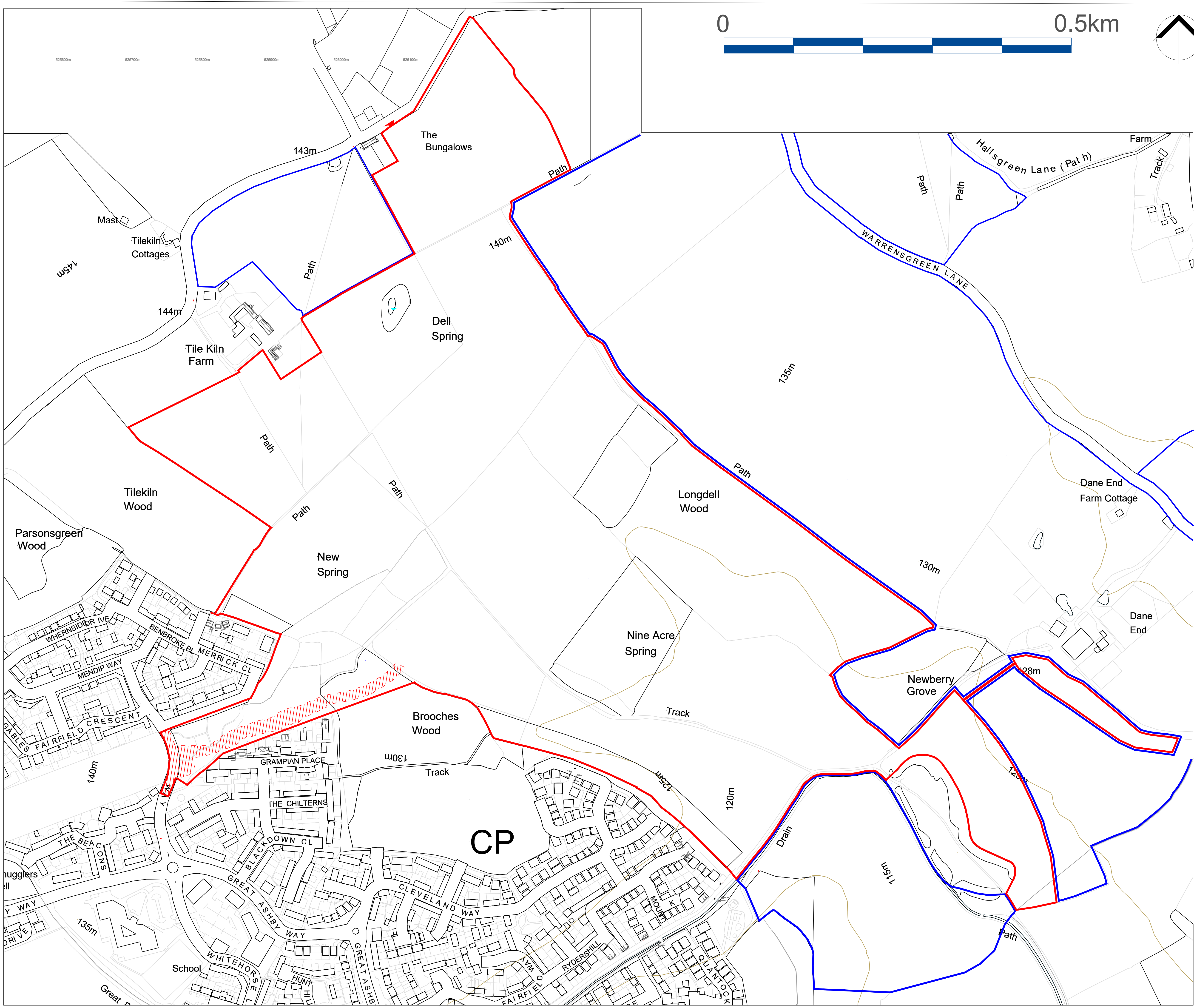


- Application Site Boundary: 62.93ha
- Full Application Boundary: 0.80ha
- Other land owned by the Applicant, its parent company, or its shareholders

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PROJECT GA2 - North East Stevenage

TITLE Application Site Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JULY_2024
PROJECT NO.	23_M004	DRAWING NO.	DL07
		REV.	F

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- Application Boundary: 62.93ha
- Built Development Areas: 25.50ha
- Green Infrastructure: 36.63ha
- Detailed Access Corridor: 0.80ha



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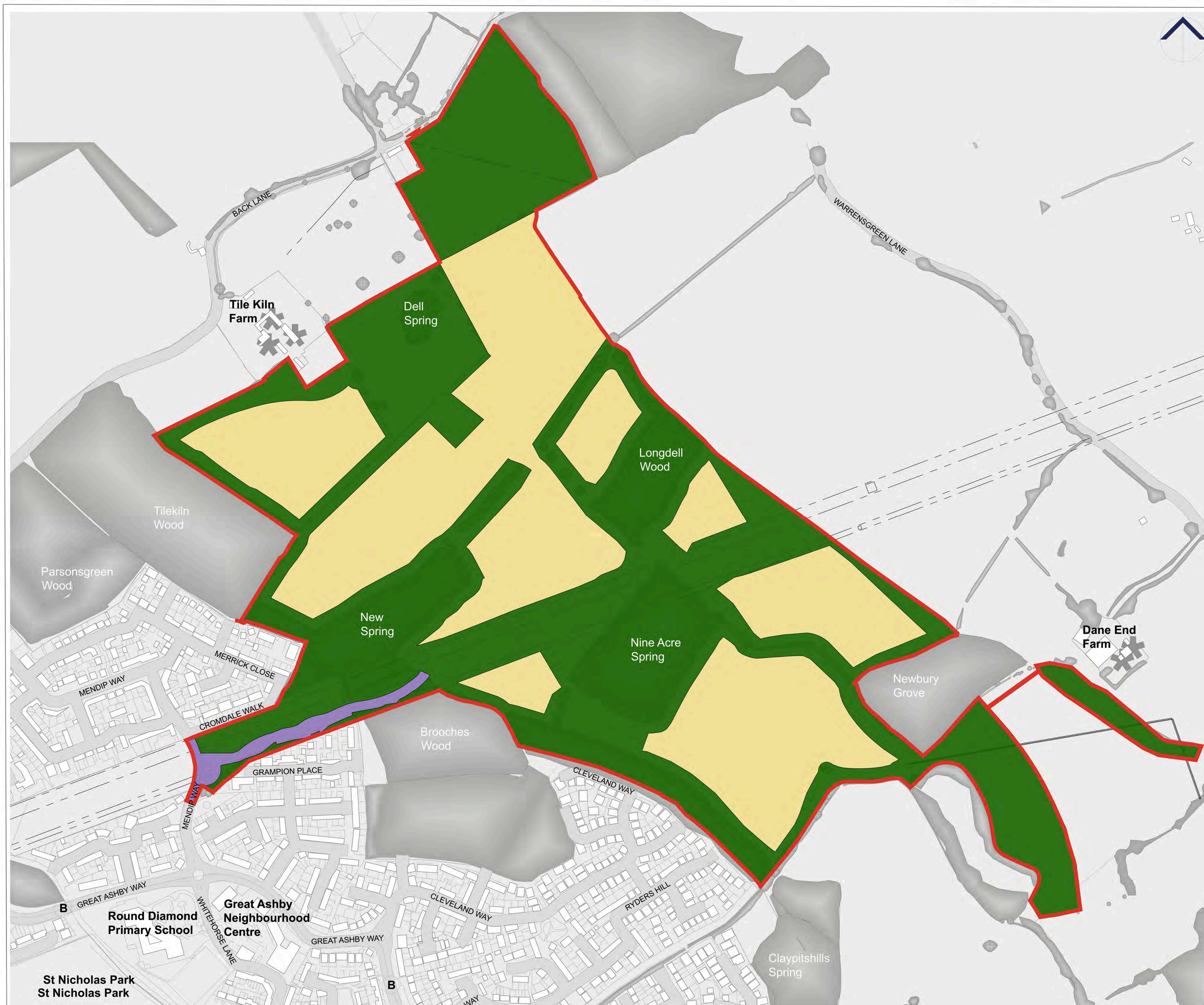
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PROJECT
GA2 - North East Stevenage

