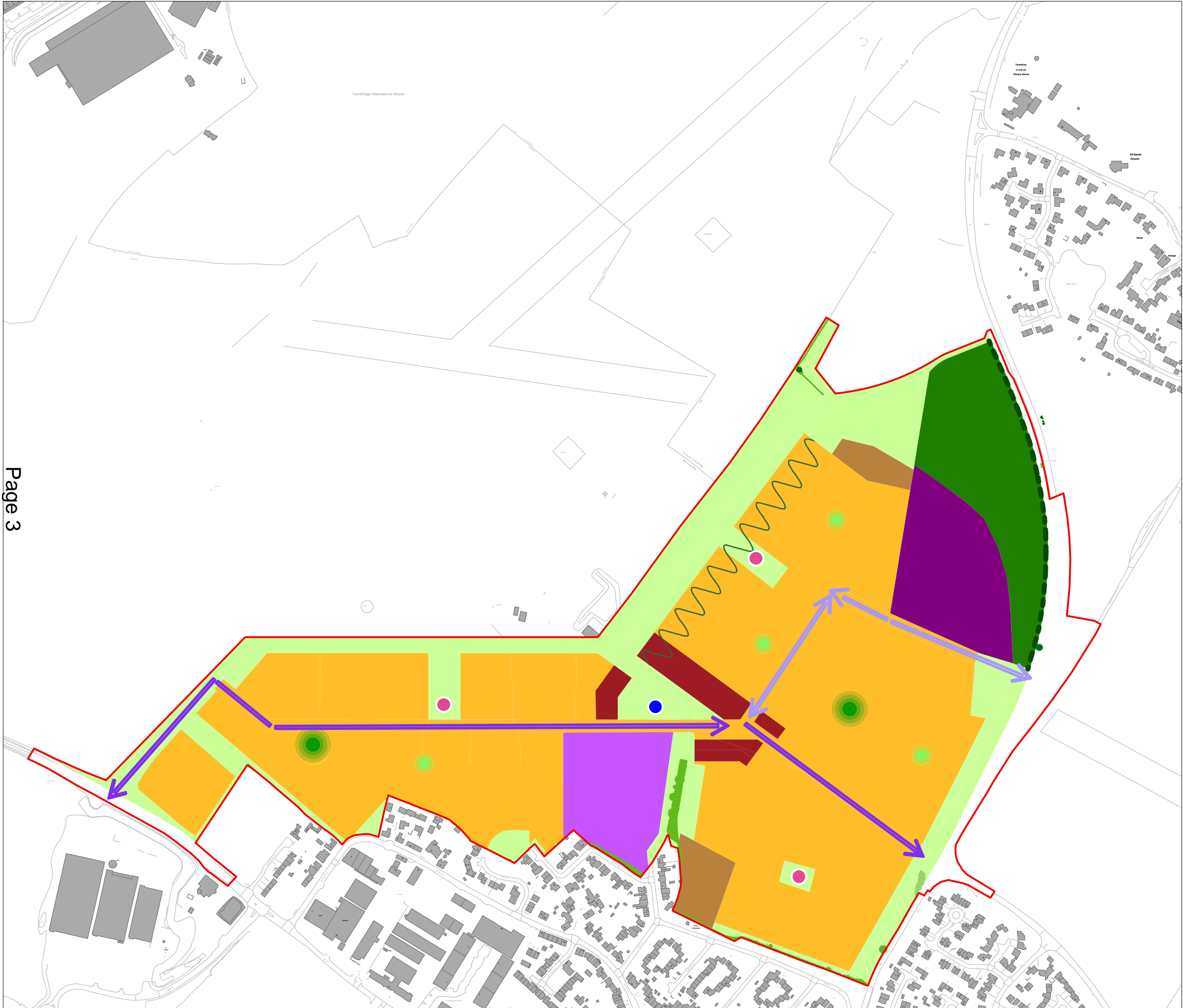
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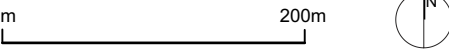
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- Application boundary
- Residential
- Mixed use / local centre with potential residential floors above (Use Class A1/ A2/ A3/ A4/ A5/ B1a/ D1/ D2 flexible units)
- Primary school
- Secondary school building zone
- Community sport pitches provided within secondary school site
- Strategic green infrastructure and public open space
- Location for equipped areas of play (LEAPs)
- Location for equipped areas of play (NEAP)
- Allotments
- Indicative alignment of primary street (Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- Indicative alignment of secondary street (Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- Existing mature vegetation and ecological corridors to be retained
- Small public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.05ha
- Medium public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.15ha
- Precise development edge to be determined based on final drainage design and routing of watercourse. Extent shown is the maximum built development.
- Noise attenuation feature

