



- Key**
- Application Site Boundary
  - Zone up to 2 storeys (7m in height)\*
  - Zone up to 3 storeys (11m in height)\*
  - Zone up to 4 storeys (14.5m in height)\*
  - Zone up to 5 storeys (18.5m in height)\*
  - Area of exceptional height (max 7 storeys, 25.5m in height)\*
  - Indicative location of primary street
  - Indicative location of secondary street
  - Busway (including cycle route) - developed as part of Phase 2
  - Indicative outline of open space (refer to Design Principles Document within Design and Access Statement Appendix A)
  - Indicative location of building ancillary to sports use up to 2 storeys
  - ⊕ 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.
- Refer to the Proposed Site Levels Plan for further information on plot levels.

\* Given heights in metres refer to **height above proposed ground level**. Buildings will not exceed maximum building heights (in both metres and storeys). Building heights **include** roofs.

Rev	Date	Description
V2	03-11-2020	Minor amendment made to 'notes' section. Spot heights added.

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Homes England

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**Northstowe Phase 3**

Drawing	5708-OPA-3A-03-V2
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