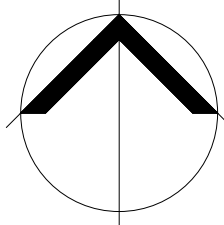
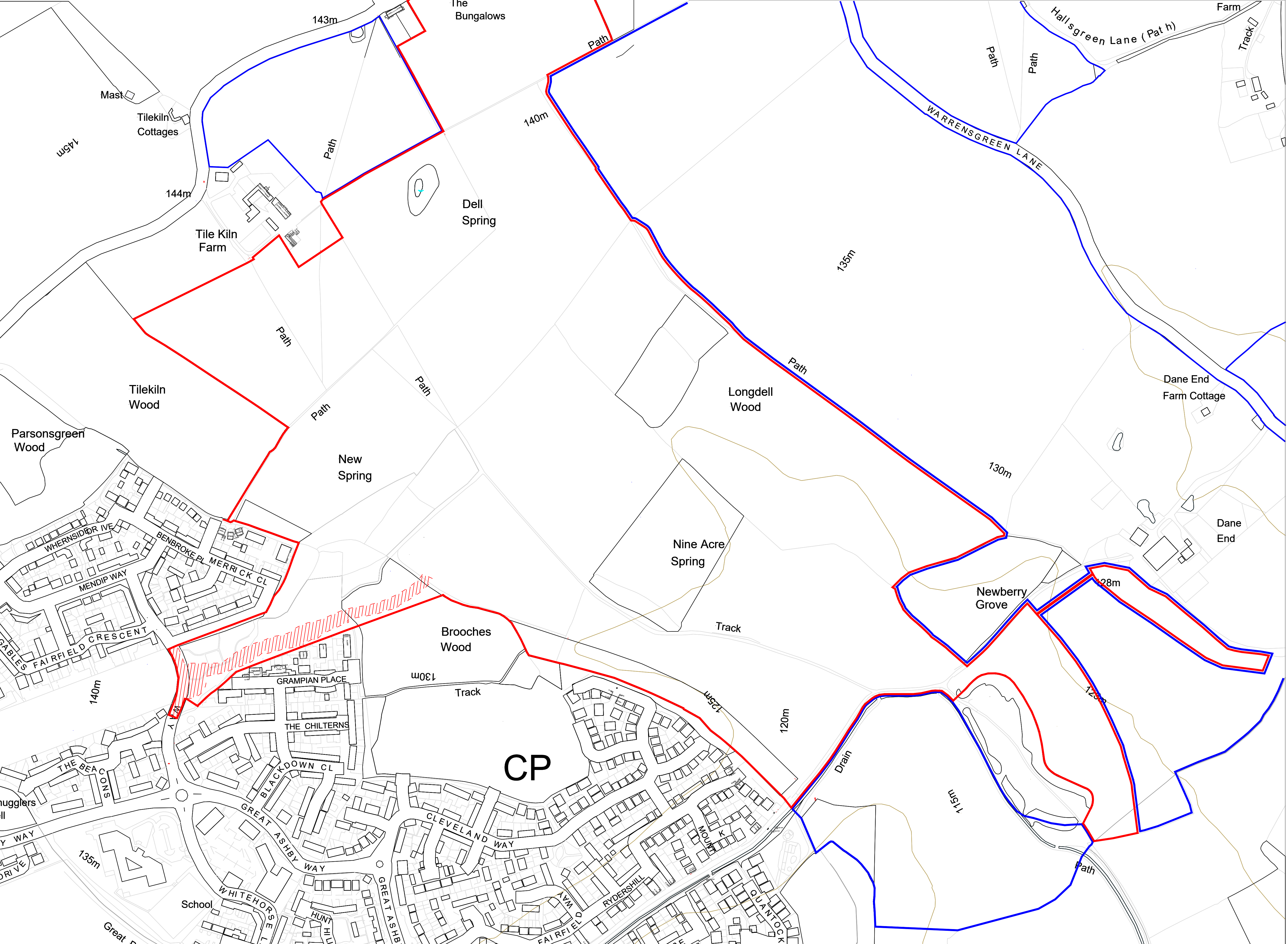


0

0.5km



- 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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Only figured dimensions are to be worked to.



