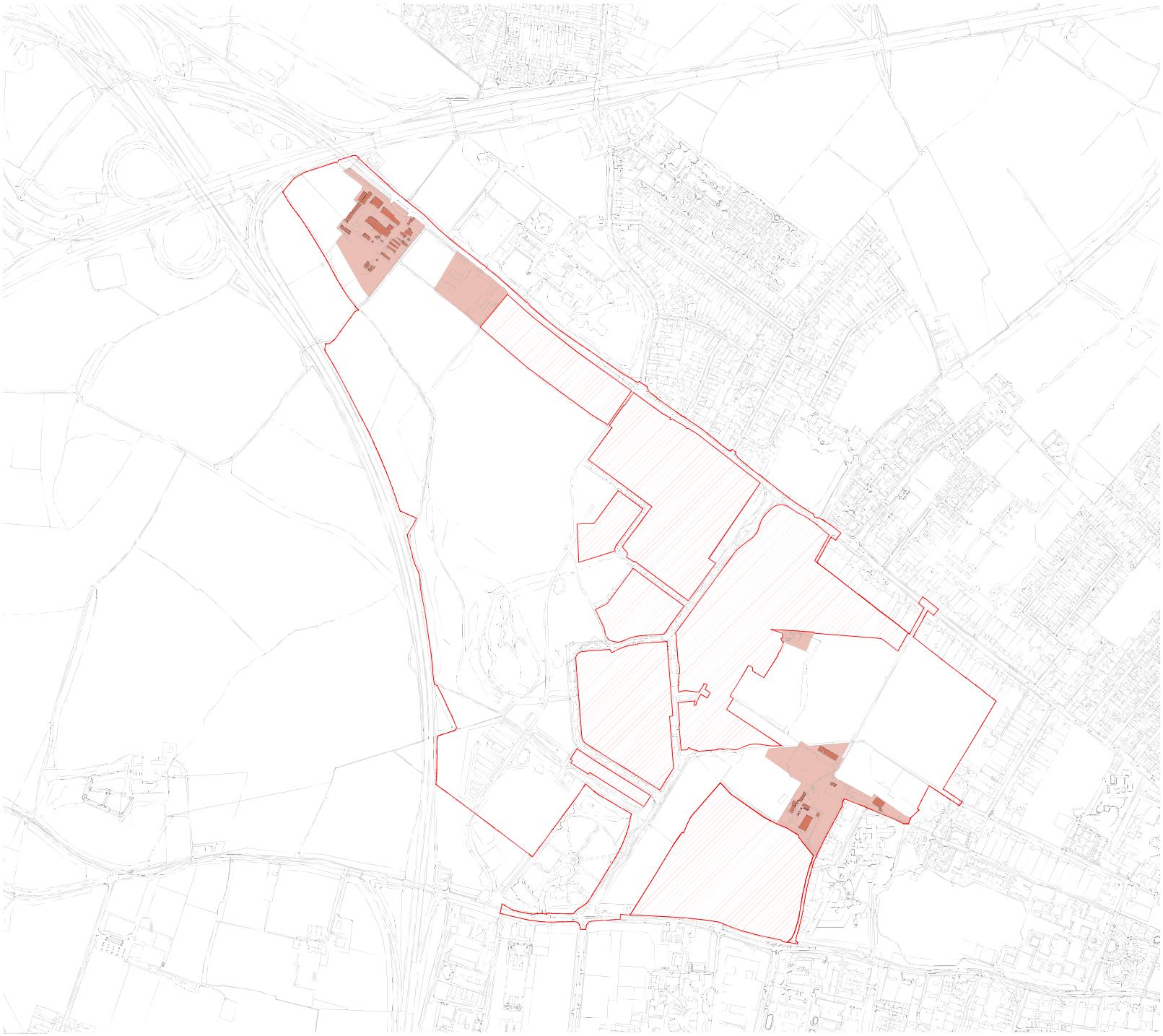

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- S4 - Suitable for Review & Authorization
- S5 - Suitable for Review & Acceptance
- An - Approved & Accepted as Stage complete

Rev	Description	Date
P00	Issued for planning	01.09.25

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Drawing
PP1 - Demolition Plan

