

**NORTHSTOWE PHASE 1 – LOCAL CENTRE SQUARE RESERVED
MATTERS**

PLANNING STATEMENT
GALLAGHER LONGSTANTON LTD
DECEMBER 2015



TERENCE
ROURKE

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Local Centre Square reserved matters

Planning Statement

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1 Introduction

Background

- 1.1 South Cambridgeshire District Council (SCDC) granted outline planning permission (OPP) on 22 April 2014 for Phase 1 of Northstowe new town at land south of Longstanton Park and Ride and adjacent to the B1050 at Station Road and adjacent to Hatton's Road, Longstanton. This followed the Northstowe Joint Development Control Committees resolution to grant consent on 24 October 2012. The consent comprises:

“up to 1,500 dwellings; a primary school, a mixed-use local centre (including a community building and provisions for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments and hot food take away), leisure, community, residential institutions, cultural health, and employment provision (business, general industry and storage and distribution), including a recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hatton's Road; and associated works including the demolition of buildings and existing structures” (planning consent ref: S/0388/12/OL).

- 1.2 The outline application was consented subject to a number of conditions that control the way in which the development may be implemented, which is based on four main stages: Enabling Works, Earthworks, Strategic Engineering Elements and Development Parcels (refer to Appendix 1 for a basic description of these stages).
- 1.3 This reserved matters submission relates to the Local Centre Square Development Parcel, the extent of which is shown on the site location plan within Appendix 2. The local centre square provides several key functions; it will be the first part of public realm to be completed alongside the section 278 (s278) highway works, and the gateway to Northstowe. It will also be a key area of public open space and provide a small amount of parking along one edge.
- 1.4 It should be noted that this reserved matters submission relates only to the square itself, and not the buildings within the local centre that will eventually surround it. Proposals for those buildings, including the community centre, will come forward as separate reserved matters submissions or planning applications in the future in accordance with the requirements of the OPP.
- 1.5 The concept of a public open space in this location was agreed as part of the outline planning permission, and through the approved design code for the development. This submission provides detail on what form this public square will take.
- 1.6 Those conditions relevant to this reserved matters submission are:
- Condition 1 requires reserved matters in relation to any Individual Development Parcel to be submitted for approval in respect to

appearance, landscaping, access, layout and scale (scale is not relevant due to there being no buildings proposed within this development parcel)

- Condition 8 requires all reserved matters to be accompanied by a statement which demonstrates compliance with the design code
- Condition 11 requires a scheme for the provision of fire hydrants with all reserved matters applications for layout in relation to any development parcel
- Condition 28 (landscape details) requires all reserved matters in relation to development parcels to include a landscape strategy including:
 - Drawings at 1:500 or other agreed scale showing Landscape Character Areas and themes, relevant existing landscape features (vegetation, water, contours and changes in level etc.); areas of hard landscape (roads, pathways, access routes, built areas etc. and the proposed function of landscape areas.
 - A landscape management plan stating the long term vision for the landscape and describing the relevant landscape operations to achieve this through landscape restoration, maintenance and management before, during and after construction
 - The typical treatment of the perimeter of the site
 - The typical landscape treatment of roads (the Busway, primary, secondary and other roads access roads through the development) and pedestrian and cycle routes.
 - Typical tree pit details in both soft and hard surfacing
 - Typical details of hard surface materials (size, type, colour and typical cross sections)
 - Typical details of minor artifacts and structures, including furniture, lighting, refuse or other storage units and signs
 - Details of localised mounding, shaping and contouring works and associated land drainage works.
 - Details of landscape specifications including construction methods, maintenance operations, site preparations, importation and storage of materials, excavation depths including dimensions for tree pits

This submission

1.7 This reserved matters submission seeks approval of appearance, access, landscaping and layout in relation to the local centre square development parcel.

1.8 Development parcels are defined within the outline planning consent as:

“a phase or part of the development other than Strategic Engineering Elements for instance this would include housing, employment, the local centre, primary school, the sports pitches, formal park, play areas, allotments and community orchard”.