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

0 20 40 60 80 100m

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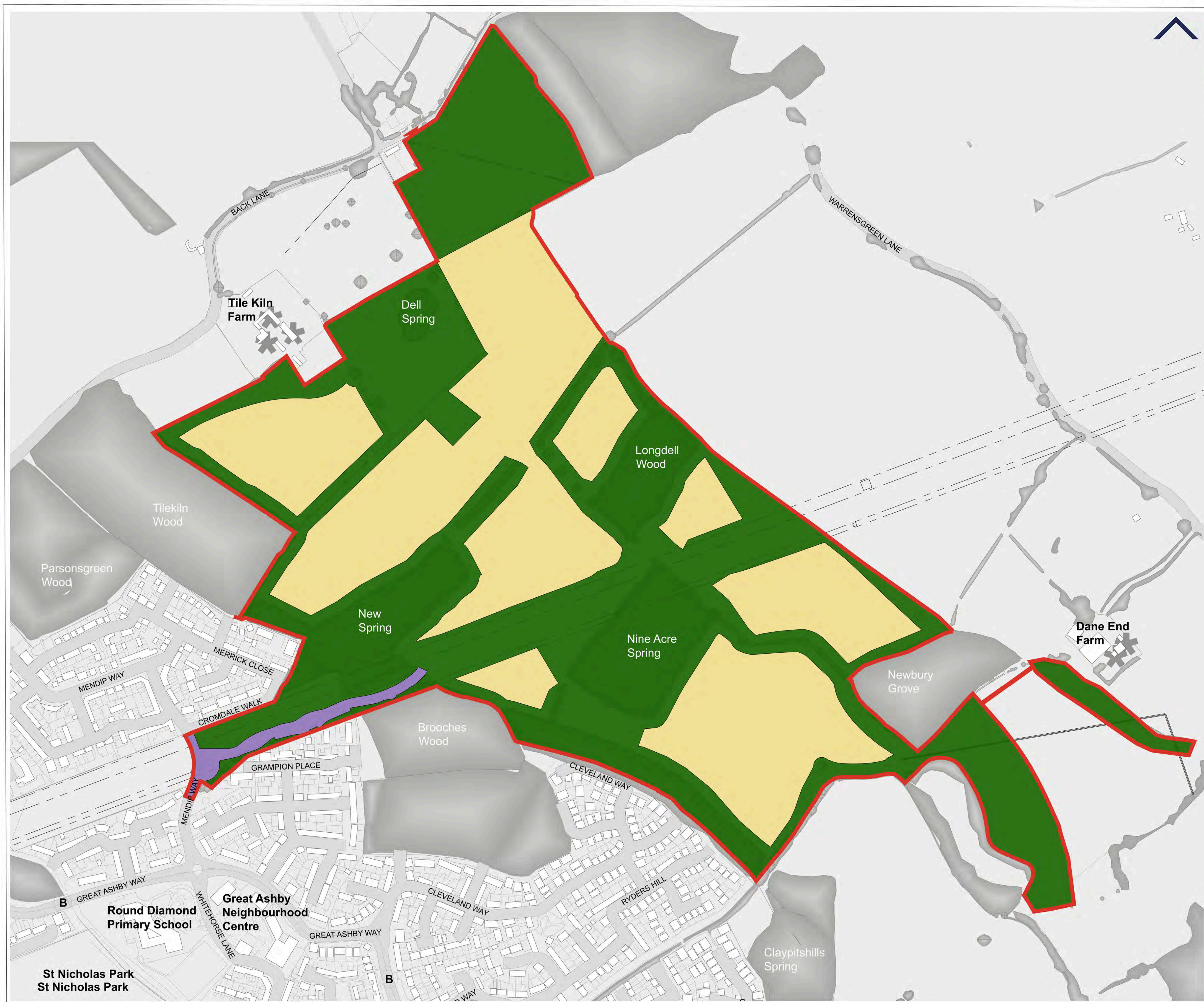
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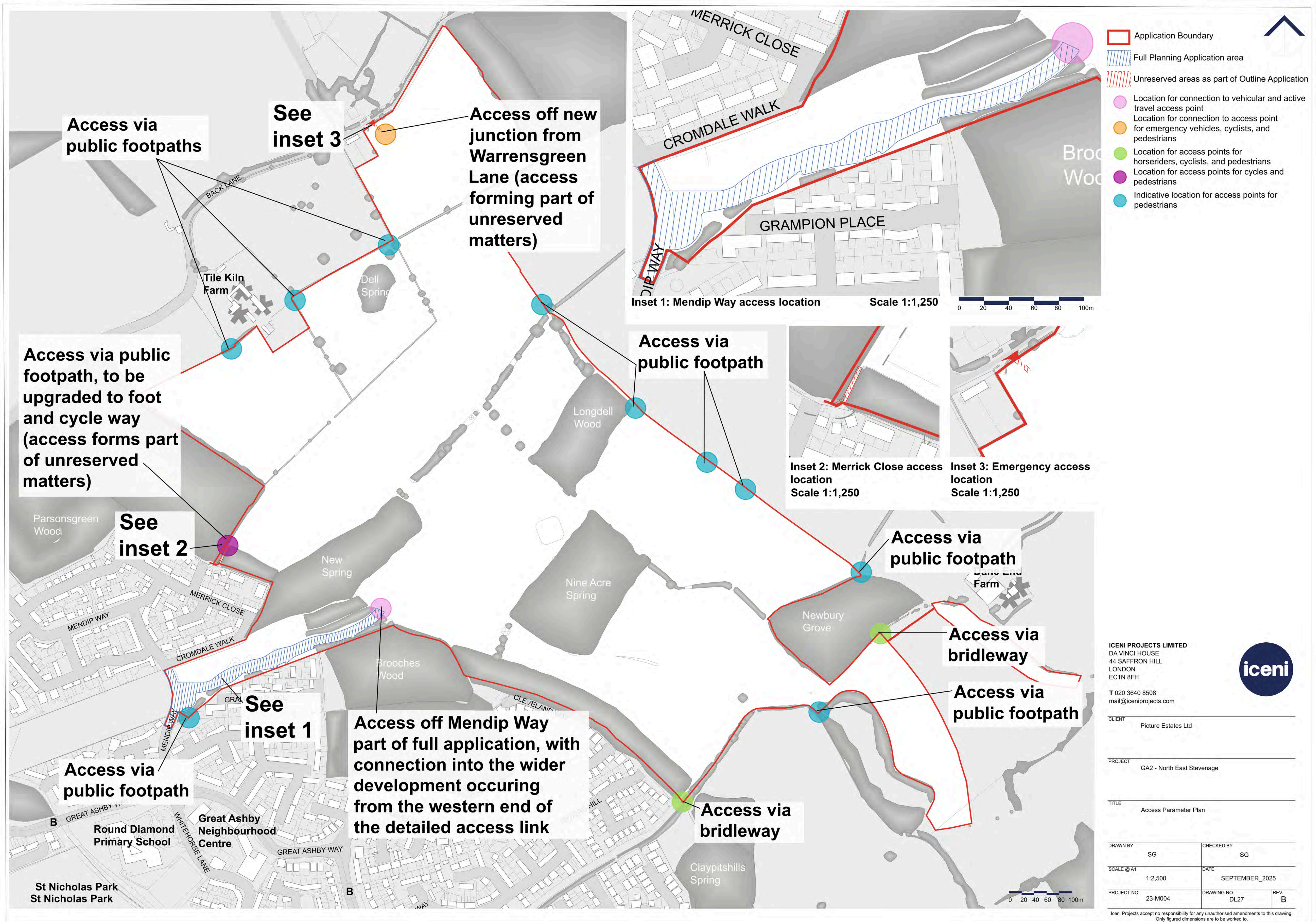
PROJECT
GA2 - North East Stevenage

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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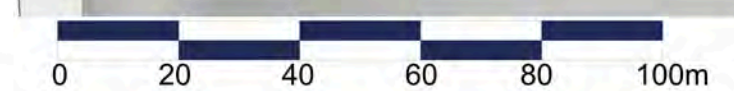




- Application Boundary
- Full Planning Application area
- Unreserved areas as part of Outline Application
- Location for connection to vehicular and active travel access point
- Location for connection to access point for emergency vehicles, cyclists, and pedestrians
- Location for access points for horseriders, cyclists, and pedestrians
- Location for access points for cycles and pedestrians
- Indicative location for access points for pedestrians

Inset 1: Mendip Way access location

Scale 1:1,250



Inset 2: Merrick Close access location

Scale 1:1,250

Inset 3: Emergency access location

Scale 1:1,250

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PROJECT
GA2 - North East Stevenage

TITLE
Access Parameter Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	SEPTEMBER_2025
PROJECT NO.	23-M004	DRAWING NO.	DL27
		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: 0.43ha
- Green Infrastructure: 36.63ha
(incl. allotments, and movement links)
- Detailed Access Corridor: 0.80ha