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Marshall Group Properties and Endurance Estates



Land Use parameter plan

2346 03 /PP002	Revision: -
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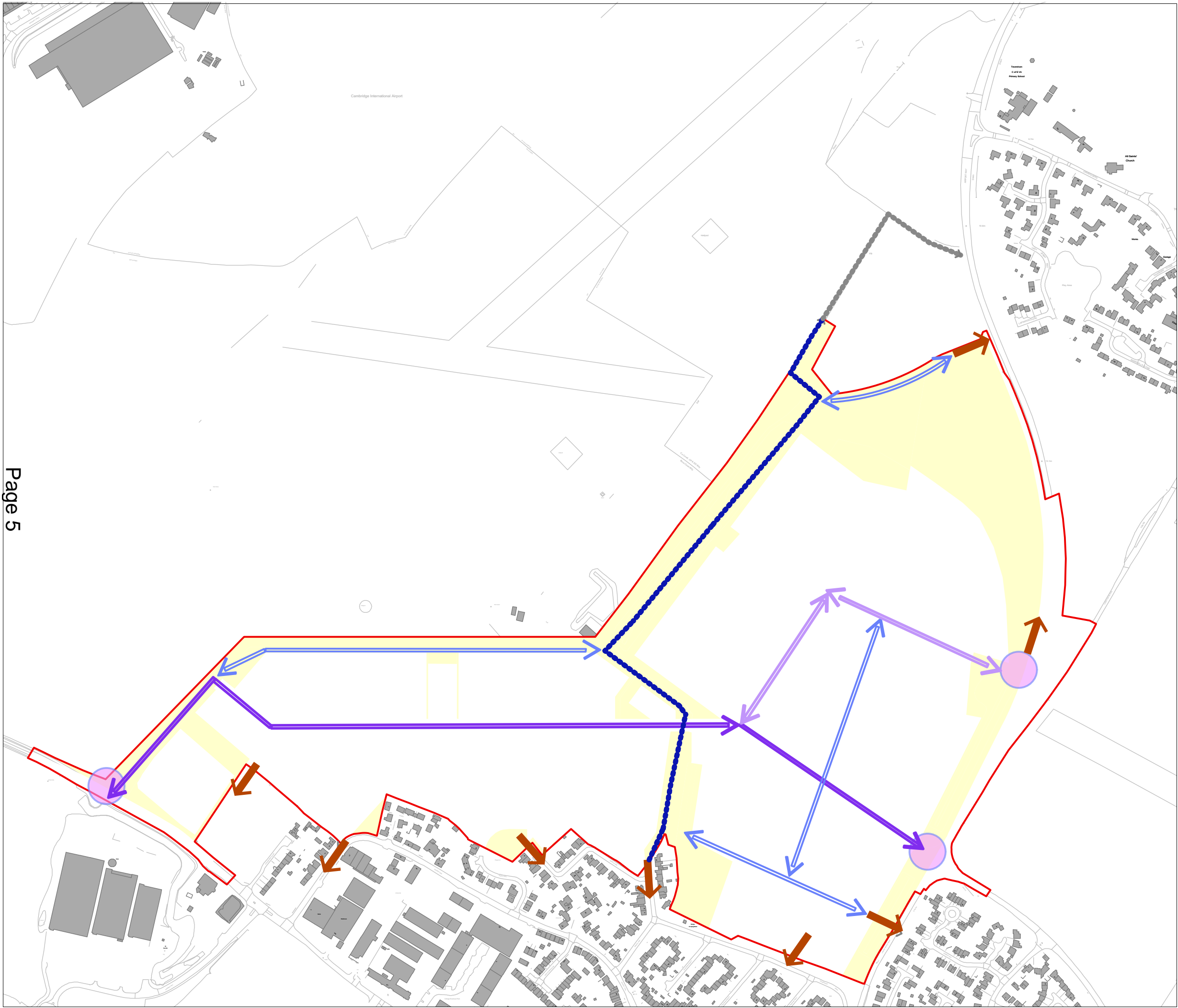
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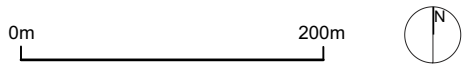


