

Appendix 4 – Parameter Plans

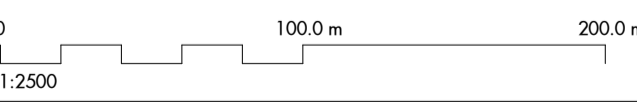
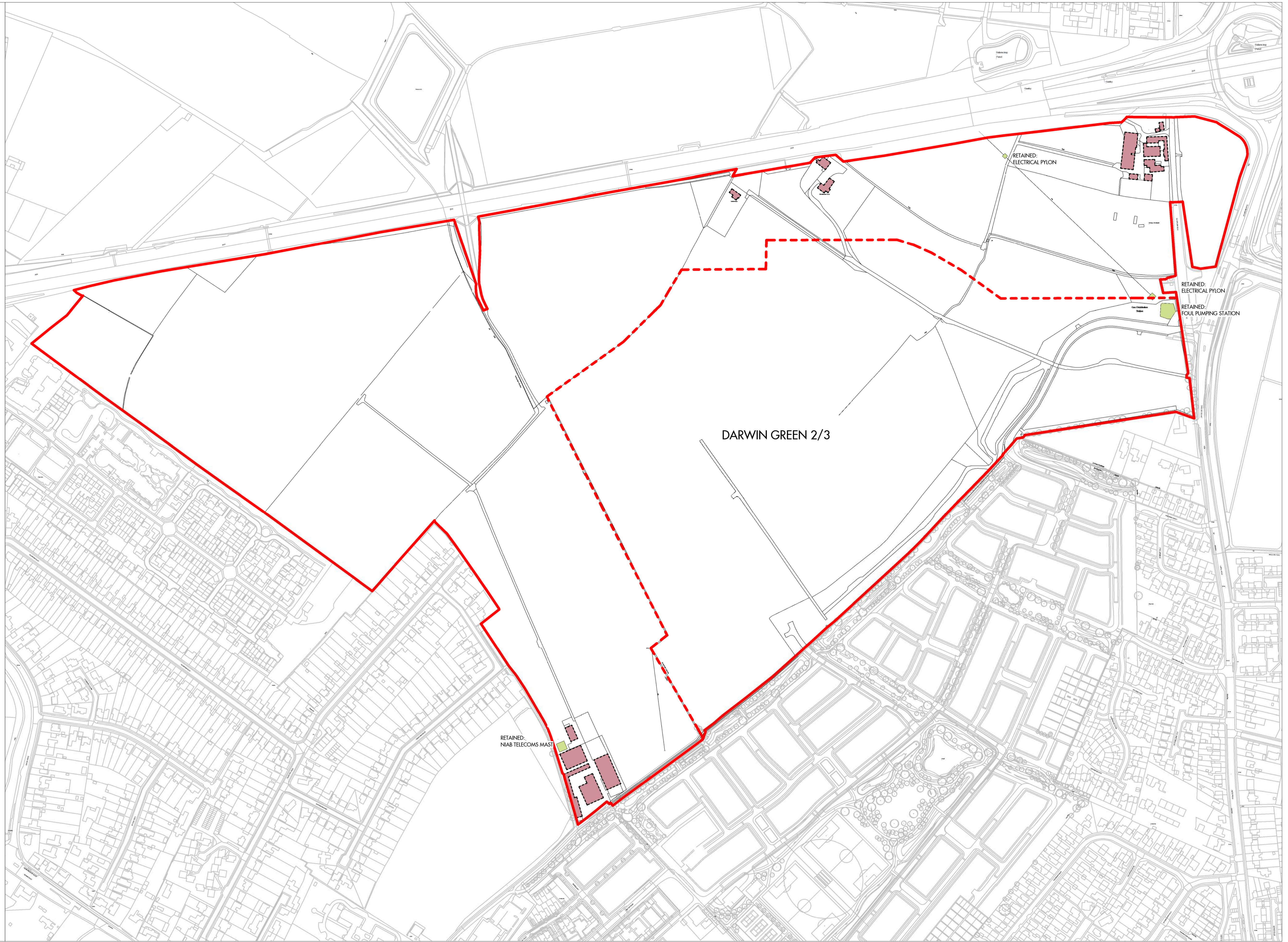
Parameter Plans form a suite of project proposals and are to be read together.
 All land use areas and features are subject to a location tolerance of +/- 10m unless stated otherwise.