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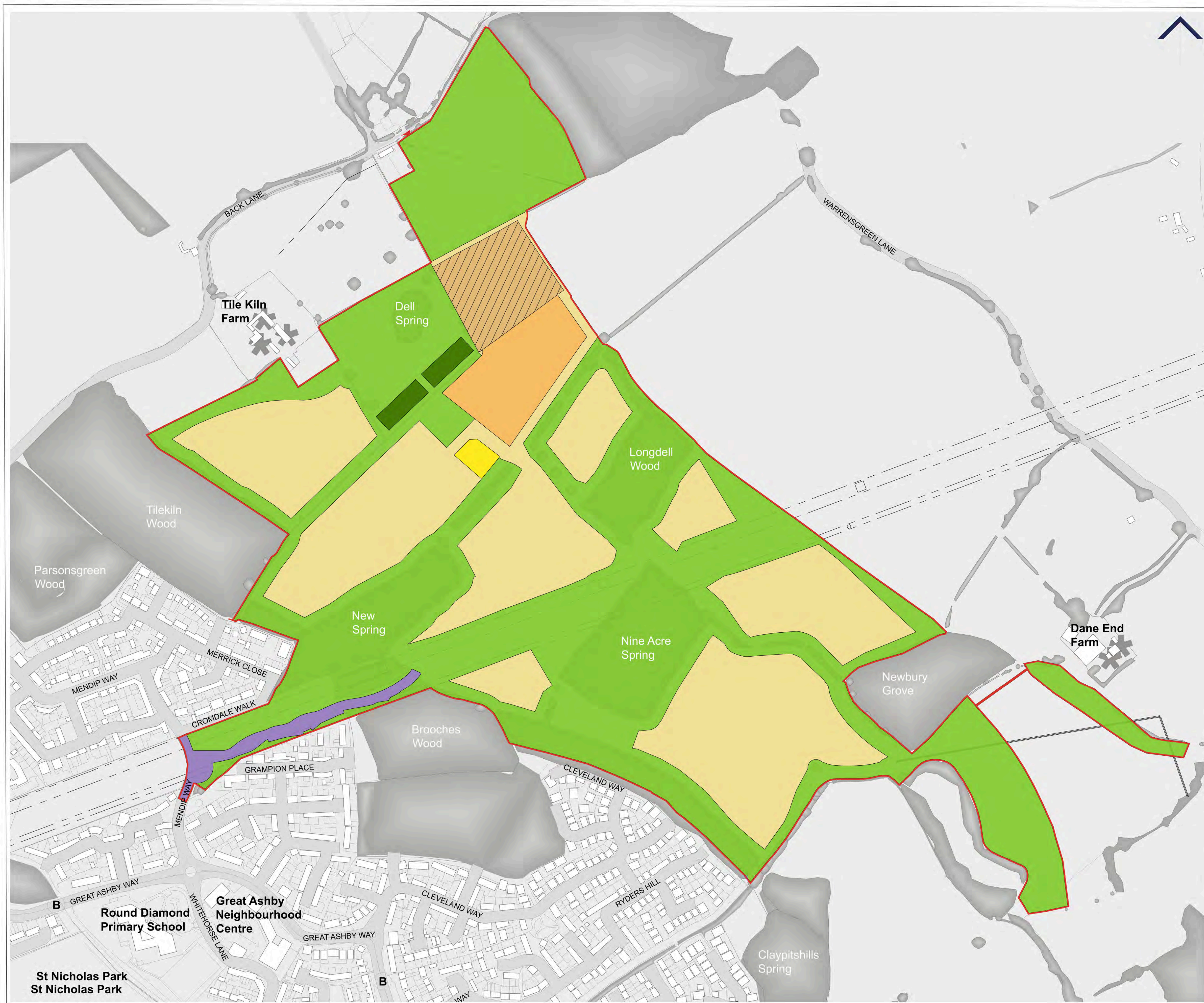
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PROJECT
GA2 - North East Stevenage

TITLE
Land Use Framework Plan

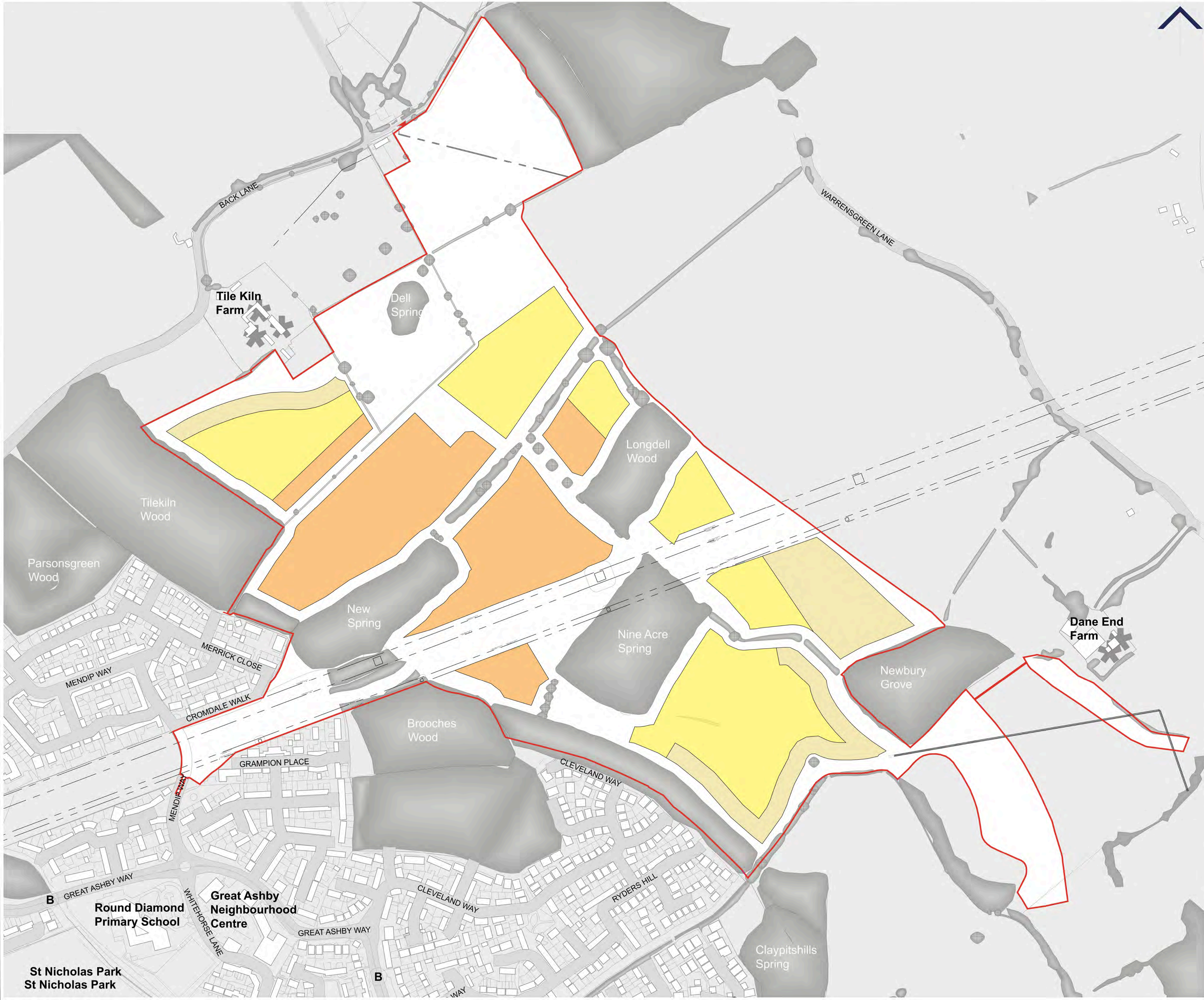
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SCALE @ A1	1:2,500	DATE	JANUARY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL20
		REV.	B