- 1.9 This submission follows significant pre application discussions with officers over the past six months, and the design has significantly evolved from that originally proposed at the beginning of discussions.
- 1.10 Separate reserved matters submissions have been approved in relation to Earthworks (ref: S/1654/14/RM, approved 29 October 2014), access from the B1050 (ref: S/1133/14/RM, approved 3 October 2014) and the primary roads and dedicated busway (ref: S/1131/14/RM, approved 17 September 2014). In addition the alterations to the B1050 are in the process of being agreed under s278 in liaison with Cambridgeshire County Council, as the relevant highway authority. The location of the local centre square in the context of the phase 1 development (including the approved primary roads around the square) and the B1050 is shown on the plan within Appendix 2.
- 1.11 Work on site commenced in April 2015 on the initial infrastructure works in line with the phasing plan approved in March 2015 in relation to the discharge of condition 7 of the OPP (ref: S/0218/15/DC). As set out within the approved phasing plan, it is envisaged that the local centre will be ready for development of surrounding uses in mid 2016.
- 1.12 The remainder of this statement is structured as follows:
- Section 2 provides a description of the proposal and sets out how it complies with the principles approved as part of the outline consent
 - Section 3 sets out the details submitted for approval and refers to other related items submitted / to be submitted separately for approval
 - Section 4 demonstrates how the proposals accord with the local planning policies for the area.

2 The proposal and compliance with the outline planning permission

- 2.1 The local centre square will provide a gateway to Northstowe from the north. The square will also provide an important public open space, and a community focal point for the first phase of Northstowe.
- 2.2 The proposals for the design of the square have been through various design iterations during an extensive pre-application consultation process with council officers to ensure the delivery of a high quality square that is compatible with a mixture of uses.
- 2.3 In particular, the square has been designed with the following functions in mind:
- Grass for informal recreation
 - Sitting areas
 - A multi use space linked to the community centre, which will be located on the eastern edge of the local centre
 - Space for a market and other events
 - Access for pedestrians and cyclists to the shops and community centre which will surround the northern and eastern edges of the square, as well as some limited car parking and access for deliveries
- 2.4 In order to ensure the square becomes a place where people want to visit and spend time, it was established early on that it should be designed so that it can accommodate various uses in a functional sense (as outlined above), be attractive for people to use and enjoy at all times and seasons, be a place of shelter and safety and be a distinctive place that has 'special qualities'.
- 2.5 The proposed square includes:
- 2,108 sqm of grass
 - 548 sqm of planting
 - 45 no. trees
 - 1,538 sqm of fusion paving, including 251 sqm of paving outside the site for the community centre
 - 550 sqm of 'shared surface' paving
 - 19 no. benches
 - 9 no. parking spaces, including 3 no. disabled spaces, and 2 no. electric vehicle parking spaces, in accordance with the approved vehicle charging strategy pursuant to condition 22 of the OPP (ref: S/1116/14/DC)
 - 10 no. Sheffield cycle stands
 - 4 no. double recycling units
- 2.6 The proposals fulfil the criteria outlined above by providing a balance of large grassed areas and formal paving to enable multiple uses throughout the year. A mixture of planting will highlight the seasons throughout the year, and lighting will enable use of the square in the hours of darkness. Trees will provide a sense of enclosure whilst ensuring passive surveillance can take place.