TITLE
Developable Area Parameter Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JANUARY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL19
		REV.	B

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- Application Boundary: 62.93ha
- Residential Development: 21.30ha
- Site for Primary School: 2.10ha
- Reserved Education Use Land: 1.90ha
- Community Use Area: 0.20ha
- Indicative location for Allotments: 0.46ha
- Green Infrastructure: 36.63ha
(incl. allotments, and movement links)
- Detailed Access Corridor: 0.80ha



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PROJECT
GA2 - North East Stevenage

TITLE
Land Use Framework Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JANUARY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL20
		REV.	C

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- Application Boundary
- Up to 2 storeys
- Up to 2.5 storeys (2 storeys plus accommodation in loft/roof)
- Up to 3 storeys

Note: Storey refers to residential storey. Non-residential buildings will be up to the equivalent height of a residential building.



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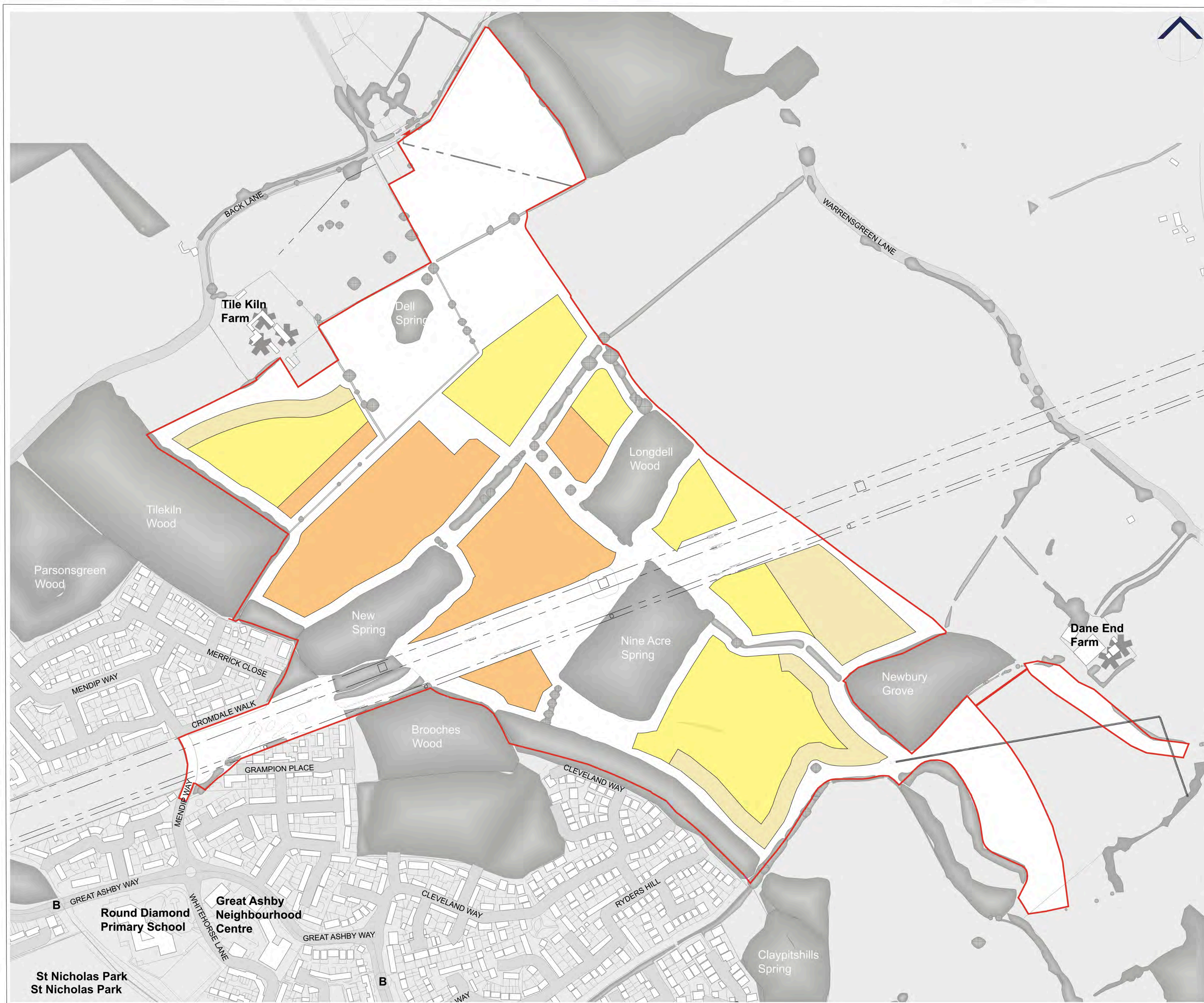
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PROJECT
GA2 - North East Stevenage