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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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PROJECT
GA2 - North East Stevenage

TITLE
Building Typology Framework Plan

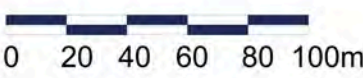
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SCALE @ A1	1:2,500	DATE	JANUARY_2025
PROJECT NO.	23-M004	DRAWING NO.	DL22
		REV.	B

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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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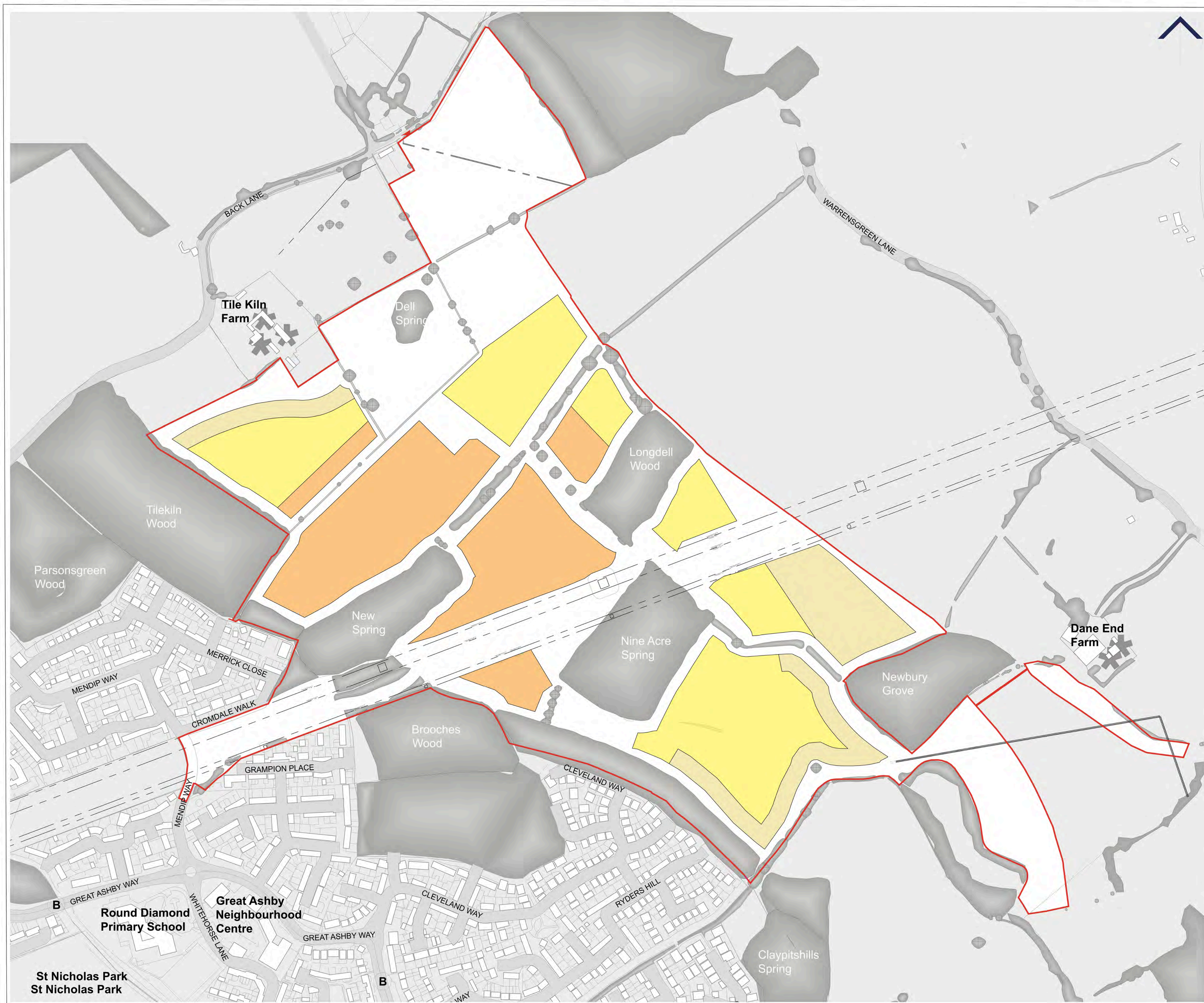
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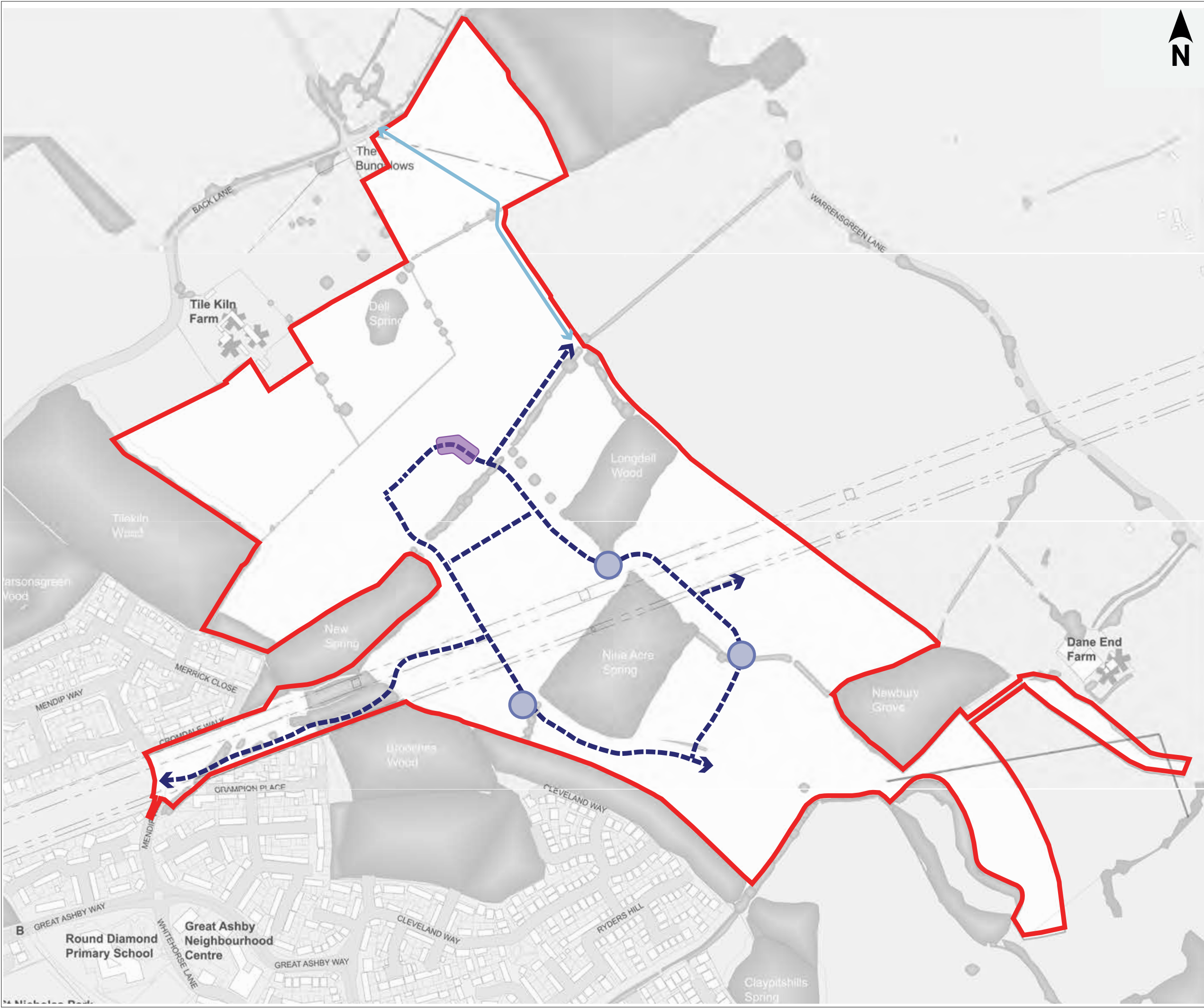
PROJECT
GA2 - North East Stevenage