- 2.7 A central water feature will create a focal point in the centre of the square, but will be able to be turned off to enable the space to be utilised for other purposes such as markets or specific events.
- 2.8 A limited amount of parking is provided, which has been carefully integrated into the design to ensure it does not dominate the square. Additional parking to serve the individual buildings within the local centre will form part of future reserved matters submissions – with parking focussed to the rear of the relevant buildings.
- 2.9 The route for vehicles on the eastern edge of the square is one way to enable the road to be narrower to limit its impact. This enables a stronger link between the paving to the front of the community building and the central area of the square with pedestrian priority between these spaces.
- 2.10 If deemed necessary, it is intended that approval of this reserved matters submission will be subject to a condition(s) requiring the submission of additional details for approval with respect to lighting. Preliminary details of the proposed lighting for the local centre square are shown on drawing 1424.LCDD.06, however the precise details have not yet been finalised. Where required the final design and specification of external lighting will take into account any potential impact on residential amenity and / or ecological features and habitat. Such considerations will also need to take into account the importance of ensuring that the local centre square provides a safe environment for pedestrians and cyclists in hours of darkness to maximise its usage.
- 2.11 The details submitted are in accordance with the Design and Access Statement submitted in relation to the outline planning application, the approved land use parameter plan (refer to Appendix 3) and the approved Northstowe Phase 1 Design Code. Whilst the design of the square is being considered separately to that of future surrounding buildings, the relationship between them has been considered and gives significant flexibility for developers bringing forward proposals that relate well to the space. A separate statement prepared by Moore Environmental demonstrates compliance with the Design Code as required by condition 8 of the outline planning permission.
- 2.12 The proposals for the local centre square have been prepared with full consideration of the surface water and foul drainage strategy, which have been approved via separate submissions to SCDC in relation to the discharge of conditions 23 and 25 of the outline planning permission.

3 Details submitted for approval

3.1 In accordance with conditions 1 (reserved matters), 8 (design code), 22 (electric vehicle charging strategy), 28 (landscaping details) and 38 (low carbon strategy) of the outline planning permission, the submission includes the following details:

Table 1 – details submitted for approval

Condition no.	Drawing no. / document title	Drawing title	Scale
1 (reserved matters) & 28 (landscaping details)	1424.LCDD.01 Rev C	Local Centre Square: Site Location	1:500 @ A3
	1424.LCDD.02 Rev F	Local Centre Square: Detailed Design	1:200 @ A1
	1424.LCDD.03 Rev D	Local Centre Square: Cross Sections	1:100 @ A0
	1424.LCDD.04 Rev D	Local Centre Square: Tree Planting Plan	1:200 @ A1
	1424.LCDD.05 Rev C	Local Centre Square: Shrub and Perennial Planting Plan	1:100 @ A2
	1424.LCDD.06 Rev D	Local Centre Square: Lighting Design	1:200 @ A1
	1424.LCDD.07 Rev B	Local Centre Square: Typical Hard Details	1:25 @ A3
	1424.LCDD.08 Rev B	Local Centre Square: Fountain Detail	1:200 @ A1
	1424.LCDD.09 Rev B	Local Centre Square Tree Pit Detail in Paving	1:25 @ A3
	1424.LCDD.10 Rev V	Local Centre Square Tree Pit in Soft Landscape	1:25 @ A3
	1424.LCDD.11 Rev C	Local Centre Square – Materials Palette	NTS
	1424.LCDD.12 Rev B	Local Centre Square – Planting Palette	NTS
8 (Design Code), 28 (Landscape Details) & 38 (Low Carbon Strategy)	Northstowe Local Centre Square Reserved Matters Submission: Condition 8: Statement of Compliance with Design Code, Condition 28: Landscape Details, Condition 38: Low Carbon Strategy, Report No. 1424.01		N/A
22 (Electric vehicle charging strategy)	Paragraph 3.7		N/A

3.2 The following conditions, which are relevant to the Local Centre Square Development Parcel have been addressed as appropriate within separate submissions to the district council in relation to the discharge of the relevant conditions:

- Condition 7 Phasing – detail approved 23 March 2015 (SCDC ref: S/0218/15/DC)
- Condition 9A (contaminated land investigation and/or remediation) – details approved (SCDC ref: S/1328/14/DC)

- Contamination 9B (contaminated land – remediation method statement) – details for Phase 1A, including local centre square approved 28 April 2015 (SCDC ref: S/01831/15/DC)
- Condition 10a (ordnance) – details approved 19 November 2014 (SCDC ref: S/1478/14/DC)
- Condition 12i (archaeological investigation) – details approved 16 June 2014 (SCDC ref: S/0845/14/DC)
- Condition 20 (traffic monitoring) – details approved 16 May 2014 (SCDC ref: S/0845/14/DC)
- Condition 23 (surface water drainage) – details approved 10 September 2014 (SCDC ref: S/1116/14/DC)
- Condition 24 (surface water management) – details approved 10 September (SCDC ref: S/1116/14/DC)
- Condition 30 (tree protection measures) – requiring tree protection in accordance with approved Tree Survey and Arboricultural Implications Assessment Report
- Condition 31 (site wide Construction Environmental Management Plan - CEMP) – details approved 16 May 2014 (SCDC ref: S/0845/14/DC)
- Condition 33 (ecological management plan) – details approved 16 May 2014 (SCDC ref: S/0845/14/DC)