LEGEND

- SITE BOUNDARY 79.2 ha / 195.7 ac
- - - POLICY SS/2 ALLOCATION BOUNDARY 30.8 ha / 76.2 ac

EXISTING UTILITIES/STRUCTURES

- STRUCTURES TO BE RETAINED
- STRUCTURES TO BE POTENTIALLY DEMOLISHED



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REV	DATE	DESCRIPTION	CKD
P1	04/05/22	Outline Planning Application	NJ
P2	19/08/22	Outline Planning Application - Amendments	NJ

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Darwin Green 2/3
DEMOLITION PLAN
PARAMETER PLANS
 18112_07_02

A&M JOB No: 18112

SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
 Revision

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LEGEND

- SITE BOUNDARY 79.2 ha / 195.7 ac
- - - POLICY SS/2 ALLOCATION BOUNDARY 30.8 ha / 76.2 ac

EXISTING UTILITIES/ STRUCTURES

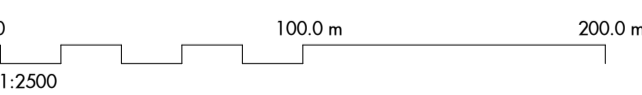
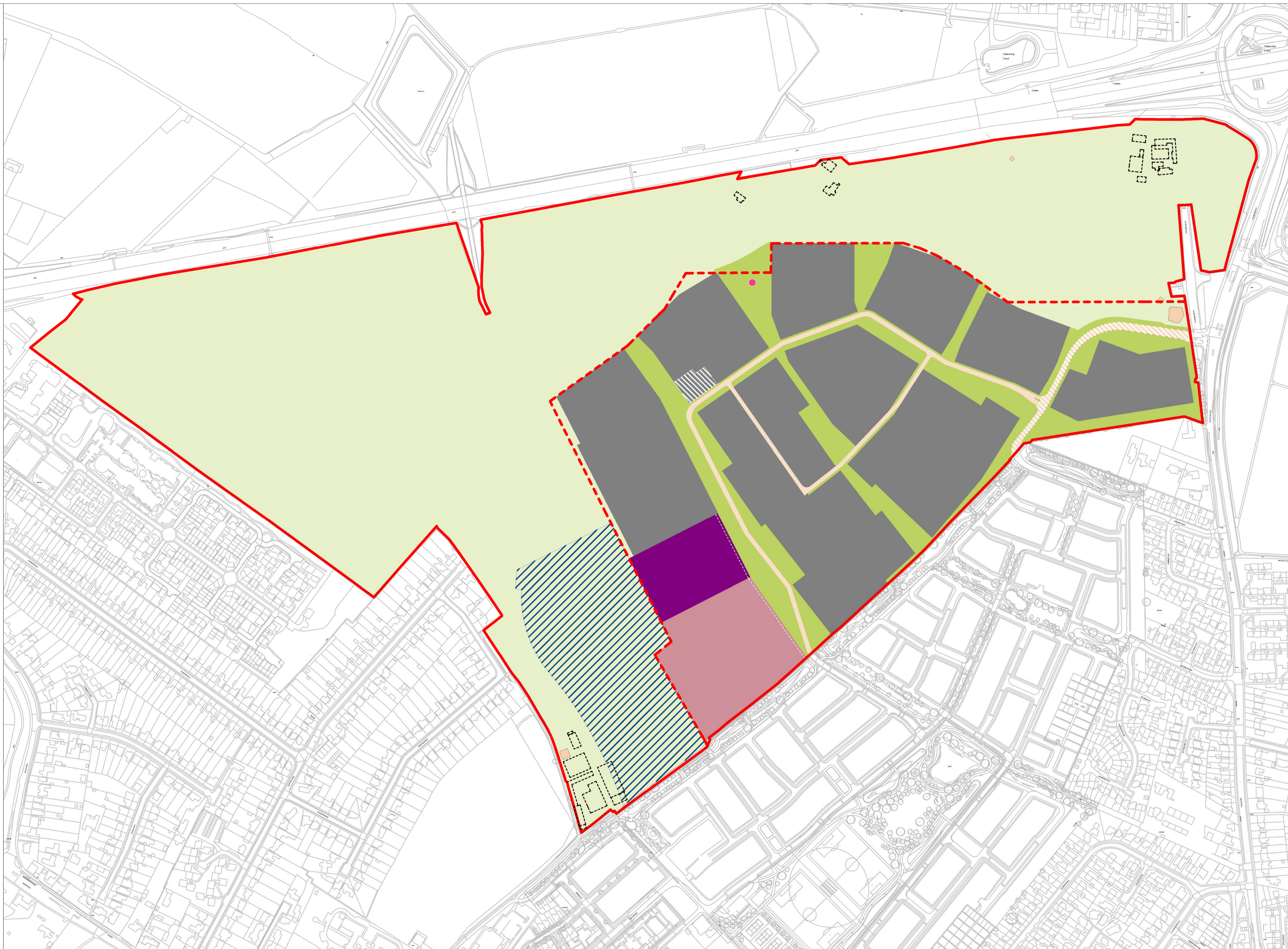
- EXISTING UTILITIES / STRUCTURES TO BE RETAINED
- - - EXISTING STRUCTURES TO BE POTENTIALLY DEMOLISHED