TITLE
Buildings Heights Parameter Plan

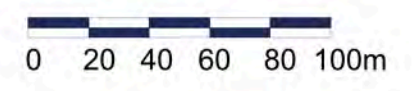
DRAWN BY	SG		CHECKED BY	SG	
SCALE @ A1	1:2,500		DATE	JANUARY_2025	
PROJECT NO.	23-M004		DRAWING NO.	DL21	REV. B

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- Application Boundary
- Mostly apartments and terraces with some semi-detached/detached, in tighter urban grain (suggested density around 37-45dph)
- Mostly terraces and semi-detached with some detached homes, in looser urban grain (suggested densities around 30-37dph)
- Mostly detached and semi-detached typologies, in loose suburban/rural grain (suggested density around 25-30dph)



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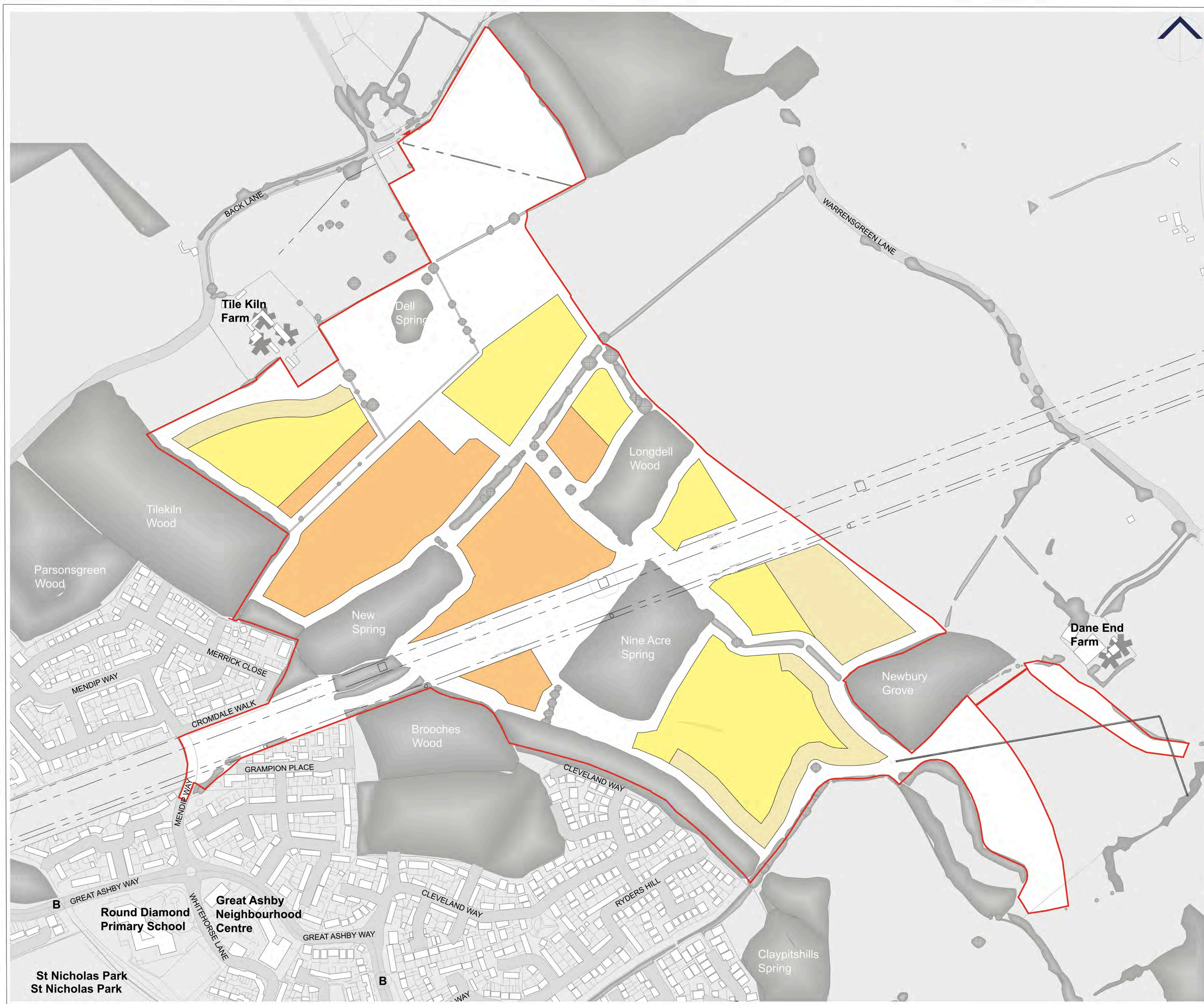
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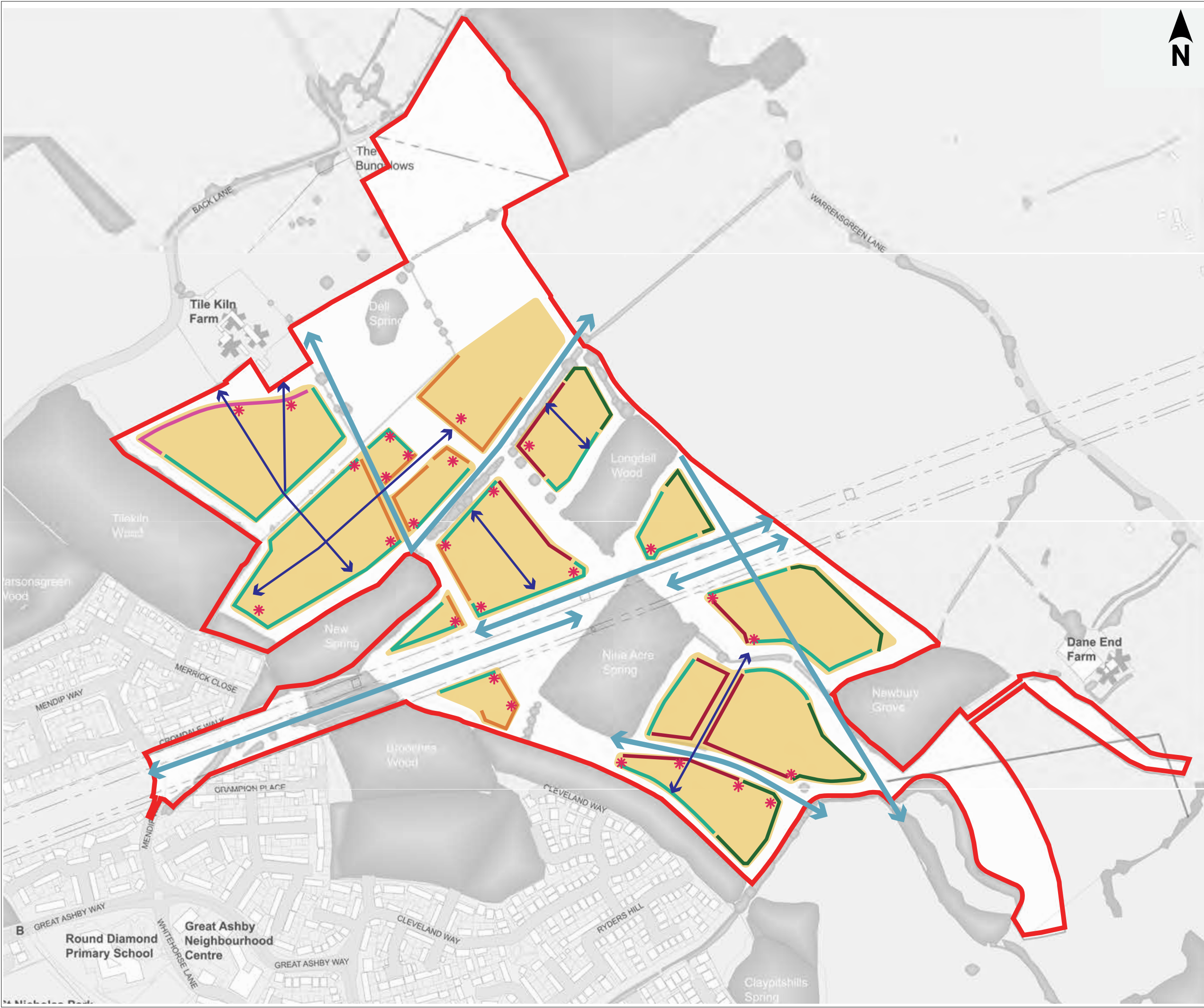
PROJECT
GA2 - North East Stevenage