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Approval

Drawing No.	Rev
PP1-10001	P00

Key

Site application boundary

Excluded from application

For Context

Existing retained Hedgerow

Existing Chestnut Avenue (TPO tree line)

Existing Traveller's Rest Pit SSSI

Existing woodland

Existing Watercourse

Informal open space on Greenbelt (primary infrastructure)

Existing Phase 1 open space

For Approval

Fixed location of public open space

Public open space and landform with structural planting to mitigage visual impact

Public open space

Fixed location for public open space within building development zones (Shared Gardens)

Variable location for public open space within building development zones. The width of open space within development must range between 15 and 30 metres. Please refer to The Shared Gardens section of the Places chapter of the Design Codes for details on layout.

Zone for pedestrian crossing

Community growing space

Allotments

Indicative location of LAP (in some instances more than one LAP will be required. Refer to Design Codes for further information).

Indicative location of LEAP

Indicative location of NEAP

Formal sports

Location of proposed, indicative townscape significance in the form of landscape

Existing landscape feature to be retained, enhanced and extended. Development is permitted in this land within the gaps of the retained woodland. Cat A trees must be retained and protected.

Indicative location of landscape bunds. Details to be confirmed at RMA stages.

0 250 m 500 m

SCALE 1:5000

N

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Rev	Description	Date
P.00	Issued for planning	01.09.25
P.01	First amendment	23.01.26
P.02	Zone J update	26.03.26

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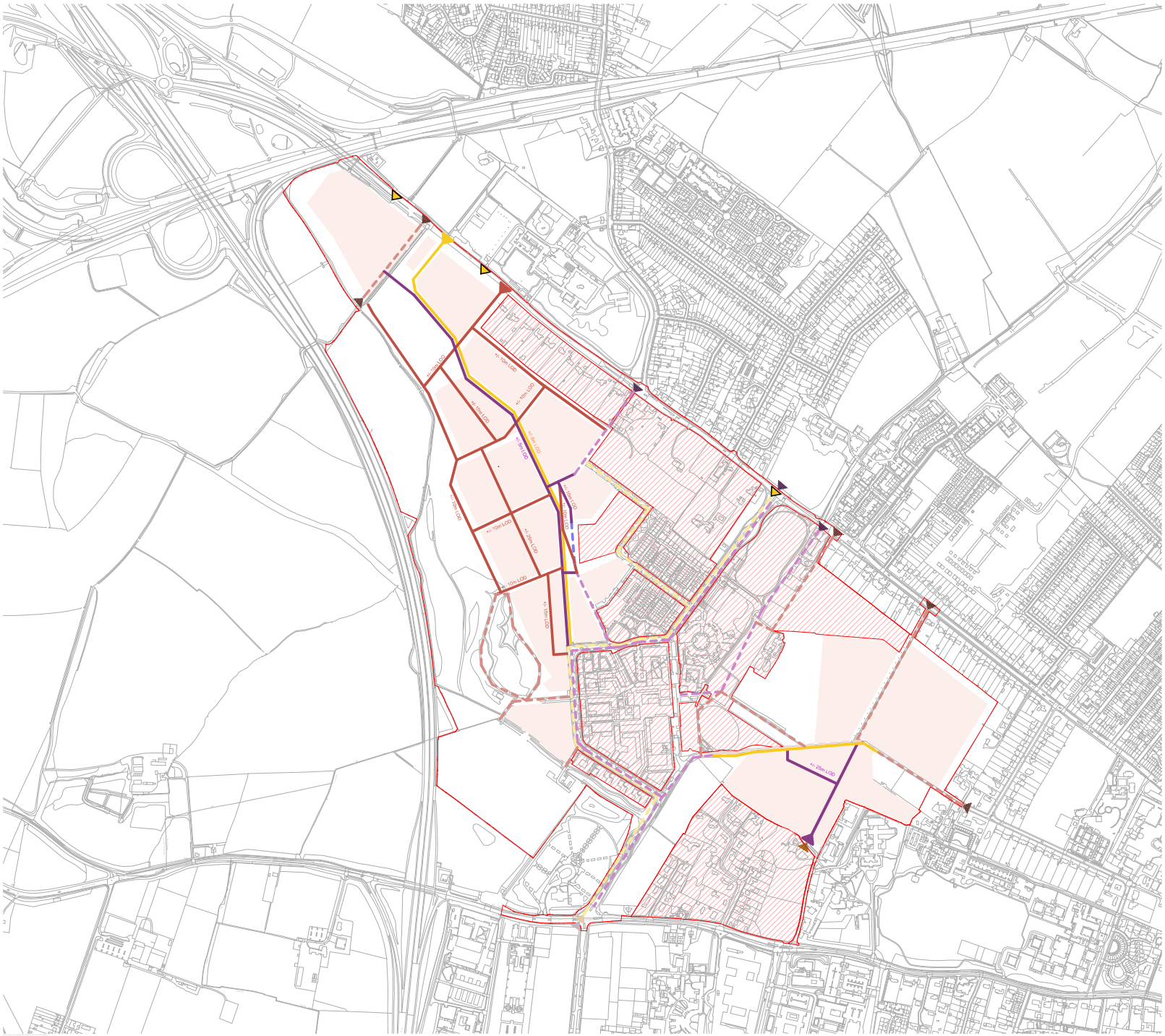
Drawing
PP2 - Green Infrastructure, Play and Open Space