- Key
- Application boundary
 - Indicative alignment of primary street*
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
 - Indicative alignment of secondary street*
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
 - Desired alignment / zone of proposed cycle pedestrian network (Flexibility of $\pm 10\text{m}$ either side of alignment, exact location to be agreed at Reserved Matters stage)
 - Vehicular access points (for junction layout design refer to PBA drawings No. - 37305/5501/002, 37305/5501/001, 37305/5501/003)
 - Retained Public Rights of Way (footpath 109)
 - Existing Public Rights of Way (footpath 109)
 - Cycle/pedestrian linkages to Cherry Hinton and Teversham
 - Strategic green infrastructure, public open space and playing fields

Notes/Revisions

*Design speed up to 20mph

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Movement and access parameter plan

2346 03 /PP003	Revision: -
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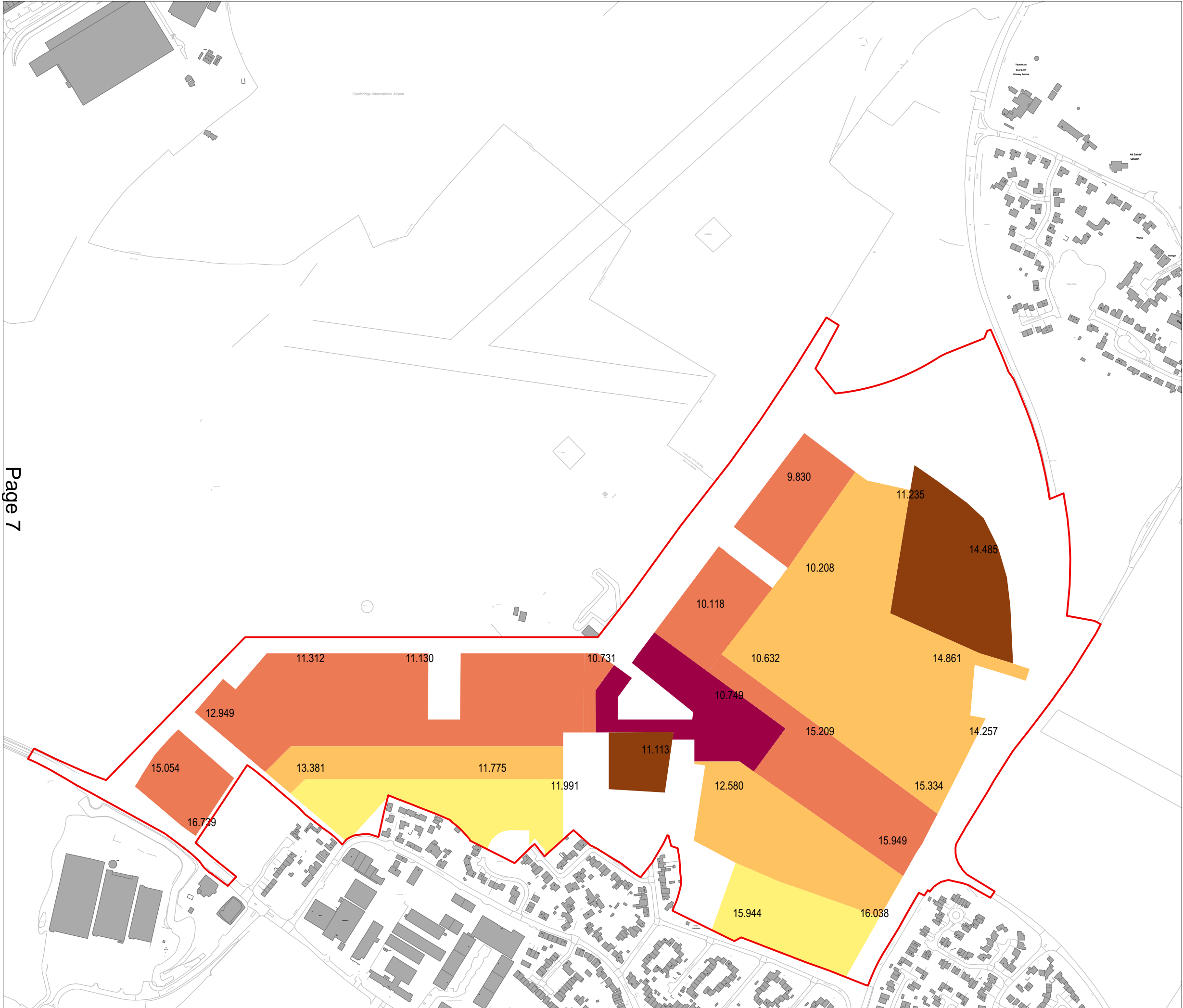
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Key

Application boundary

Residential

Up to 4 storey (up to 15m)

Up to 3 storey (up to 12m)

Up to 2.5 storey (up to 10m)

Typical residential storey height =3m subject to detailed design

Non residential

Mixed use / local centre with potential residential use above (up to 4 storey / 16.5m)

Education up to 3 storey (up to 15m)

Typical commercial storey height =4m subject to detailed design

Notes/Revisions

Building heights will be above proposed ground levels.