LAND USE

- RESIDENTIAL AREA
Including associated 'Green, Grey and Blue' infrastructure, comprising pedestrian, cycle and vehicular access, minor areas of open spaces and play areas. [See note 1]
- ALIGNMENT OF ACCESS ROAD CONSENTED AS PART OF DARWIN GREEN 1
Approval granted as part of Planning Application Ref: 07/0003/OUT
- INDICATIVE ALIGNMENT OF PRIMARY AND SECONDARY ROADS
[See note 1]
- SECONDARY SCHOOL SITE [See note 2]
- PRIMARY SCHOOL SITE [See note 2]
- ▨ SCHOOL PLAYING FIELDS
Secondary School sports pitches (4 Ha) and Primary School sports pitches (1 Ha), including an all weather pitch within the Secondary School allocation at the southern boundary. The proposed dual-use of sports pitches for community use will be included as part of the Outline Planning Application. [See note 1]
- ▨ MIXED USE: LOCATION FOR COMMUNITY BUILDING AND RETAIL UNIT WITH POTENTIAL FOR RESIDENTIAL USE ABOVE
The proposed mixed-use of this facility will be included as part of the Outline Planning Application. Final details of this area to be determined as part of any future 'Reserved Matters Planning Application[s]'. [See note 1]
- INFORMAL PUBLIC OPEN SPACE AND INFRASTRUCTURE
- The area shown indicates spaces that are in principle to be used for informal open space.
- These areas will include pedestrian and cycle movement provision.
- These areas will include limited vehicular infrastructure providing access to the development plots and emergency vehicle access.
Refer to Landscape Framework parameter plan for further detail.
[See note 1]
- COUNTRY PARK
Areas of the Country Park outside of the Allocation Boundary to be retained as Green Belt
- INDICATIVE LOCATION OF SURFACE WATER PUMPING STATION

NOTES

1. Final details are to be determined as part of the 'Green, Grey and Blue Infrastructure Planning Application[s]' as well as where they are part of any future 'Reserved Matters Planning Application[s]'.
2. Areas for primary and secondary schools include allowance for 3m wide footpath providing pedestrian access to frontage. Dashed white line denotes assumed boundary of actual school plots.



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P1	04/05/22	Outline Planning Application	NI
P2	19/08/22	Outline Planning Application - Amendments	NI

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Darwin Green 2/3
LAND USE
PARAMETER PLANS
18112_07_03

A&M JOB No: 18112

SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
Revision

Parameter Plans form a suite of project proposals and are to be read together.
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LEGEND