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Approval

Drawing No. PP2-10002

Rev P.02



Key

- Site application boundary
- Excluded from application

Existing routes - for context

- Shared pedestrian / cycle routes
- Shared pedestrian / cycle access to site
- Segregated cycle routes
- Segregated cycle access to site
- Vehicle routes
- Vehicle access to site
- Segregated pedestrian and cycle route with access to emergency and refuse vehicles

Proposed routes - for approval

- Shared pedestrian / cycle routes
- Shared pedestrian / cycle access to site
- Segregated cycle routes
- Segregated cycle access to site
- Vehicle routes
- Vehicle access to site
- Proposed upgrading / enhancement to existing vehicle access to site
- Building Development Zones
- +/- xm Limits of deviation (LOD)

Location of all proposed routes, links and access points are indicative. Final alignment/detail to be approved during reserved matters application process.

This plan does not preclude other routes/links/accesses coming forward.

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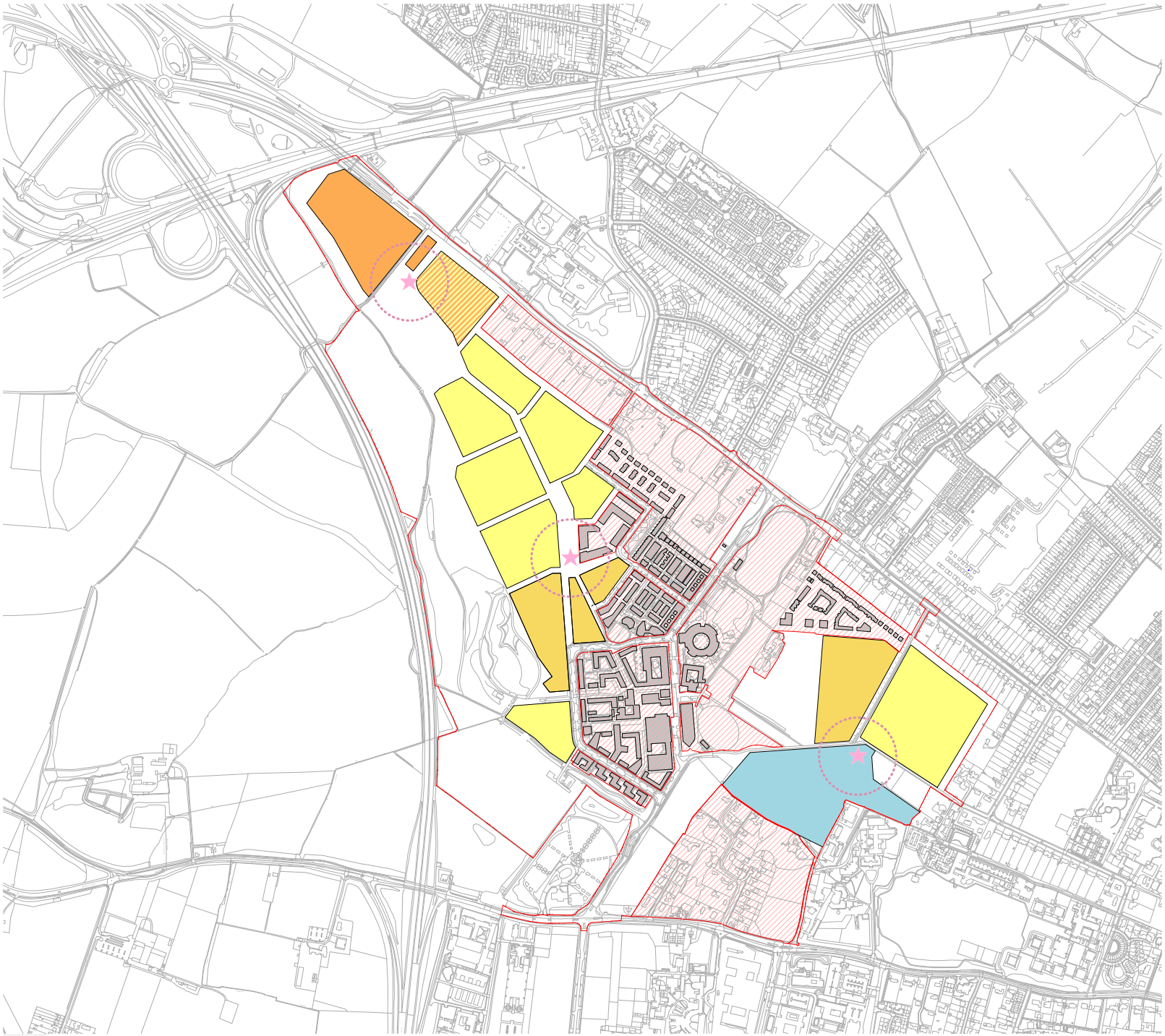
Drawing
PP3 - Access and Movement