TITLE
Building Typology Framework Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JANUARY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL22
		REV.	B

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- Application Boundary
- Primary frontages
- Secondary frontage
- Rural edges
- Woodland/open space frontage
- Frontage to listed building
- Long views
- Key buildings
- Short views

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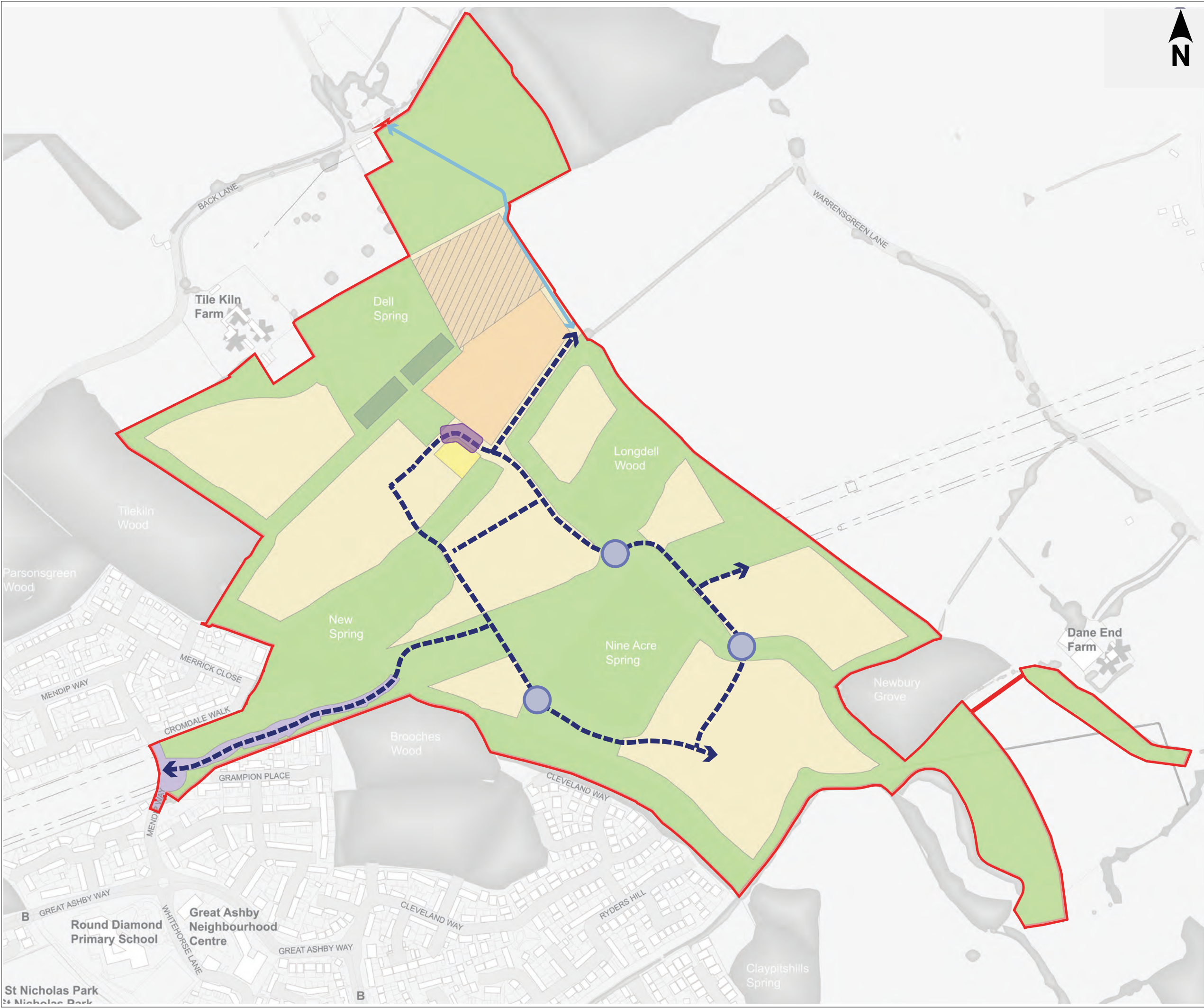
PROJECT
North East Stevenage

TITLE
Built Form Framework Plan

DRAWN BY HM	CHECKED BY SG	APPROVED BY SG
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SCALE @ A3 1:5,000	DATE 09.10.25
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PROJECT NO. 23 - M004	DRAWING NO. DL17	REV L
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-  Application Boundary
-  Principal streets
-  Emergency access
-  Agreed pinch point locations (single lane shuttles running through sensitive ecological corridors)
-  Modal filter