- SITE BOUNDARY 79.2 ha / 195.7 ac
- - - POLICY SS/2 ALLOCATION BOUNDARY 30.8 ha / 76.2 ac

EXISTING UTILITIES/ STRUCTURES

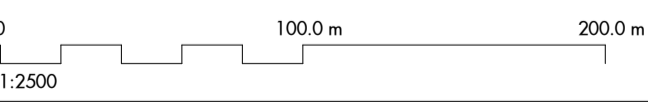
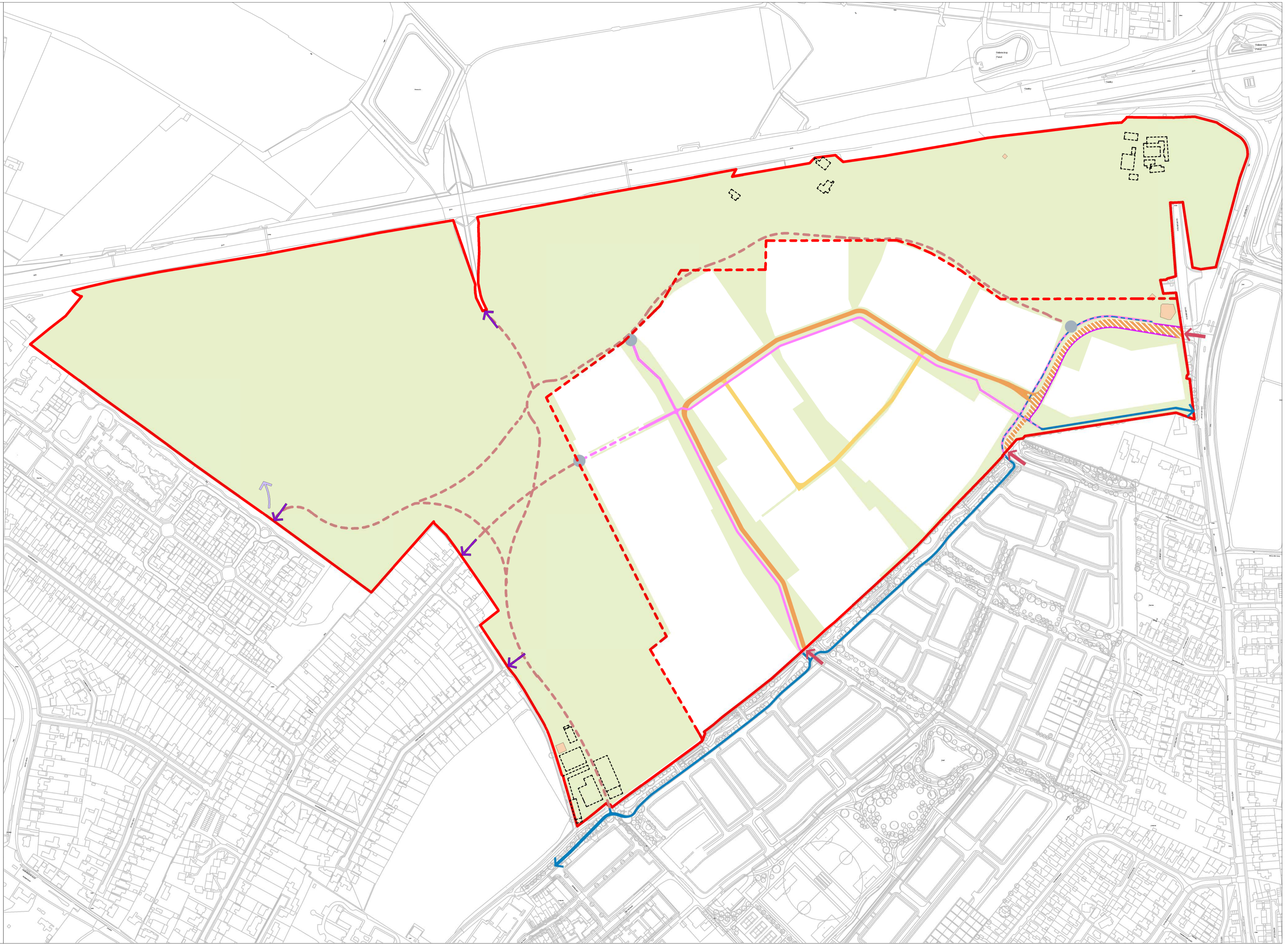
- EXISTING UTILITIES / STRUCTURES TO BE RETAINED
- - - EXISTING STRUCTURES TO BE POTENTIALLY DEMOLISHED

ACCESS

- VEHICULAR ACCESS
- ALIGNMENT OF PRIMARY ROAD CONSENTED AS PART OF DARWIN GREEN 1
Approval granted as part of Planning Application Ref: S/0001/07F
- INDICATIVE ALIGNMENT OF PRIMARY ROAD
Design speed limit of 20 mph [See note 1]
- INDICATIVE ALIGNMENT OF SECONDARY ROAD
Design speed limit of 20 mph [See note 1]
- INDICATIVE ALIGNMENT OF BI-DIRECTIONAL CYCLE LANES
[See note 1]
- ON ROAD CYCLE LINK
- SINGLE DIRECTION CYCLE LANE CONSENTED AS PER EXISTING DARWIN GREEN 1 ACCESS ROAD ARRANGEMENT
- ORBITAL CYCLE ROUTE CONSENTED AS PART OF DARWIN GREEN 1
Approval granted as part of Planning Application Ref: 07/0003/OUT
- PROPOSED ADJUSTMENT TO PREVIOUSLY CONSENTED CYCLE LANES AND CROSSING
- CYCLE CONNECTIONS TO COUNTRY PARK PATH NETWORK
Foot path and cycle paths to be delivered within the site boundary only.
- - - INDICATIVE ALIGNMENT OF SHARED FOOTPATH / CYCLE ROUTE WITHIN COUNTRY PARK
The path network is illustrative and subject to future design proposals. [See note 1]
To include connection to Darwin Green 1 and the surrounding area as indicated.
- POTENTIAL FUTURE PEDESTRIAN/CYCLE LINKS
Any physical connection will be subject to future discussions with third party landowners as well as the LPA and are not part of this Outline Planning Application.
- PEDESTRIAN CONNECTION TO COUNTRY PARK PATH NETWORK

NOTES

1. Final details are to be determined as part of the 'Green, Grey and Blue Infrastructure Planning Application[s]' as well as where they are part on any future 'Reserved Matters Planning Application[s]'.