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Approval

Drawing No. PP3-10003

Rev P.01



Key

For Context

- Site application boundary
- Excluded from application

For Approval

Building Development Zones:

- Living Uses, enabling residential floorspace (Class C3/C4), Co-living (Sui Generis).
- Living Uses, enabling residential floorspace (Class C3/C4), Co-living (Sui Generis), student accommodation (Sui Generis) and Senior Living (Class C2).
- Living Uses, enabling residential floorspace (Class C3/C4), Co-living (Sui Generis) and Senior Living (Class C2). Flexible Employment Floorspace (Class E(g) / Sui Generis research uses.
- Academic Floorspace (Class F1), student accommodation (Sui Generis), Co-living (Sui Generis).
- Flexible Employment Floorspace (Class E(g) / Sui Generis research uses).
- Indicative locations for retail, nursery, health, indoor sports and recreation uses (Class E(a) - (f)), such uses being permitted in all of the above areas.

Note: all uses are subject to maximum amounts of floorspace as set out in the Development Specification.

0 250 m 500 m
SCALE 1:5000

N

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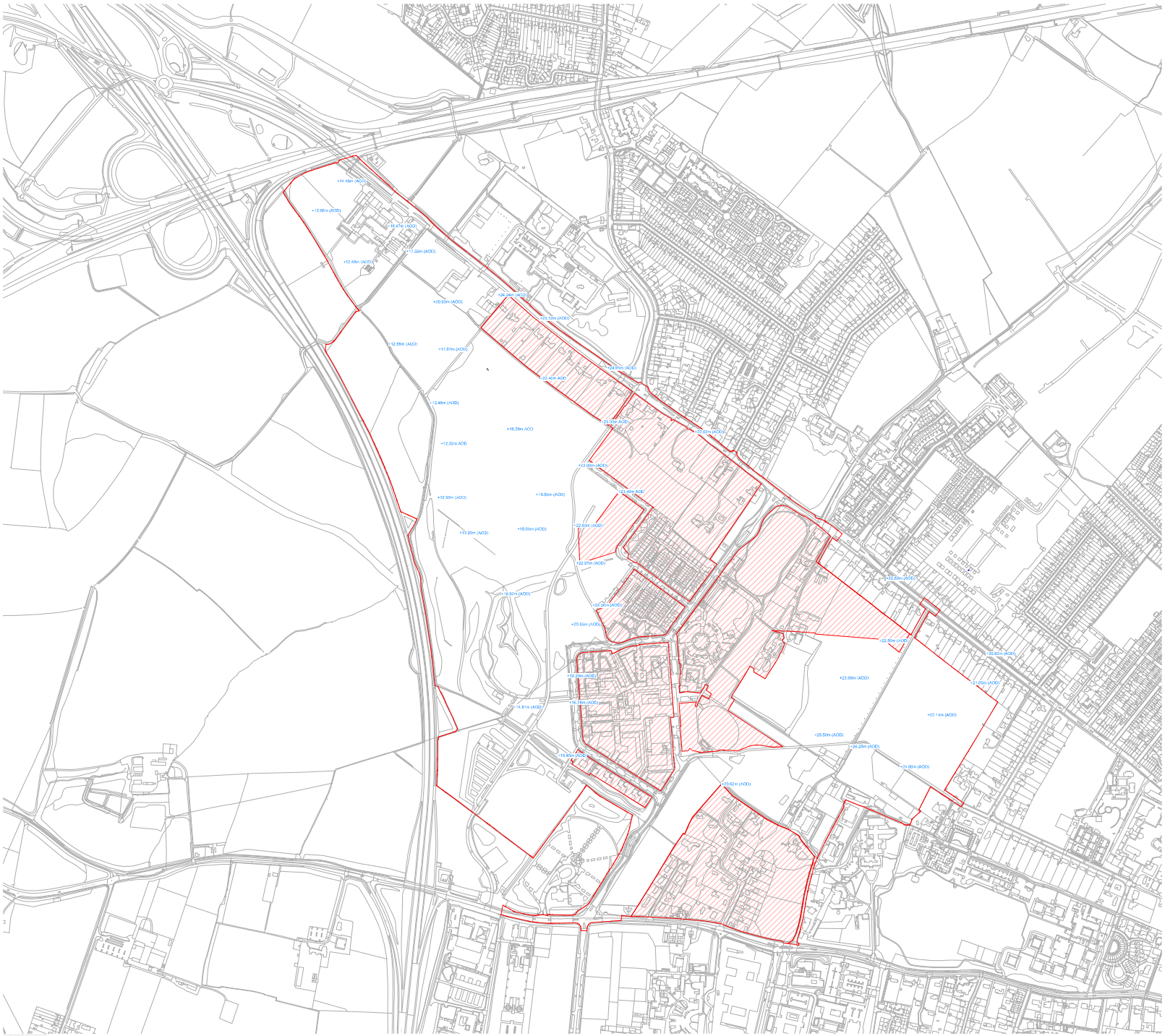
Drawing
PP4 - Land Use