Note: Land Use Parameter Plan shown as base for reference (See drawing number 23_M004_DL20B)

-  Residential Development Area
-  Site for Primary School
-  Reserved Education Use Land
-  Community Use Area
-  Indicative location for Allotments
-  Green Infrastructure
-  Detailed Access Corridor

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PROJECT
North East Stevenage

TITLE
Vehicular Movement Framework Plan

DRAWN BY HM	CHECKED BY SG	APPROVED BY SG
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SCALE @ A3 1:5,000	DATE 09.10.25
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PROJECT NO. 23 - M004	DRAWING NO. DL13	REV M
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-  Application Boundary
-  Primary active travel links (segregated foot and cycleways)
-  Secondary active travel links (shared foot and cycle ways)
-  Existing bridleway (cycle connection to Great Ashby)
-  Active travel link (shared foot and cycle way linking to Merrick Close)

Note: Land Use Parameter Plan shown as base for reference (See drawing number 23_M004_DL20B)

-  Residential Development Area
-  Site for Primary School
-  Reserved Education Use Land
-  Community Use Area
-  Indicative location for Allotments
-  Green Infrastructure
-  Detailed Access Corridor

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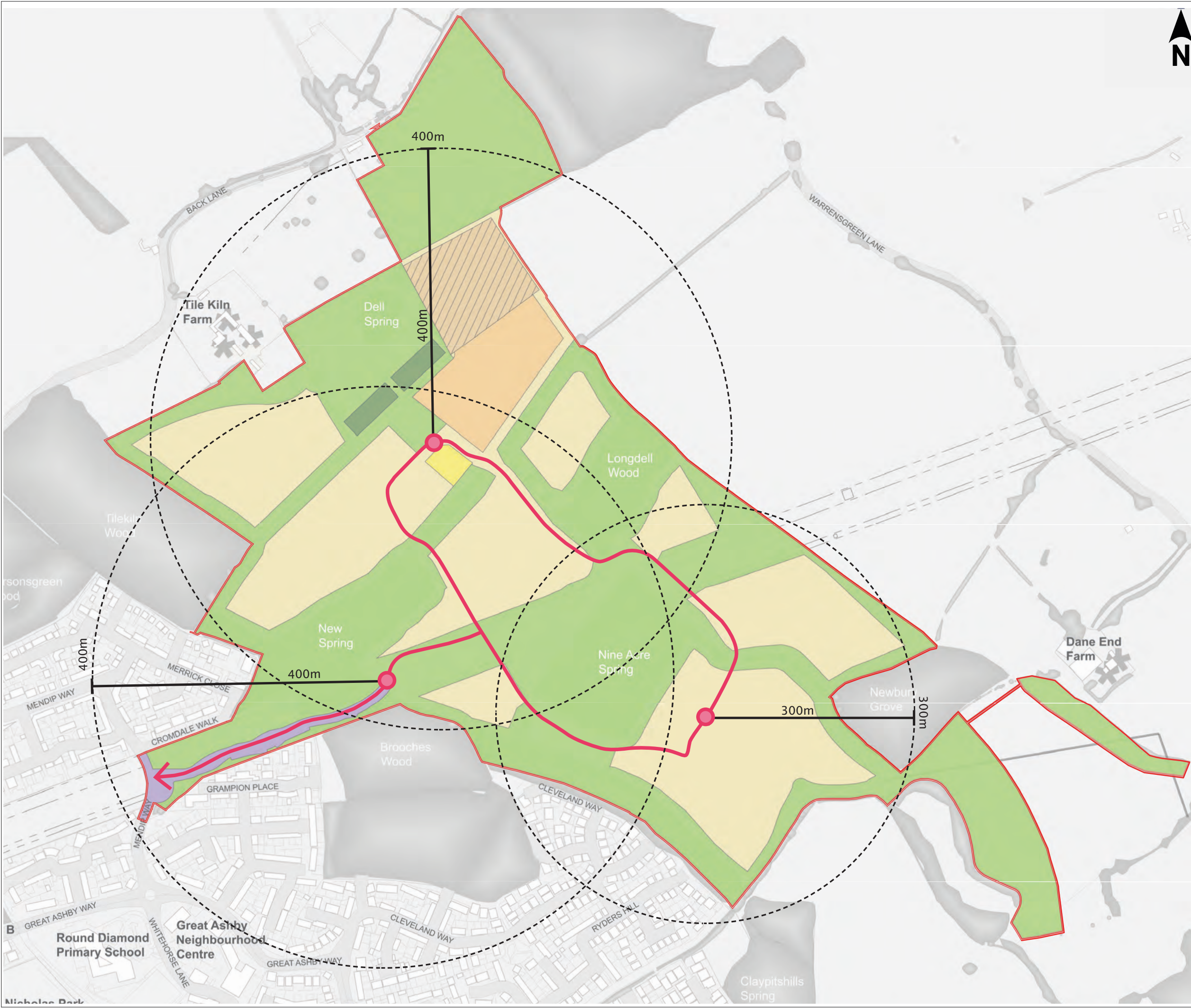


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PROJECT
North East Stevenage

TITLE
Active Travel Framework Plan

DRAWN BY HM	CHECKED BY SG	APPROVED BY SG
SCALE @ A3 1:5,000	DATE 09.10.25	
PROJECT NO. 23 - M004	DRAWING NO. DL10	REV M



- Application Boundary
- Indicative bus route and indicative stops
(at the Reserved Matters stage, the exact number and location of bus stops will be agreed to ensure houses are within 400m from a bus stop, or 300m where the topography is steeper, such as the south of the development)

Note: Land Use Parameter Plan shown as base for reference (See drawing number 23_M004_DL20B)

- Residential Development Area
- Site for Primary School
- Reserved Education Use Land
- Community Use Area
- Indicative location for Allotments
- Green Infrastructure
- Detailed Access Corridor

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PROJECT
North East Stevenage

TITLE
Public Transport Framework Plan

DRAWN BY HM	CHECKED BY SG	APPROVED BY SG
SCALE @ A3 1:5,000	DATE 09.10.25	
PROJECT NO. 23 - M004	DRAWING NO. DL12	REV M



- Application Boundary
- Existing structural vegetation retained
- Ancient Woodland - outside Site
- Ancient Woodland - no public access: 6.91ha
- 15m proposed complementary habitat adjoining Ancient Woodland
- Proposed structural vegetation to remove
- Proposed allotments: 0.46ha
- Parks and Gardens: 2.05ha (excl. 0.68ha play space)
- Amenity green space: 3.98ha
- Natural and semi-natural open space: 20.65ha
- Incursions into 12m buffer/ 15m Ancient Woodland buffer
- Proposed swales and drainage basins
- Key woodland planting
- Key thicket planting
- Key boundary hedgerow planting
- Proposed orchard
- Areas mostly long grass/meadows
- Indicative character areas
 - Dell Spring
 - Tilekiln Woodland Edge
 - Mendip Gateway Park
 - Nine Acre Park
 - Longdell Woodland Chain
 - Warrensgreen Countryside Edge
 - Newberry Spring

NOTE: 0.68ha of equipped and informal play areas within the Parks and Gardens have been excluded from that total area.
A further 0.18ha of equipped play space will be provided within the Amenity Green Space areas, or in incidental areas of open space within the housing development areas, to be agreed at the Reserved Matters stage.