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as 'Contractor Design' elements shown on this drawing pertaining to those components are to be read as 'Issued for Design Intent only'.
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P2	19/08/22	Outline Planning Application - Amendments	NI

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Darwin Green 2/3
MOVEMENT AND ACCESS
PARAMETER PLANS
 18112_07_04
 SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
 Revision

18112_Rev04

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LEGEND

- SITE BOUNDARY** 79.2 ha / 195.7 ac
- POLICY SS/2 ALLOCATION BOUNDARY** 30.8 ha / 76.2 ac

EXISTING UTILITIES/ STRUCTURES

- EXISTING UTILITIES / STRUCTURES TO BE RETAINED
- EXISTING STRUCTURES TO BE POTENTIALLY DEMOLISHED

OPEN SPACE

- COUNTRY PARK**
To include sustainable drainage infrastructure.
- COMMUNITY ORCHARD**
- ALLOTMENTS**
- SCHOOL PLAYING FIELDS**
Secondary School sports pitches (4 Ha) and Primary School sports pitches (1 Ha), including an all weather pitch within the Secondary School allocation at the southern boundary. The proposed dual-use of sports pitches for community use will be included as part of the Outline Planning Application. [See note 1]
- INFORMAL PUBLIC OPEN SPACE**
The area shown indicates spaces that are in principle to be used for informal open space. This area will include:
-pedestrian and cycle movement provision
-informal and formal areas of play provision
-limited vehicular infrastructure providing access to the development plots and emergency vehicle access
-drainage swales forming part of the surface water drainage system.
[See note 1]
- KEY PUBLIC SPACE**
Key public realm spaces where public realm treatment should respond to adjacent buildings and context.

DRAINAGE

- RETAINED EXISTING WATERCOURSE
- RETAINED EXISTING AWARD DRAIN
- RE-ALIGNED AWARD DRAIN
- REMOVED EXISTING WATERCOURSE / AWARD DRAIN
- SUDS: PROPOSED BALANCING PONDS**
Flexibility in form and location to be determined at Reserved Matters stage.
- INDICATIVE LOCATION OF SURFACE WATER PUMPING STATION**

LANDSCAPE FEATURES

- TPO ZONE**
- RETAINED TREES AND HEDGEROWS
- REMOVED TREES AND HEDGEROWS
- INDICATIVE LOCATION FOR LANDSCAPE BUND
- INDICATIVE REMOVED SECTION OF HEDGEROW
[See note 1]

PLAYSPACES

- LOCAL AREA FOR PLAY (LAP)*
 - LOCAL EQUIPPED AREA FOR PLAY (LEAP)*
 - NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)*
 - MUGA / YOUTH PLAY AREA*
- *Locations for all play spaces are indicative.

PUBLIC OPEN SPACE PROVISION

MINIMUM OPEN SPACE REQUIREMENTS
BASED ON SCDC LOCAL PLAN POLICY SC/7
(for 1000 homes, predicted population 2176)
Total: 6.70ha

- 3.48ha Outdoor Sports Facilities
- 0.74ha Formal Play
- 0.74ha Informal Play
- 0.87ha Informal Open Space
- 0.87ha Allotments and Orchards

PROPOSED OPEN SPACE
Total: 45.83ha

- 5.06ha Outdoor Sports Facilities
- 0.99ha Formal Play
- 0.81ha Informal Play*
- 37.61ha Informal Open Space
- 1.36ha Allotments and Orchards
- 8.46ha Unusable Public Open Space**

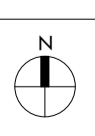
*Informal play space is not graphically identified on this parameter plan. Measurement of informal play is based on the illustrative landscape masterplan (drawing number 169-100).
**Unusable POS: This comprises swales, bund and woodland areas. Not all these features are graphically identified on this parameter plan. Measurement of relevant areas is based on the illustrative landscape masterplan (drawing number 169-100).

NOTES

1. Final details are to be determined as part of the 'Green, Grey and Blue Infrastructure Planning Application[s]' as well as where they are part on any future 'Reserved Matters Planning Application[s]'.
0 100.0 m 200.0 m
1:2500



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Darwin Green 2/3
**LANDSCAPE FRAMEWORK
PARAMETER PLANS**
18112_07_05
SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
Revision

Parameter Plans form a suite of project proposals and are to be read together.
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- LEGEND**
- SITE BOUNDARY 79.2 ha / 195.7 ac
 - POLICY SS/2 ALLOCATION BOUNDARY 30.8 ha / 76.2 ac
 - - - DEVELOPMENT PLOT BOUNDARY