- 3.3 The various requirements and/or details prepared in relation to each of these other conditions have been addressed as part of the preparation of the proposals for the local centre square.
- 3.4 Condition 18 requires each reserved matters submission in relation to a development parcel to ‘include a programme of works detailing the walking and cycling routes for the area within that development parcel that will allow the occupants of that development parcel access as applicable to facilities in Longstanton Village, towards Rampton Drift, to the B1050 and to the Longstanton Park and Ride site, and onsite community facilities and the local centre, including where appropriate reference to the temporary and permanent re-routing of footpaths/bridleways.’ As agreed during pre-application discussions with officers, this condition is not relevant to this submission as the local centre square itself does not include any proposed buildings and will not therefore have any occupants.
- 3.5 Other conditions are not considered relevant to this application. Condition 11 requires a scheme for the implementation of fire hydrants with reserved matters applications for layout in relation to any development parcel. The proposed local centre square is a small land parcel, and it is more appropriate to site any fire hydrants in the surrounding road network.
- 3.6 Condition 39 (Energy Delivery Strategy) requires an energy delivery strategy, however given there are no buildings proposed this condition is not relevant to the proposals. Condition 40 (waste management and minimisation strategy) states that the application should be accompanied by a waste management & minimisation strategy including a completed RECAP Waste Management Design Toolkit. This condition again is not considered relevant as the condition refers to domestic households and commercial properties of which non are proposed as part of this application.

- 3.7 Condition 22 (Electric Vehicle charging) requires each reserved matters application for layout in relation to any development parcel to include a statement demonstrating compliance with the approved electric vehicle charging strategy. The proposal is fully in compliance with the strategy approved as part of discharge of condition 22 (ref: S/1116/14/DC) which requires *"At least 1no dedicated EV charging charging point and two dedicated EV parking bays in a suitable off or on-street location within the local centre"*. The location of these two parking bays can be seen in the detailed design drawing (1424.LCDD.02 Rev F) and therefore this submission fully accords with the strategy.

4 Compliance with local planning policy

- 4.1 There are several planning policies and objectives contained within the South Cambridgeshire Development Control Policies Development Plan Document (DCPDPD) and Northstowe Area Action Plan 2007 (NAAP), which are relevant to this reserved matters submission.
- 4.2 The South Cambridgeshire Draft Local Plan (SCDLP) was submitted for examination in March 2014, and has been through a period of examination during Summer/Autumn 2014 with additional hearing in early 2015. Additional work was requested by the inspector, and the examination is currently in abeyance. It is currently intended that the Examination will re-open in March 2016. Whilst therefore only attracting limited weight, the proposals are considered to be in accordance with the draft policies within the emerging Local Plan.
- 4.3 This section sets out how the detailed proposals accord with the policies in these three development plan documents.

Principle

- 4.4 The principle of a local centre square has been established by the outline planning permission granted for phase 1 of Northstowe. Nevertheless it is important to note that the adopted planning policy is supportive of the provision of local centres.
- 4.5 Policy NS/6 Local Centres of the NAAP states that local centres will *'provide a community focus for neighbourhoods within Northstowe with landmarks and other points of interest to create a legible sense of place'*.
- 4.6 The objectives for the local centres policy specifically sets out that the council wishes to *'ensure early provision of local centres to help create community identity from the outset'*. The early provision of the square in the middle of the local centre will enable and encourage development of the shops and services that are proposed to surround it, fully complying with the aspirations of this policy.
- 4.7 In terms of uses, the relevant supporting text to this policy identifies car and cycle parking as being anticipated to be provided in each local centre, which this proposal includes and is therefore compliant.