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PROJECT
GA2 - North East Stevenage

TITLE
Green Infrastructure Framework Plan

DRAWN BY SG	CHECKED BY SG	
SCALE @ A1 1:2,500	DATE JANUARY_2025	
PROJECT NO. 23-M004	DRAWING NO. DL23	REV. C

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- Application Boundary
- Built Development Areas
- Green Infrastructure
- Detailed Access Corridor
- Proposed swales (width shown illustratively)
- Proposed drainage basins
- Existing drainage basin



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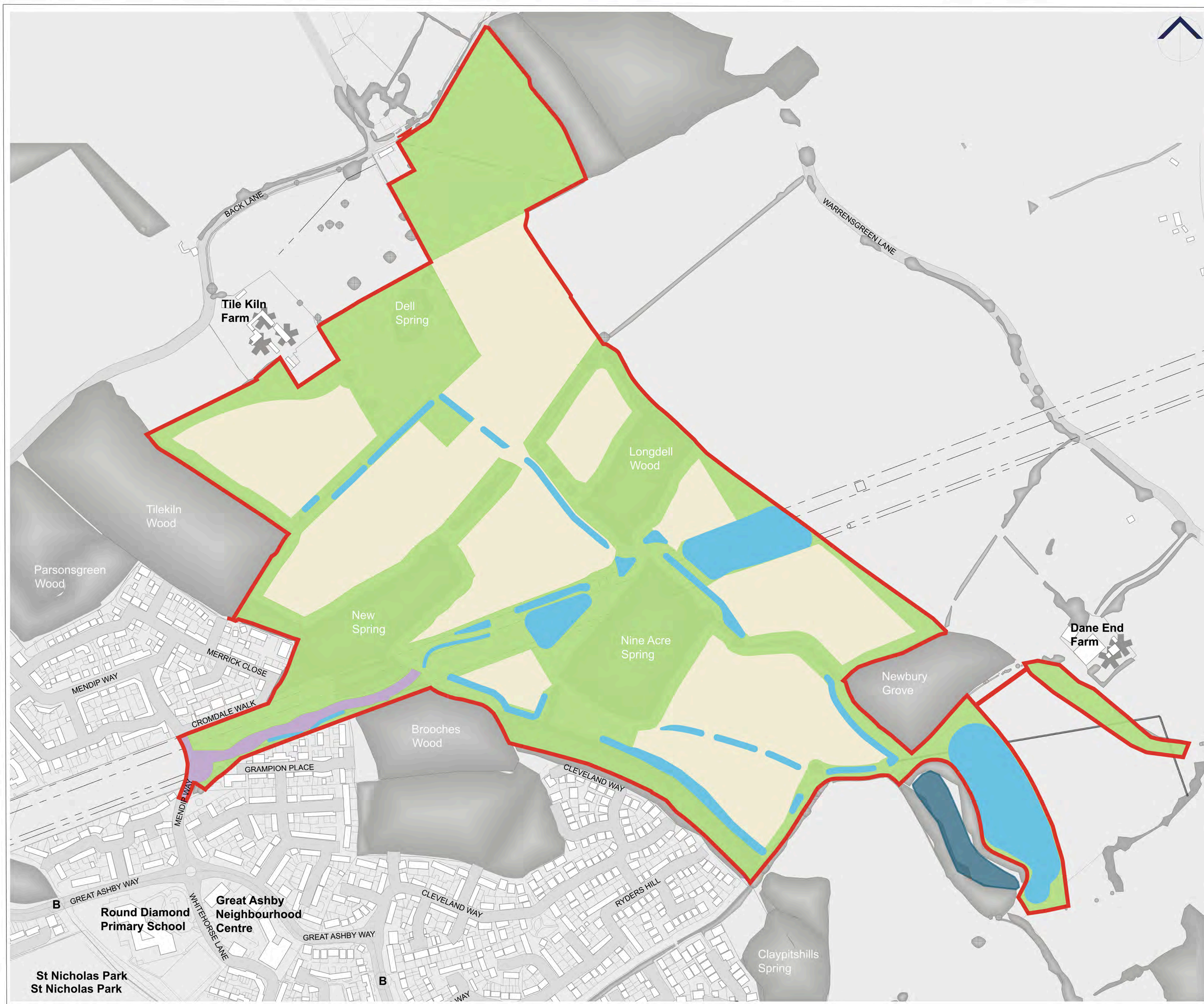
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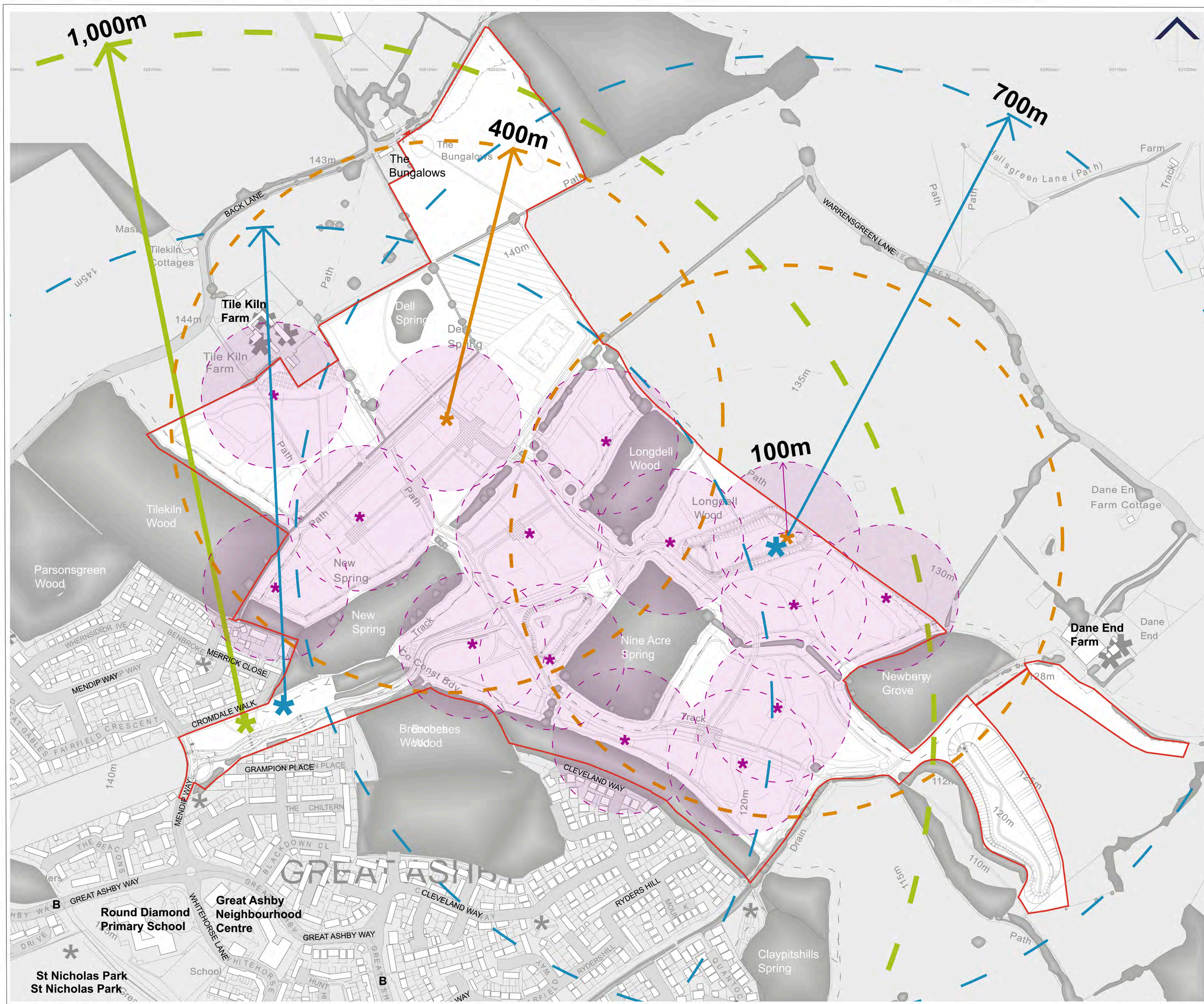
PROJECT
GA2 - North East Stevenage