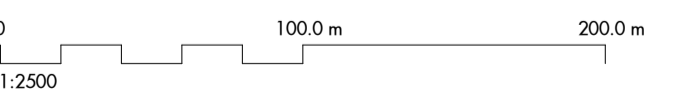
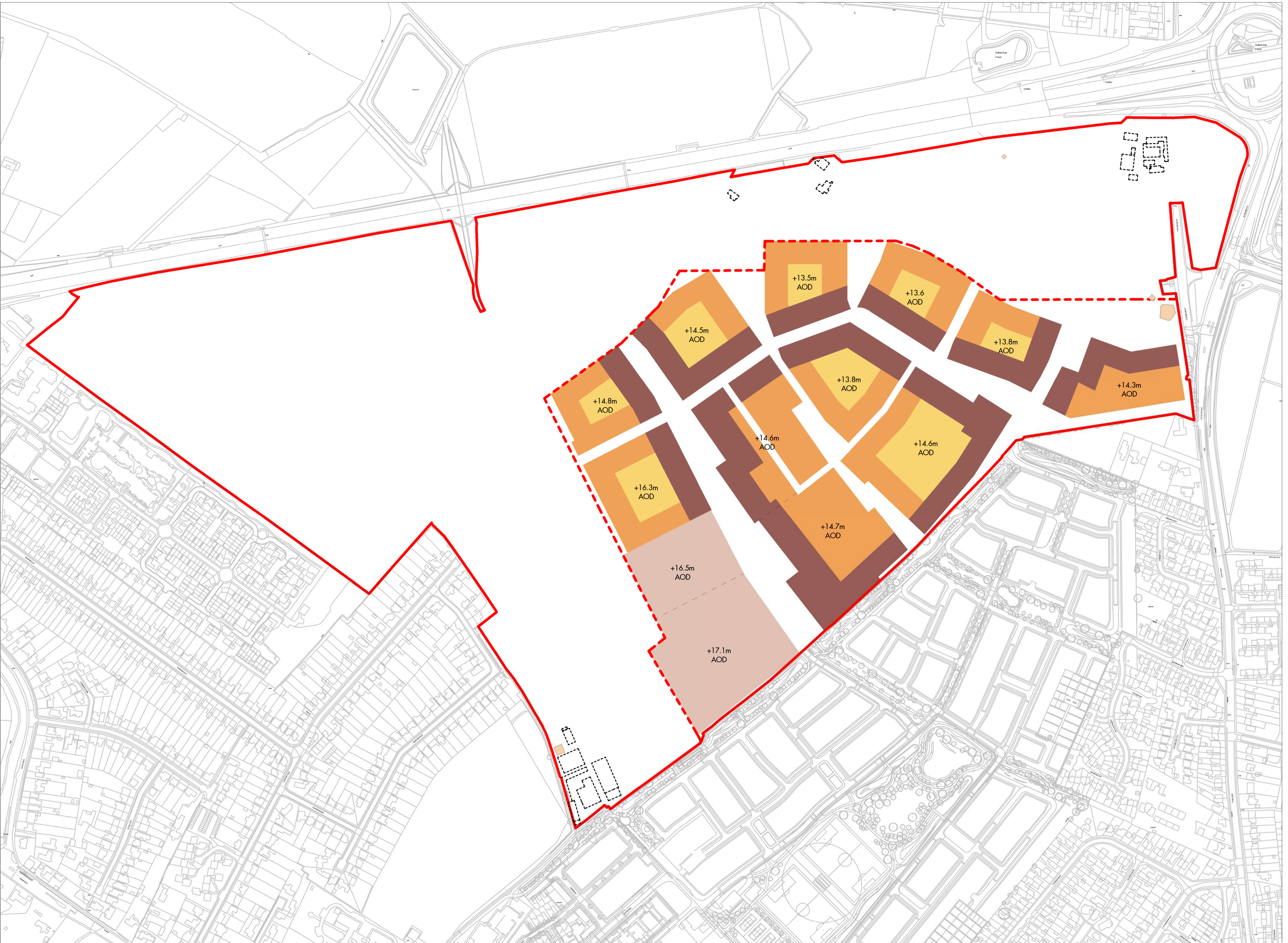
- EXISTING UTILITIES/ STRUCTURES**
- EXISTING UTILITIES / STRUCTURES TO BE RETAINED
 - - - EXISTING STRUCTURES TO BE POTENTIALLY DEMOLISHED

- RESIDENTIAL**
- UP TO 4 STOREYS (Building height max 16m to ridge line)
 - UP TO 3 STOREYS (Building height max 13m to ridge line)
 - UP TO 2.5 STOREYS (Building height max 11.5m to ridge line)

- EDUCATION: SCHOOL SITES**
- UP TO 3 STOREYS (Building height max 16m to ridge line)