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
-  Primary street
-  Emergency access
-  Agreed pinch point locations (single lane shuttles running through sensitive ecological corridors)
-  Modal filter

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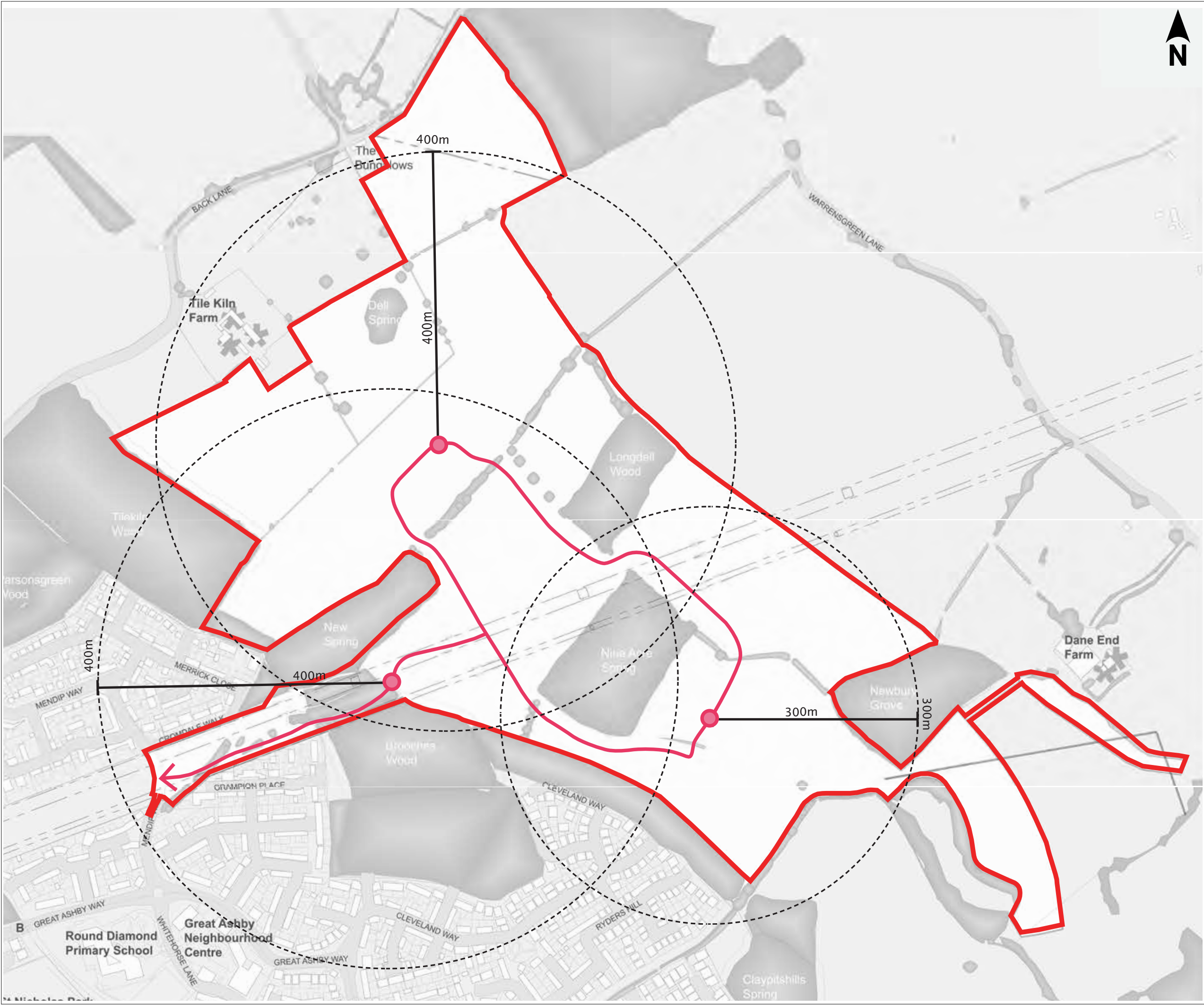
PROJECT
North East Stevenage

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 L
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Application Boundary



Indicative bus route and
indicative stops

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PROJECT

North East Stevenage

TITLE

Public Transport Framework Plan

DRAWN BY

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CHECKED BY

SG

APPROVED BY

SG

SCALE @ A3

1:5,000

DATE

09.10.25

PROJECT NO.