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Approval

Drawing No. PP4-10004

Rev P.01



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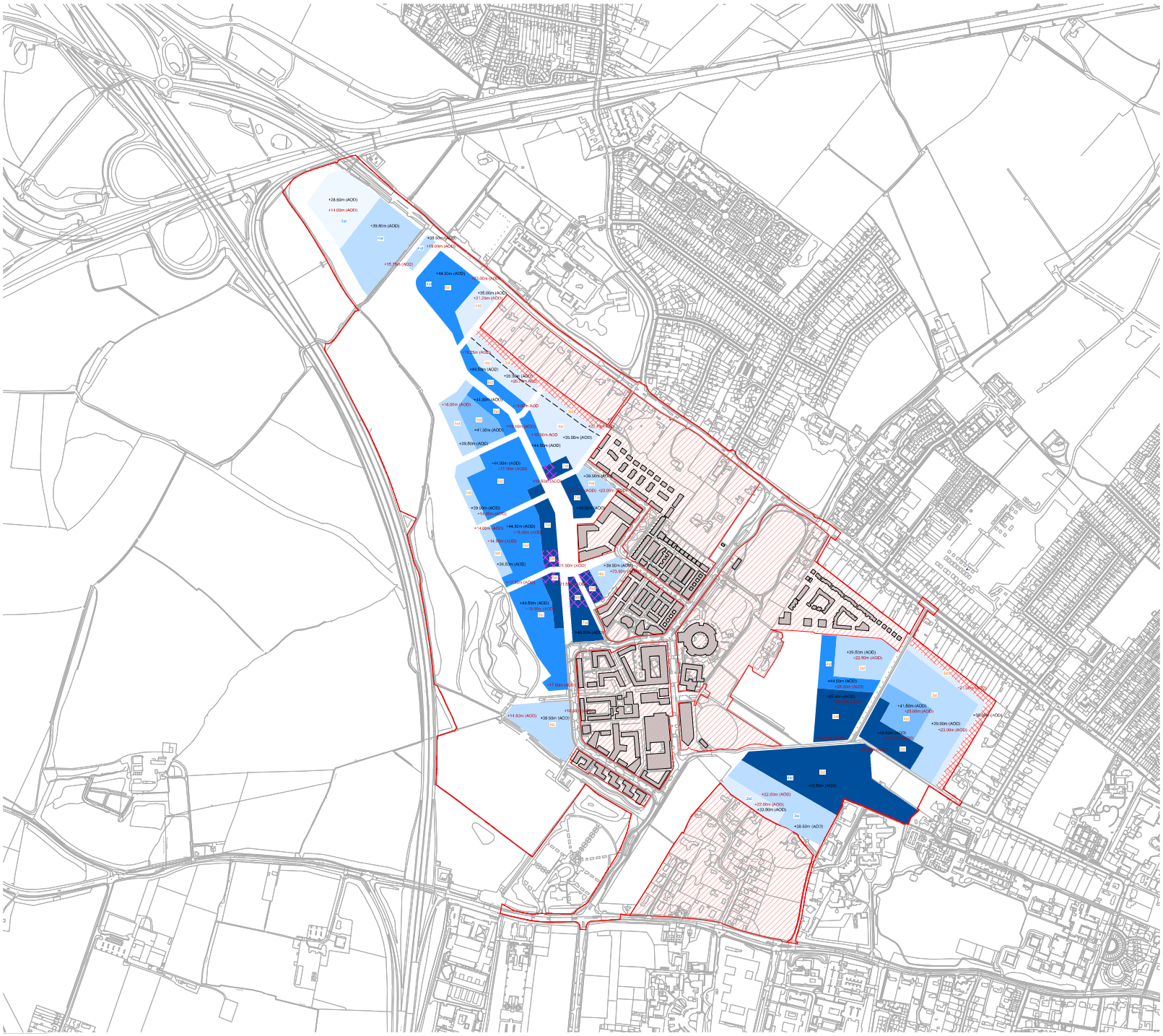
Drawing
PP5 - Existing Levels

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Information

Drawing No.	Rev
PP5-10005	P.01



0 250 m 500 m
SCALE 1:5000

N

Key

For Context

- Site application boundary
- Excluded from application

For Approval

- Maximum Building Height up to +28.5m AOD
- Maximum Building Height up to +35m AOD
- Maximum Building Height up to +39.5m AOD
- Maximum Building Height up to +41.5m AOD
- Maximum Building Height up to +44.5m AOD
- Maximum Building Height up to +46m AOD
- Maximum Building Height up to +49.5m AOD
- Zone of taller built form limited to +52m AOD
- +xxm AOD — Maximum Building Heights AOD
- +xxm AOD — Proposed ground levels - level of deviation allowance of +/- 1m
- xx st — Maximum number of living use storeys
- xx st — Maximum number of other use storeys
- Denotes a change in maximum storey height within a consistent AOD
- No build zone to backs of existing properties along Huntingdon Road and Storey's Way / All Souls Lane

Maximum Building Height AOD includes roofs, roof plant, parapets and lift overruns.

Maximum Building Height excludes flues or antennas.

Flues and antennas not to exceed a maximum of 8m above the Maximum number of storeys.

Living uses - assumed floor to floor build up

Typical residential storeys are assumed to be 3150mm.

An additional tollerance of up to 1500mm has been given to ground floors to allow for unknown design responses to the site at this stage. These could include level changes across plots, clear height allowances for podium blue badge car parking, stacked cycle storage, unknown internal plant provision and increased ground floors to accommodate entrances of scale.

Other uses - assumed floor to floor build up

Typical other use class storeys are assumed to be 4000mm.

An additional tollerance of up to 1000mm has been given to ground floors to allow for unknown design responses to the site at this stage. These could include level changes across plots, unknown internal plant provision and increased ground floors to accommodate entrances of scale.