- SITE LEVELS**
- xxx- MAXIMUM PROPOSED GROUND LEVEL HEIGHT [AOD] WITHIN DEVELOPMENT PLOT BOUNDARY
 - AOD = Above Ordnance Datum
 - Refer to drawings RSK-C-ALL-03-01 and RSK-C-ALL-03-04 for further information

- NOTES**
1. Building heights will vary at Reserved Matters stages according to local characteristics and informed by the Design and Access Statement, Landscape and Visual Impact Assessment, and future Design Code.
 2. Heights indicated are maximum figures to the highest point of the roof structure (excluding chimneys and communication equipment).
 3. Building heights are measured from proposed ground levels to top of the ridge, or in the case of flat roofs, parapet.
 4. Buildings will not exceed maximum building heights (in both metres and storeys).
 5. Typical Non-Residential Storey Height = 4m
 6. Typical Residential Storey Height = 3m
 7. Any ancillary buildings/structures located within the Green Infrastructure areas will be a maximum of 4m in height above finished ground levels and have a maximum footprint of 10m x 10m unless otherwise agree.



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P2	19/08/22	Outline Planning Application - Amendments	NI

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Darwin Green 2/3
BUILDING HEIGHTS
PARAMETER PLANS
 18112_07_06
 SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
 Revision

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LEGEND

- SITE BOUNDARY 79.2 ha / 195.7 ac
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EXISTING UTILITIES/ STRUCTURES

- - - EXISTING STRUCTURES TO BE POTENTIALLY DEMOLISHED

URBAN DESIGN

- RESIDENTIAL URBAN BLOCKS
- TERTIARY AND MEWS STREETS - INDICATIVE
The tertiary and mews streets network as drawn is illustrative only, and is not fixed by this Parameter Plan.
- SECONDARY SCHOOL
- PRIMARY SCHOOL
- INDICATIVE LOCATION FOR COMMUNITY BUILDING AND RETAIL UNIT WITH POTENTIAL RESIDENTIAL FLOORS ABOVE
The proposed mixed-use of this facility will be included as part of the Outline Planning Application.
Final details of this are to be determined as part of any future 'Reserved Matters Planning Application[s]'
- KEY PUBLIC REALM SPACES
Key public realm spaces where public realm treatment should respond to adjacent buildings and context.
[See note 1]
- POCKET LANDSCAPES
Small-scale landscapes at the edge of development plots - subject to block typology (to be determined through future RWAs) - to provide strong visual connections to the country park and green corridors from streets within the plots, ensure permeability for pedestrians, and respond to the adjacent landscapes. [See note 1]
- INDICATIVE ALIGNMENT OF PRIMARY ROAD
Flexibility of +/- 10m on either side of alignment.
[See note 1]
- INDICATIVE ALIGNMENT OF SECONDARY ROAD
Flexibility of +/- 10m on either side of alignment.
[See note 1]
- INDICATIVE ALIGNMENT OF CYCLE LANE
Flexibility of +/- 10m on either side of alignment.
[See note 1]
- PEDESTRIAN LINKS FROM DARWIN GREEN 1
Identified links relate to location of bridges across the drainage swales within the adjacent Darwin Green 1 green corridor.