Building heights extent along the primary and secondary routes are subject to the final alignment of the route corridors and will offer flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage.

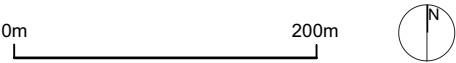
Building heights are inclusive of plant and lift over runs.

AOD figures shown are existing ground levels

Existing ground levels subject raising of 1m (maximum) for ground reprofiling works, as necessary (refer to drawing 37305/2001/119/P0)

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Building heights parameter plan

2346 03 /PS-PP004	Revision: A
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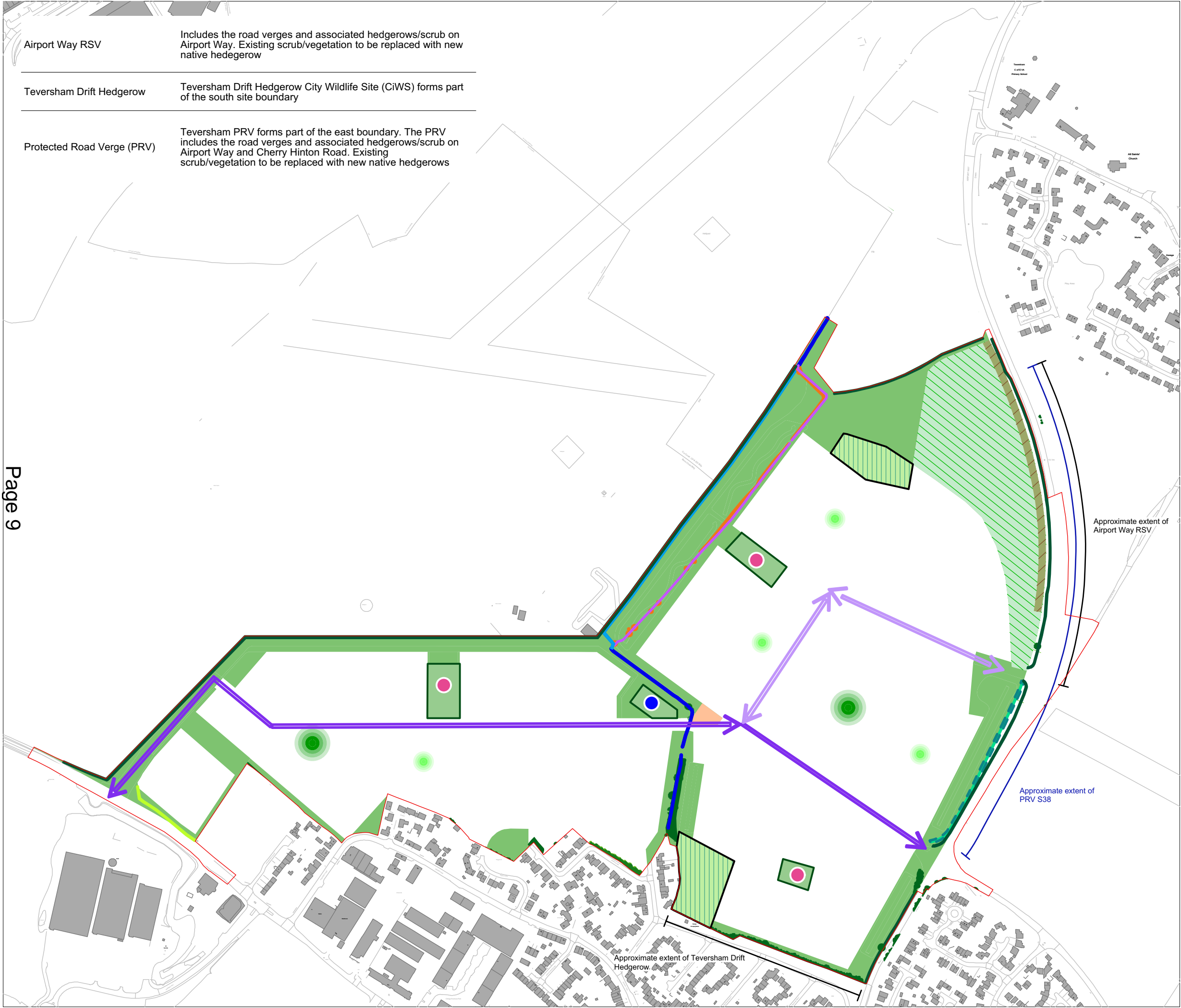
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Airport Way RSV	Includes the road verges and associated hedgerows/scrub on Airport Way. Existing scrub/vegetation to be replaced with new native hedgerow
Teversham Drift Hedgerow	Teversham Drift Hedgerow City Wildlife Site (CiWS) forms part of the south site boundary
Protected Road Verge (PRV)	Teversham PRV forms part of the east boundary. The PRV includes the road verges and associated hedgerows/scrub on Airport Way and Cherry Hinton Road. Existing scrub/vegetation to be replaced with new native hedgerows