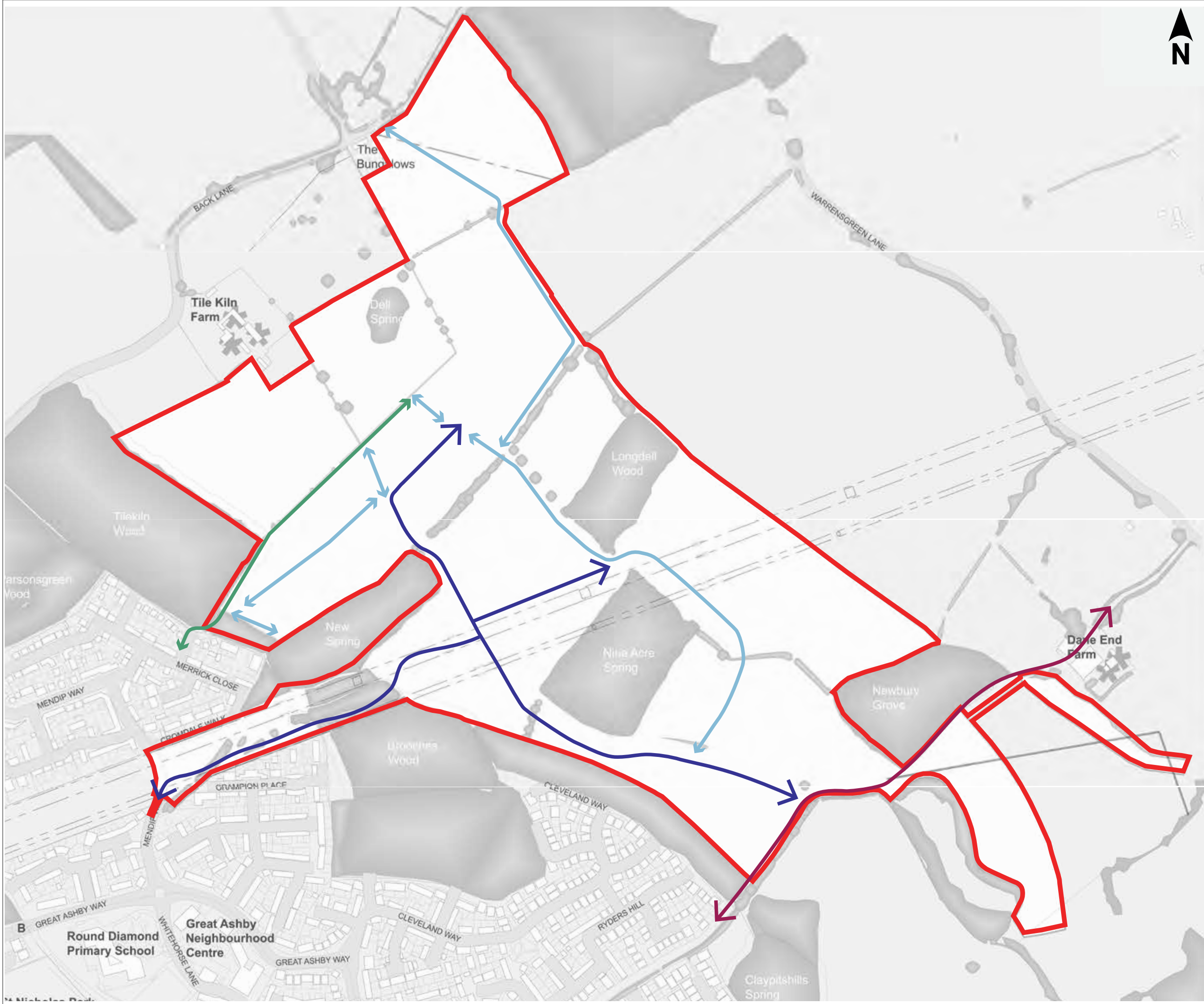
23 - M004

DRAWING NO.

DL12

REV

L



-  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)