Design

- 4.8 The design of the local centre square has been determined through extensive pre application discussions following on from the principles approved in the Design Code. Nevertheless the adopted planning policy specifies the provision of high quality design.
- 4.9 In particular policy DP/2 *Design of New Development* of the DCPDPD sets out that *'all new development must be of high quality design and, as appropriate to the scale and nature of the development, should: c. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst*

also responding to the local context and respecting local distinctiveness, d. achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationships between buildings, routes and spaces both within the development and with the surrounding area, h. provide high quality public spaces, j. Include high quality landscaping compatible with the scale and character of the development and its surroundings.'

4.10 This requirement for high quality design is reiterated in draft policy HQ/1 *Design Principles* of the SCDLP, which states '*all new development must be of a high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context*'. The policy states development proposals must:

- Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness
- Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues
- Provide safe, secure, convenient and accessible provision for cycle parking and storage
- Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation

4.11 Whilst the buildings that will surround the square are currently unknown, the design of the local centre square will provide a high quality environment and public realm for future built development. Variety and interest has been provided, whilst providing a coherent design with a focal point provided in the centre of the square.

4.12 Particular regard has been given to the details approved in Autumn 2014 with respect to the B1050 and Primary Roads reserved matters. The design fully accords with these elements in order to ensure a sense of place is created and that good interrelationship exists with the surrounding area and routes.

4.13 Policy NS/14 *Landscaping within Northstowe* of the NAAP sets out that '*the built environment will be landscaped with high quality design, materials and planting*'. As set out in section 2 there is significant landscaping proposed including high quality paving and a large number of trees and other planting will ensure interest is created year round.

Drainage

4.14 Policy NE/9 *Water and Drainage Infrastructure* of the DCPDPD requires adequate land drainage systems and Policy NS/21 *Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal* of the NAAP requires that surface water drainage will be via sustainable drainage systems. Draft policy

CC/7 *Water Quality* of the SCDLP also requires development to have sufficient land drainage systems and policy CC/8 *Sustainable Drainage Systems* requires the incorporation of appropriate surface water drainage systems.

- 4.15 The drainage of the local centre square accords with the principles approved as part of the outline consent. All drainage incorporate the use of sustainable drainage principles in accordance with the policy requirements and details approved in relation to the discharge of condition 23 (surface water drainage) of the OPP.

Ecology

- 4.16 In developing this reserved matters submission regard has been had to policy NE/6 *Biodiversity* of the DCPDPD, which seeks for new development to enhance or add to biodiversity. Policy NH/4 *Biodiversity* of the SCDLP requires new development to either maintain, enhance or add to biodiversity. In consideration of the planting proposals, consideration has been given to these policies. Biodiversity enhancements are incorporated into the landscape proposals, in line with the approved Ecological Management Plan and in accordance with policy NE/6.
- 4.17 Policy NH/6 *Green Infrastructure* encourages proposals, which reinforce, link, buffer and create new green infrastructure; and promote, manage and interpret green infrastructure and enhance public enjoyment of it. The proposals ensure the green space will provide both public enjoyment with areas defined for informal recreation whilst adding to biodiversity with the proposed landscaping.

Summary

- 4.18 This reserved matters submission accords with the adopted and emerging policy framework. The proposals will result in the delivery of a high quality public realm for this important gateway to Northstowe.
- 4.19 Details of the proposals compliance with the design code (condition 8), and the Low Carbon Living Strategy (condition 38) are provided within separate statements prepared by Moore Environmental, which are included as part of this submission.

5 Conclusion

- 5.1 The details of the local centre square to which this reserved matters submission relates have been shown to accord with relevant planning policy, the outline planning approval, the design code and also the strategic engineering elements of the B1050 and the primary roads network around the local centre square that have previously been approved.
- 5.2 The proposals will enable the early delivery of the local centre square, which will provide an attractive and useable area of public realm, contributing significantly towards the objectives of a high quality, sustainable, safe and accessible new community for Phase 1 of Northstowe.