- Application boundary
- Formal recreation areas in secondary school site
- Informal public open space
- Children and teenagers play spaces
- Location for equipped areas of play (LEAPs)
- Location for equipped areas of play (NEAP)
- Strategic location of key public square
- Allotments
- Existing mature vegetation and ecological corridors to be retained/replaced
- Indicative location for noise mitigation bund
- Small public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.05ha
- Medium public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.15ha
- Existing ditch
- Alternative alignment of ditch
- Existing ditch removed for alternative alignment
- Vegetation along existing ditch removed
- New boundary hedge
- Improved ditch
- Indicative alignment of primary street (Flexibility of ±10m either side of alignment to be determined at Reserved Matters stage)
- Indicative alignment of secondary street (Flexibility of ±10m either side of alignment to be determined at Reserved Matters stage)

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Landscape and green infrastructure parameter plan

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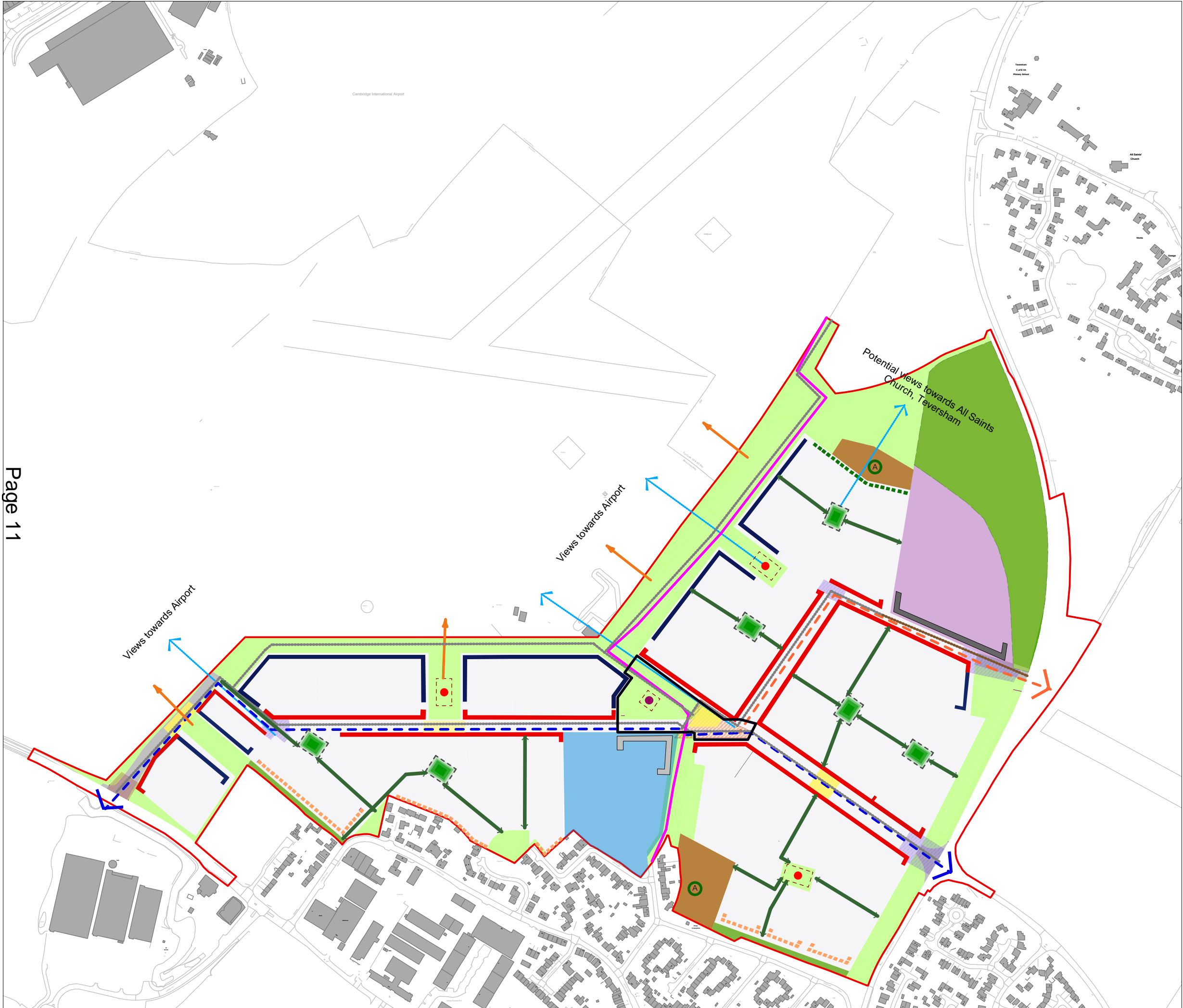
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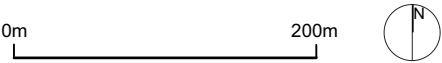
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- Application boundary
- Informal open space
- Dual use community playing fields
- Primary square
- Key nodal space
- Primary shared surface square
- Allotments
- Pocket parks
- Locally Equipped Area for Play (LEAP)
- Neighbourhood Equipped Area for Play (NEAP)
- Secondary school site, including Multi-Use Games Area and all weather pitch
- Primary school site
- Local / mixed-use centre
- Primary frontage
- Frontage responding to landscape structure
- Frontage to respond pocket parks
- Frontage responding to green belt
- Scale of frontage reflecting existing settlement edge
- Opportunity for secondary school to define development gateway
- Opportunity for primary school to contribute to primary frontage
- Existing public right of way
- Proposed key pedestrian / cycle route
- Indicative alignment of primary street
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- Indicative alignment of secondary street
(Flexibility of $\pm 10\text{m}$ either side of alignment to be determined at Reserved Matters stage)
- Strategic vistas towards Cambridge Airport and Teversham
- Secondary views towards Cambridge Airport
- Green links