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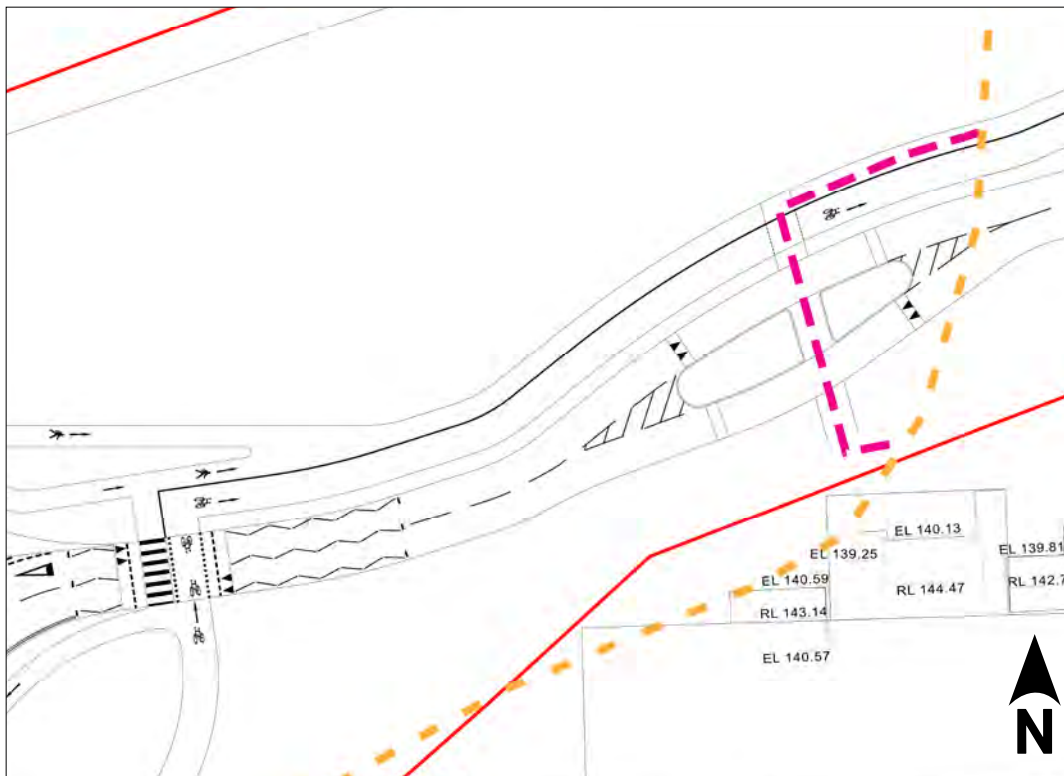
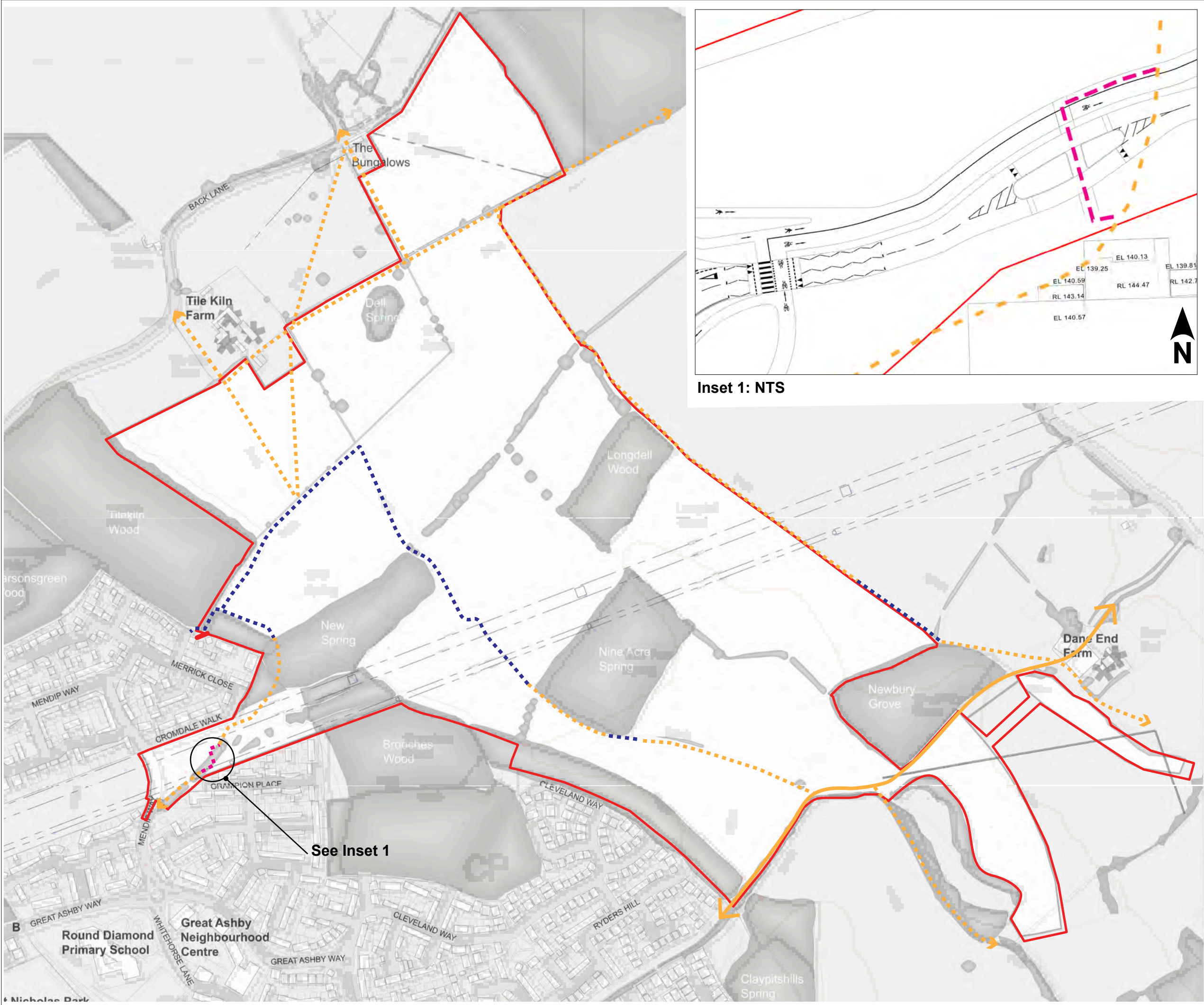


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PROJECT
North East Stevenage

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 L



Inset 1: NTS

-  Application Boundary
-  Existing bridleway (cycle connection to Great Ashby)
-  Public Right of Way (footpath)
-  Sections of PRoW potentially rerouted (subject to detailed design)
-  Section of PRoW diverted across new access road as part of application