MAIN FRONTAGES

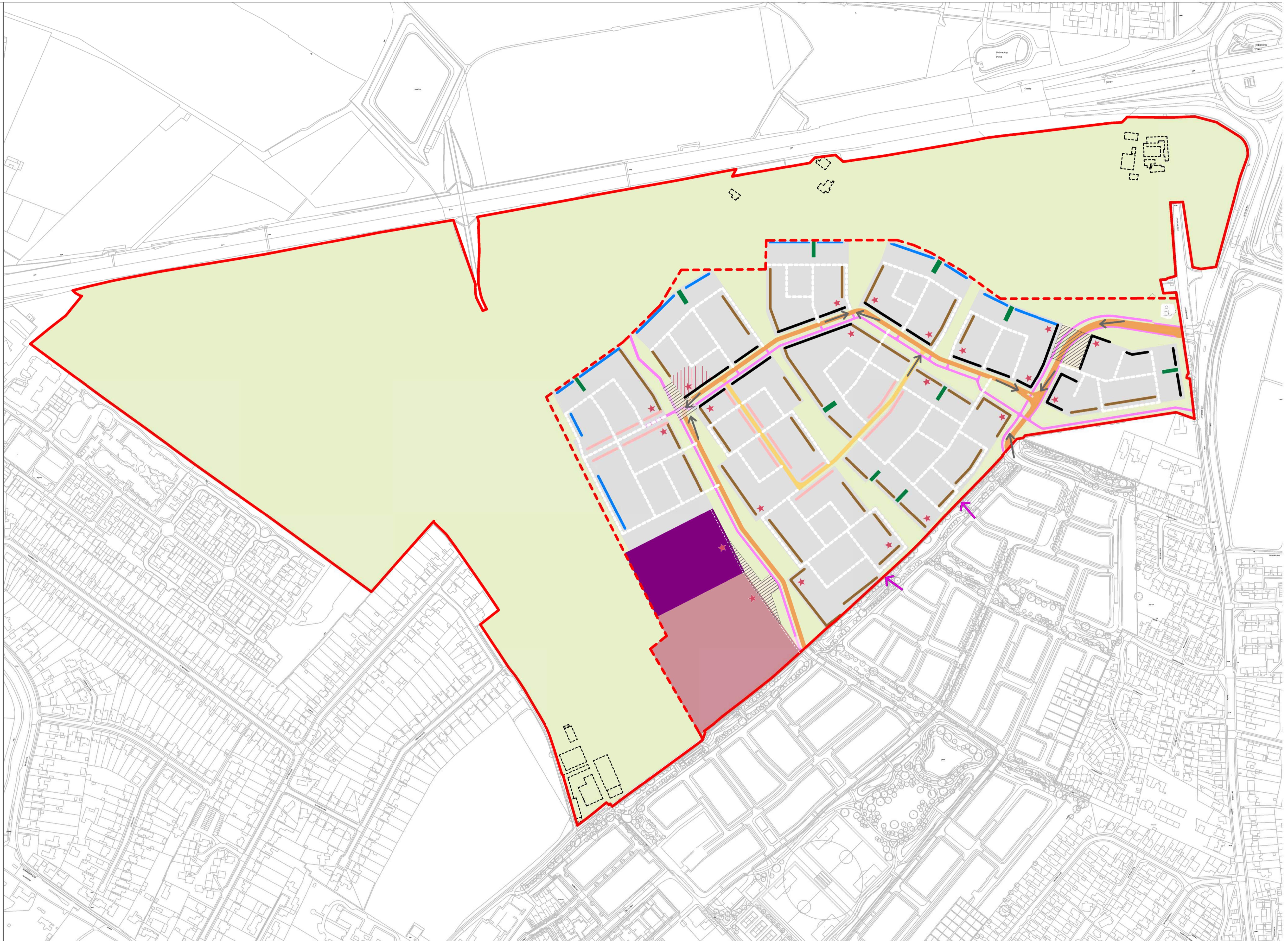
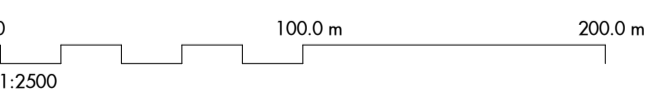
- COUNTRY PARK
Buildings which overlook the Country Park will typically be 2 or 3 storeys high, with some potential locations for 4 storey buildings. They should be oriented to establish 'trains' towards the Country Park. The design of the buildings should consider their appearance and quality at a range of scales - including long distance views across the park. The composition of these frontages should ensure a high degree of coherence within each section of frontage between the green corridors.
- GREEN CORRIDOR
Building frontages along the green corridors should establish positive boundaries to the public space. Buildings will vary in scale between 2 and 4 storeys depending on location. In all cases, building fronts should be oriented towards the green corridors as far as possible. They should respond to and reinforce the particular character of each corridor.
- PRIMARY ROAD
Buildings along the primary road should reinforce the significance of this road within the spatial hierarchy of the development. They will typically be 3 or 4 storeys in height. Although the height parameter allows for up to 4 storeys along the full length of the primary road, this should not be continuous 4 storey frontage. Some variation in height along the length of the road is required, and should be informed by careful judgement of townscape views.
- OTHER SIGNIFICANT FRONTAGES

MARKER BUILDINGS

- ★ LOCATION OF TOWNSCAPE SIGNIFICANCE AND POTENTIAL LOCATION FOR 'MARKER BUILDING'
'Marker buildings' are buildings of elevated status, distinguished either through their scale / height or architectural treatment.
- IMPORTANT TOWNSCAPE VIEWS

NOTES:

1. Final details are to be determined as part of the 'Green, Gray and Blue Infrastructure Planning Application[s]' as well as where they are part of any future 'Reserved Matters Planning Application[s]'
2. The detail of frontages shown, in particular with respect to orientation of frontage at the corners of urban blocks, is based upon the illustrative masterplan. It is therefore INDICATIVE ONLY, is not fixed by this Parameter Plan, and is to be determined through future Design Code and subsequent Reserved Matters Applications.



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Darwin Green 2/3
 URBAN DESIGN
 PARAMETER PLANS
 18112_07_07

A&M JOB No: 18112

SCALE 1 : 2500 @A1 1 : 5000 @A3

P2
Revision