Cherry Hinton
Marshall Group Properties and Endurance Estates



Urban Form parameter plan

2346 03 /PP007	Revision: -
PLANNING	Date issued: MAR 2018
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Key

Notes/Revisions

Cherry Hinton
Marshall Group Properties and Endurance Estates



Illustrative master plan

2346 03 /SK033	Revision: J
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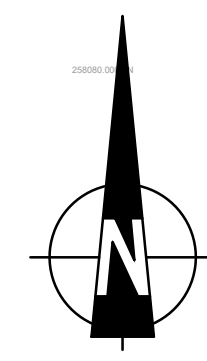
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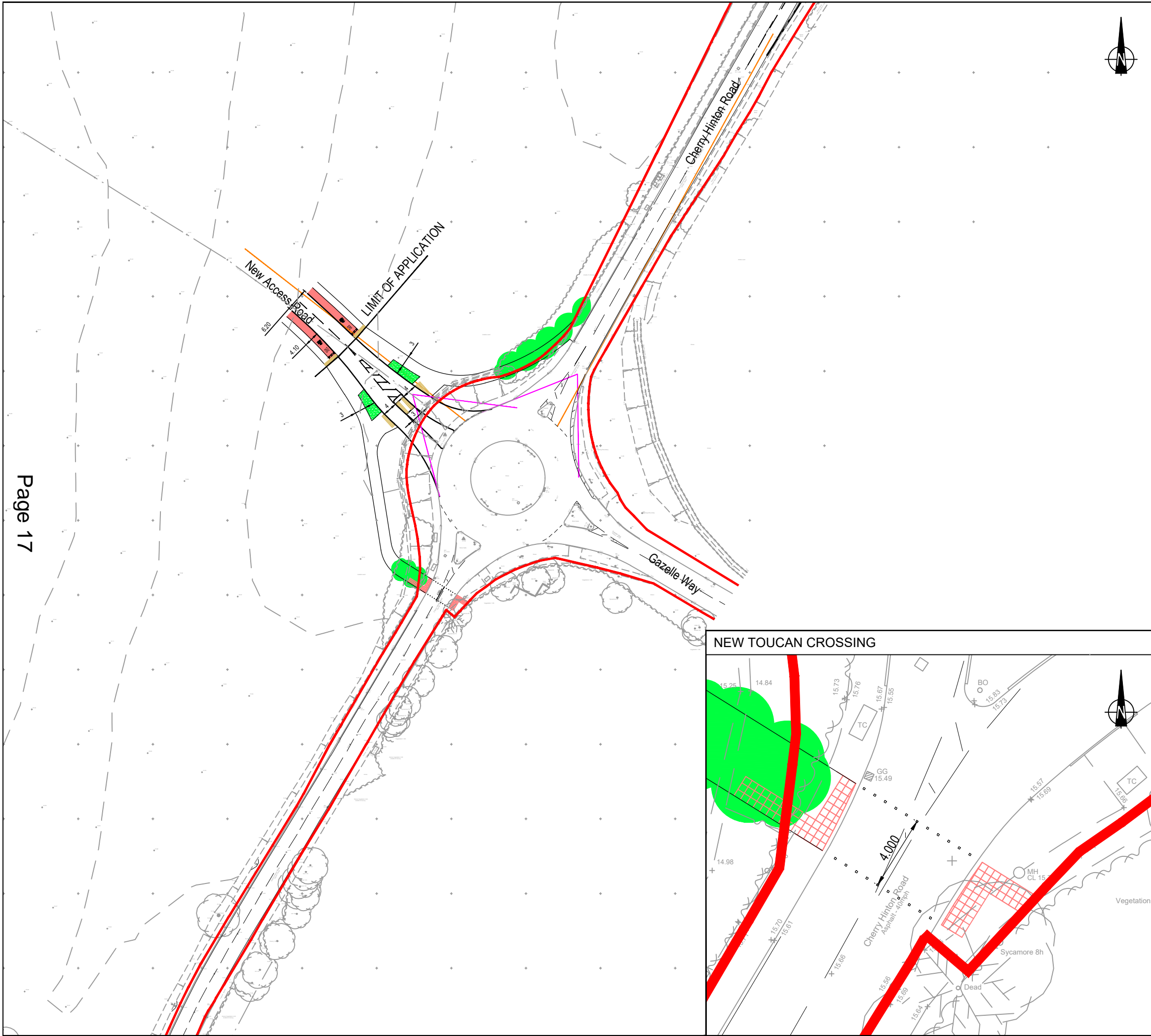
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NOTES

1. LOCATION OF HIGHWAY BOUNDARY IS PRODUCED BY CAMBRIDGESHIRE COUNTY COUNCIL.
2. BASED ON TOPOGRAPHICAL SURVEY DATA (REF: SURVEY SOLUTIONS, 18121EA-01).
3. ALL PROPOSALS SUBJECT TO DETAILED DESIGN.
4. ANY STREET LIGHTING TO BE DESIGNED IN ACCORDANCE WITH CAMBRIDGE COUNTY COUNCILS REQUIREMENTS.
5. WHERE AFFECTED BY THE PROPOSALS, ALL EXISTING SERVICES ARE TO BE DIVERTED / PROTECTED AS DETERMINED BY LIAISON WITH THE UTILITY UNDERTAKERS AND / OR LOCAL HIGHWAY AUTHORITY.
6. EXISTING VEGETATION WHICH MAY BE LOCATED IN THE VISIBILITY SPLAYS IS TO BE REMOVED.

LEGEND

- HIGHWAY BOUNDARY
- JUNCTION INTERVISIBILITY (DMRB)
- VISIBILITY TO JUNCTION (DMRB - 40mph - 120m)
- VEGETATION TO BE REMOVED
- TACTILE PAVING - CONTROLLED CROSSING
- TACTILE PAVING - UNCONTROLLED CROSSING
- TACTILE PAVING - CORDUROY CYCLE WARNING STRIP
- GREEN EDGE