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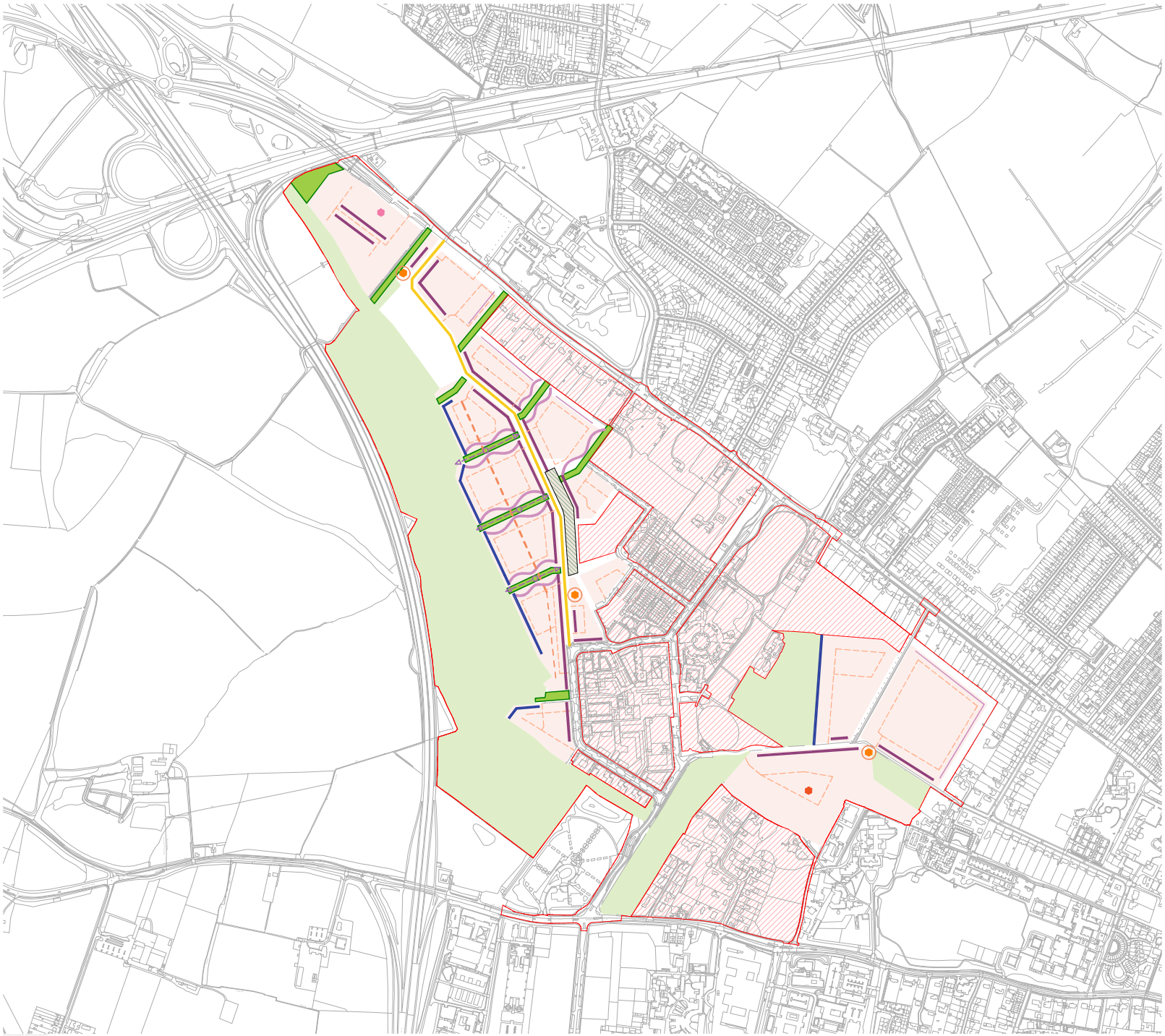
Drawing
PP6 - Proposed Maximum Heights

Scale @ A1	Date
1:5000	01/09/2025
Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S2	For info only

Drawing No. PP6-10006
Rev P.02



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Drawing
PP7 - Urban Design

Scale @ A1	Date
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Drawn By	**Checked By**
JM	DG

Job Number	Status	Purpose of Issue
240061	S5	Information

Drawing No.	Rev
PP7-10007	P.01