TITLE
Drainage Framework Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	9_10_2025
PROJECT NO.	23-M004	DRAWING NO.	DL15
		REV.	M

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- Application Boundary
- Illustrative location for LAP
- Illustrative location for LEAP
- Illustrative location for NEAP
- Illustrative location for larger informal play areas
- 100m from illustrative LAP locations
- 400m from illustrative LEAP locations
- 1,000m from illustrative NEAP locations
- 700m from illustrative larger informal play areas

NOTE: At the Reserved Matters stage, the exact location of the LAPs will be agreed with the Council, based on the detailed layout, to ensure all homes are within a suitable walking distance of a LAP.



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PROJECT
GA2 - North East Stevenage

TITLE
Access to Play Framework Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JULY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL57
		REV.	-

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- Application Boundary
- Bridleway (to be retained along current route)
- Public footpath
- Section of public footpath diverted across new access road as part of full application
- Zone for potential rerouting of other public footpaths at Reserved Matters stage (up to 20m from alignment)

0 20 40 60 80 100m

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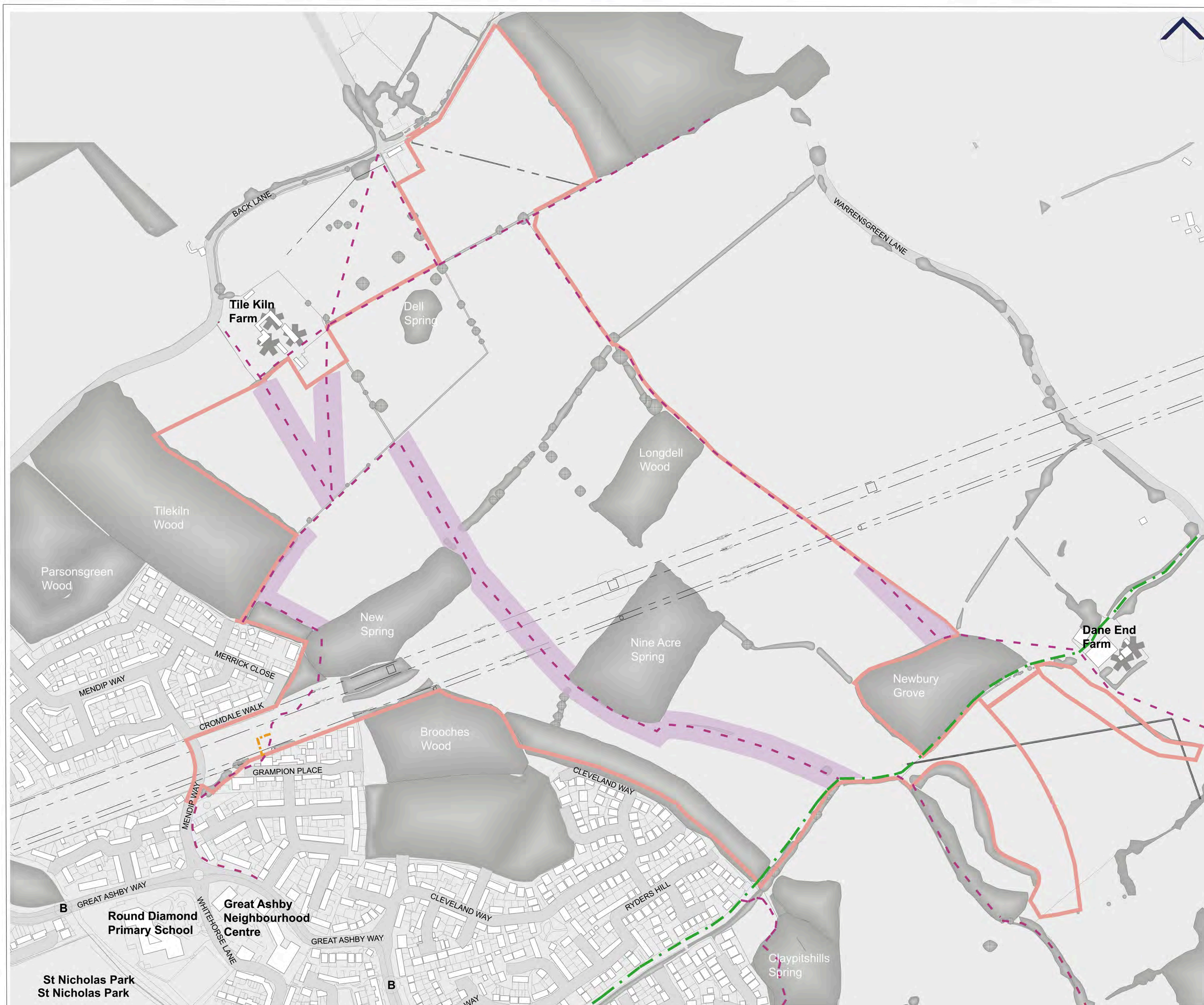
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PROJECT
GA2 - North East Stevenage