K	DEVELOPMENT ACCESS ARM AMENDED	05.11.19	DB	JSH	JSH
J	CYCLEWAY AMENDED	09/10/19	AJF	SC	WW
H	REMOVAL OF UNCONTROLLED CROSSINGS	09.10.18	JM	KT	EP
G	REVISED AS PER COMMENTS	01.08.18	ECR	KT	EP
F	ACCESS ARMS INCREASED TO 6.2m	29.01.18	DF	KT	EP
E	ACCESS ROAD CARRIAGEWAY NARROWED TO 6.1m & FOOTWAY CHANGED TO 2m FOOTWAY / 2.1m CYCLEWAY	21.12.17	CAC	KT	SC
D	NEW ACCESS ROAD ALIGNED WITH MASTERPLAN DESIGN	13.12.17	CAC	KT	SC
C	UPDATED AS PER COMMENTS	10.11.17	CAC	KT	SC
B	REVISED AS PER COMMENTS	02/11/17	JC	KT	
A	REVISED AS PER COMMENTS	01/08/17	AL	KT	
Mark	Revision	Date	Drawn	Chkd	Appd

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UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

Drawing Issue Status

PRELIMINARY

LAND NORTH OF CHERRY HINTON
ACCESS STRATEGY - JUNCTION 2
CHERRY HINTON ROAD / GAZELLE WAY
ROUNDAABOUT ACCESS

Client

MARSHALL GROUP PROPERTIES LTD
& ENDURANCE ESTATES
LAND LTD

Date of 1st Issue

27/06/2017

Designed

SC

Drawn

GS

A3 Scale

1:1000

Checked

SC

Approved

Drawing Number

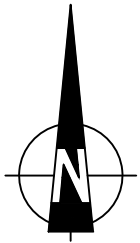
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Revision

K

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- NOTES**
1. LOCATION OF HIGHWAY BOUNDARY IS PRODUCED BY CAMBRIDGESHIRE COUNTY COUNCIL.
 2. BASED ON TOPOGRAPHICAL SURVEY DATA (REF: SURVEY SOLUTIONS, 18121EA-01).
 3. ALL PROPOSALS SUBJECT TO DETAILED DESIGN.
 4. ANY STREET LIGHTING TO BE DESIGNED IN ACCORDANCE WITH CAMBRIDGE COUNTY COUNCILS REQUIREMENTS.
 5. WHERE AFFECTED BY THE PROPOSALS, ALL EXISTING SERVICES ARE TO BE DIVERTED / PROTECTED AS DETERMINED BY LIAISON WITH THE UTILITY UNDERTAKERS AND / OR LOCAL HIGHWAY AUTHORITY.
 6. EXISTING VEGETATION WHICH MAY BE LOCATED IN THE VISIBILITY SPLAYS IS TO BE REMOVED.
 7. EXISTING 30mph LIMIT ON COLDHAM'S LANE IS PROPOSED TO BE MOVED WEST OF NEW JUNCTION.

- LEGEND**
- HIGHWAY BOUNDARY
 - JUNCTION INTERVISIBILITY (DMRB)
 - VISIBILITY TO JUNCTION (DMRB - 40mph - 120m)
 - FORWARD VISIBILITY (MFS - 30mph - 40m)
 - TACTILE PAVING - CONTROLLED CROSSING
 - TACTILE PAVING - UNCONTROLLED CROSSING
 - TACTILE PAVING - CORDUROY CYCLE WARNING STRIP
 - PROPOSED DROPPED KERBS
 - GREEN EDGE

J	CYCLEWAY AMENDED	09.10.19	AJF	SG	WW
H	LAYOUT AMENDED FOLLOWING ROAD SAFETY AUDIT	16.08.19	CAC	SJC	KS
G	REVISED JUNCTION LAYOUT	22.11.18	LA	SS	-
F	ACCESS ARMS INCREASED TO 6.2m	29.01.18	DF	KT	EP
E	UPDATED AS PER COMMENTS FROM RSA STAGE 1	11.01.18	CAC	KT	EP
D	GREEN EDGE ADDED	11.01.18	ECR	KT	SC
C	ACCESS ROAD CARRIAGEWAY NARROWED TO 6.1m & FOOTWAY CHANGED TO 2m FOOTWAY / 2.1m CYCLEWAY	21.12.17	CAC	KT	SC
B	UPDATED AS PER COMMENTS	10.11.17	CAC	KT	SC
A	UPDATED AS PER COMMENTS	01.08.17	AL	KT	
Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status
PRELIMINARY

**LAND NORTH OF CHERRY HINTON
ACCESS STRATEGY - JUNCTION 3
COLDHAM'S LANE SITE ACCESS
SIGNALISED JUNCTION**

Client

Marshall Group Properties Ltd
& Endurance Estates Strategic
Land Ltd

Date of 1st Issue	Designed	Drawn
27/06/2017	SC	GS
A1 Scale	Checked	Approved
1:500	SC	-

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37305/5501/003	J

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