Appendix 1 – key construction stages of the Northstowe Phase 1 development

The approved outline planning application identifies land re-profiling and associated work (including drainage) necessary to prepare the site prior to implementation of the development parcels (ie estate roads, buildings, open space etc). The principal aim of the Earthworks Strategy is to raise part of the site above the 1 in 100 year flood level (including an allowance for climate change) to provide flood protection where necessary and to enable the development parcels to be drained to the surface water attenuation lakes (known as the waterpark) located on the eastern side of the primary development site. Details of the earthworks have now been approved.

Given seasonal constraints associated with the bulk earthworks and the desire to deliver the site for the primary school and open up the access towards the secondary school at the earliest opportunity, the first stage of development works on site, following initial enabling works, involve the B1050 access improvements and laying out of part of the primary road network. This will be followed by the implementation of the site wide Earthworks Strategy, which will provide the development platform for the implementation of the development parcels, including the local centre square.

In addition, following the completion of the earthworks, house builders, community providers and commercial operators will come forward with implementation of their proposals in relation to other individual development parcels. Those proposals will be subject to separate reserved matters (RM) submissions and/or planning applications being made to the district council or Cambridgeshire County Council for approval prior to commencement of works.

A Site Wide Phasing Plan, which sets out details of the sequence for providing the key elements of the Phase 1 development, was approved by SCDC in March 2015 (ref: S/0218/15/DC) in relation to the discharge of condition 7 (Phasing) of the outline planning permission.

Definitions of the key development stages are set out below.

Future phases of Northstowe

The Northstowe Joint Development Control Committee (NJDCC) resolved to grant outline planning permission for Phase 2 of Northstowe in July 2015. It is intended that the development of Phase 2 will be brought forward alongside later stages of the Phase 1 proposal. Further details of the proposed phasing of the development of Northstowe are included within the Northstowe Development Framework Document Addendum: Phasing and delivery strategy, which was endorsed by the Northstowe Joint Development Control Committee on 4 October 2012.

Definitions of key development stages

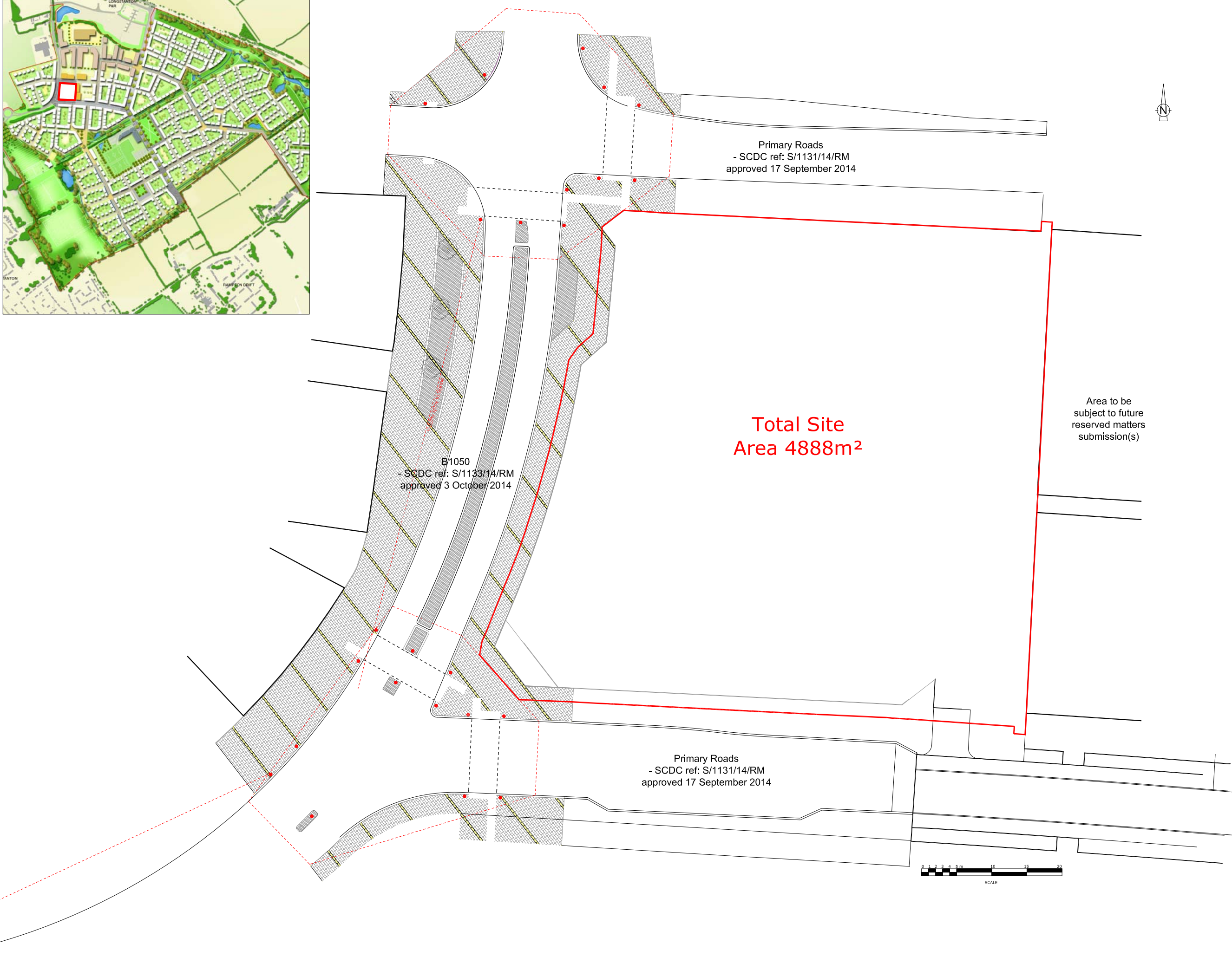
The formal definitions of the Enabling Works, Earthworks, Strategic Engineering Elements and Development Parcels within the outline planning permission are as follows:

- “Enabling Works” for example but not exhaustively means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with


such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vii) ecological survey and mitigation works, (vii) archaeological investigation and (vi) demolition and removal of buildings and other structures on the Site, or similar related works

- “Earthworks” - means the strategic site-wide land re-profiling, remediation works and principal foul and surface water drainage infrastructure works (waterpark, Hatton’s Road attenuation ponds, and strategic swale and ditch corridors) associated with the Strategic Engineering Elements and Development Parcels
- “Strategic Engineering Elements” - means, foul water pumping station, surface water pumping and rising main, access from the B1050, primary roads and Dedicated Busway along with other aspects of Hatton’s Road attenuation ponds, the waterpark and strategic swale and ditch corridors not covered by “Earthworks”
- “Development Parcels” - means a phase or part of the development other than Strategic Engineering Elements for instance this would include housing, employment, the local centre, primary school, the sports pitches, formal park, play areas, allotments and community orchard, as approved as part of the approved Phasing Plan

Appendix 2 – site location plan



KEY

 Site boundary - Total area 4888m²

C	16.12.15	Design development	DR	BM	SM
B	25.11.15	First Issue for discussion	DR	BM	SM
A	20.11.15	First Issue for discussion	DR	BM	SM
Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved



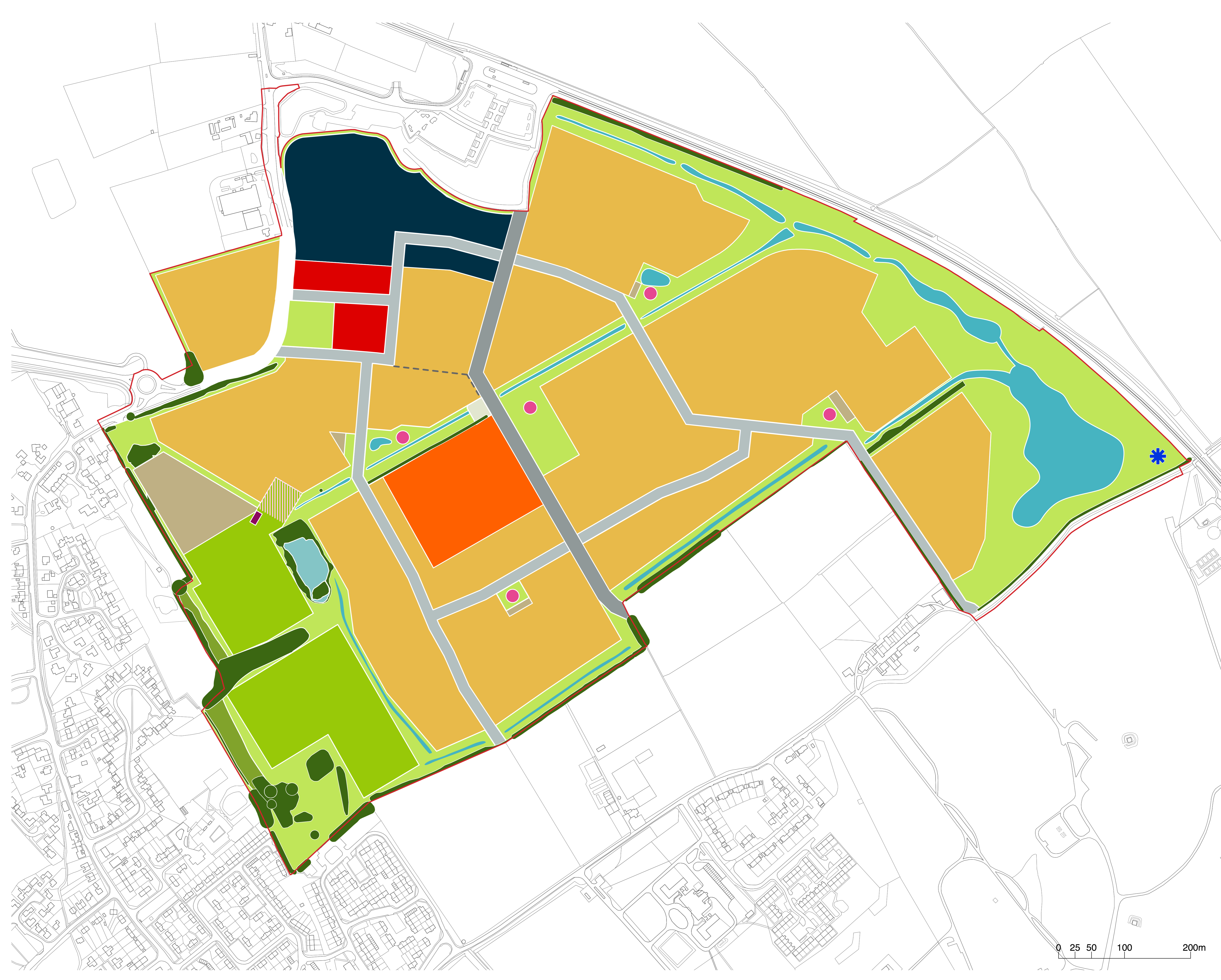
CLIENT
Gallagher Estates

PROJECT
Northstowe Phase 1

DRAWING
Local Centre Square : Site Location

SCALE	DRAWN	DATE	Drawing No.	REV
1:500 @ A3	DR	Nov '15	1424.LCDD.01	C

Appendix 3 – land use parameters plan



Key

□ Planning application boundary

- Proposed**
- Residential
 - Mixed use/Local centre
 - Employment (including household recycling centre & foul water pumping station)
 - Primary school/ community use
 - Formal recreation/ sports pitches
 - Informal open space, landscape & habitats
 - Equipped areas of play (Neaps and Leaps)
 - Allotments/ community gardens (includes potential retained trees)
 - Sports pavilion and associated parking
 - Primary school drop off
 - CGB route
 - Primary street
 - Linking street
 - Structural planting
 - Balancing lakes & ditches/swales
 - ★ Surface water pumping station
- Existing**
- Tree groups to be retained (including canopy extent)
 - Water bodies

Revision notes:

Date	Revision	By
10.12.2013	Rev A	KD

↑

Gallagher

Northstowe

Plan 1a - REV A
Parameters plan: Core area
Land use, open space & landscape

FINAL	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision A