TITLE
Public Right of Way Framework Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	09.10.25
PROJECT NO.	23-M004	DRAWING NO.	DL26
		REV.	M

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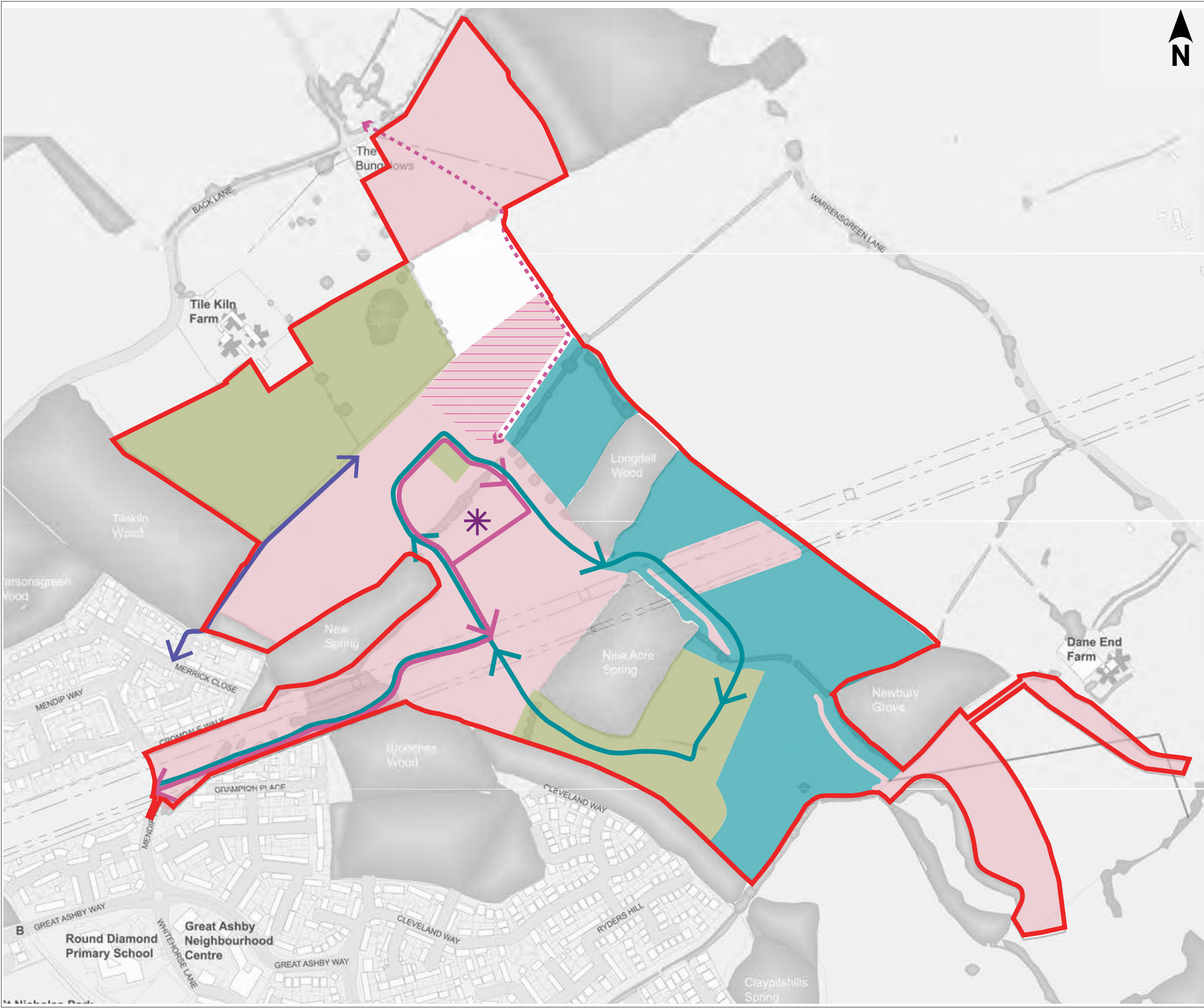


- Site boundary
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Lowland mixed deciduous woodland (w1f)
- Other woodland-broadleaved (w1g)
- Other woodland-broadleaved (w1g) (Formerly other coniferous woodland)
- Mixed scrub (h3h)
- Childrens play area (u1b)
- Built-up areas and gardens (u1)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Sustainable drainage systems (including swales)
- Traditional Orchard (g 27)
- Allotments (c 616)
- Ponds (priority habitat) (r1 40)
- Hedgerows (Priority Habitat) (h2a)
- Trees

0 200 400 m

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Project	North East Stevenage	Date	June 2026	Drawing No.	CSA/0993/154
Drawing Title	Habitats and Ecology Framework	Scale	A3@1:5500	Rev	B
Client	Picture Estates Limited	Drawn	LF	Checked	JW



-  Application Boundary
-  Phase 1
-  Phase 1: Bus route
-  Phase 1: Emergency vehicle access
-  Phase 1: Active Travel Link
-  Served site for primary school will be provided in Phase1, however school could be built in any phase as required
-  Potential location for self-build plots within Phase 1
-  Phase 2
-  Phase 3
-  Phase 3 bus route

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PROJECT
North East Stevenage

TITLE
Phasing Framework Plan

DRAWN BY HM	CHECKED BY SG	APPROVED BY SG
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SCALE @ A3 1:5,000	DATE 02.04.25
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PROJECT NO. 23 - M004	DRAWING NO. DL18	REV L
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