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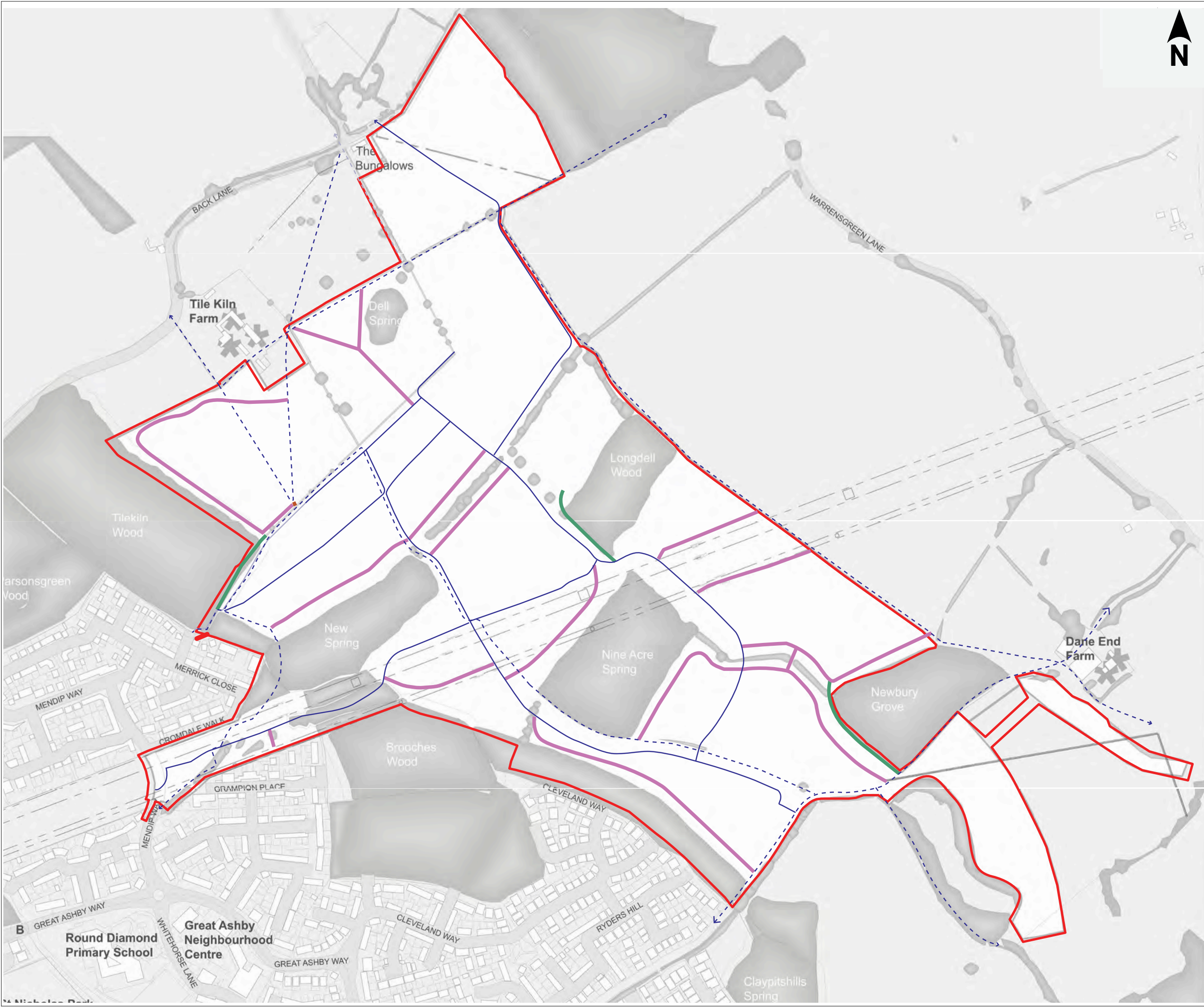
PROJECT
North East Stevenage

TITLE
Public Right of Way 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. DL26	REV L
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-  Application Boundary
-  Recreational Routes
-  Unmade woodland paths for pedestrians
-  Proposed Active Travel Routes
-  Public Rights of Way

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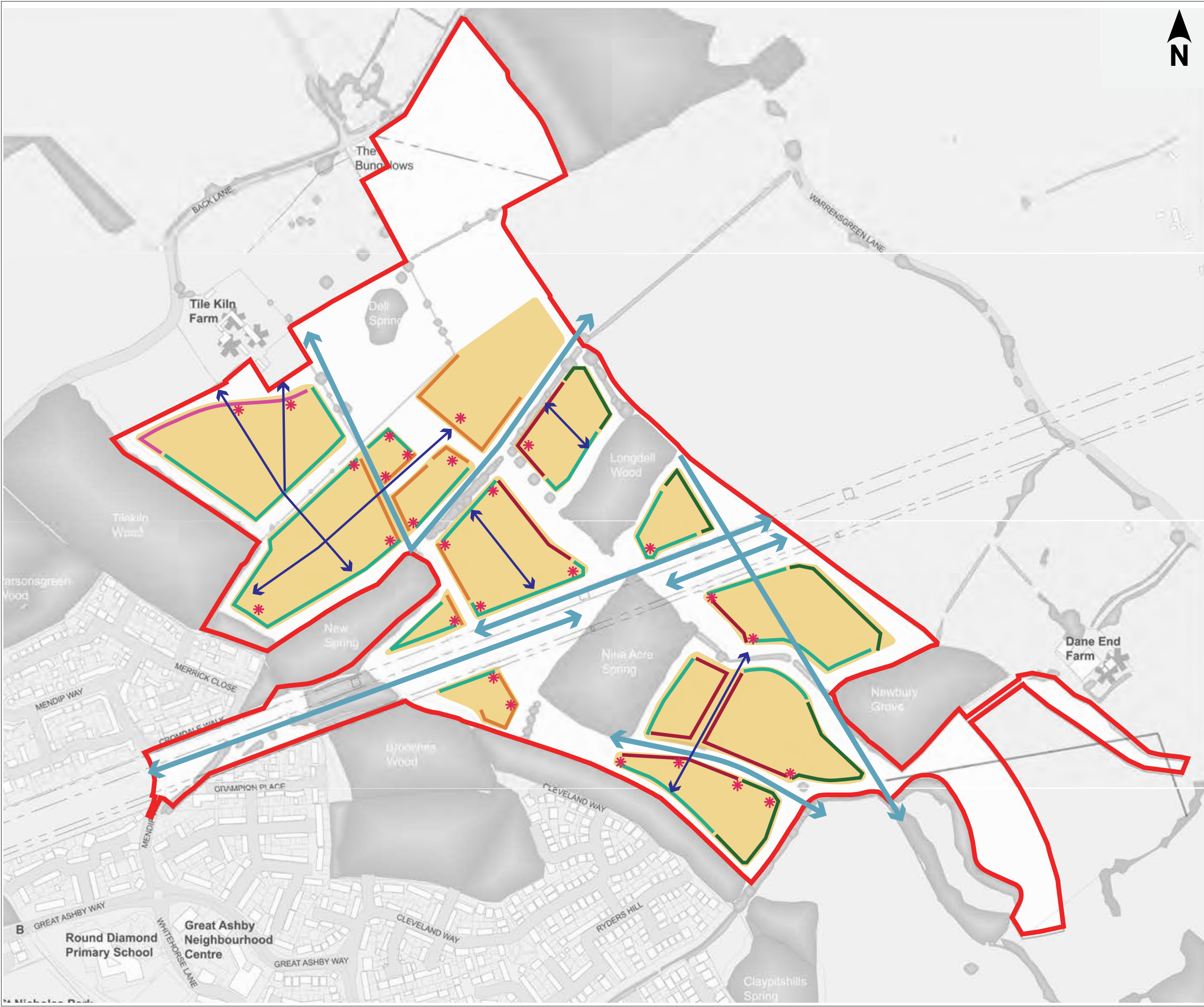
PROJECT
North East Stevenage

TITLE
Recreational Routes 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. DL27	REV L
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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

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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
- Existing structural vegetation retained
- Ancient Woodland
- 15m proposed complementary habitat adjoining Ancient Woodland
- Proposed structural vegetation to remove
- Proposed allotments
- Accessible open space
- Natural and semi-natural open space
- 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

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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.	B

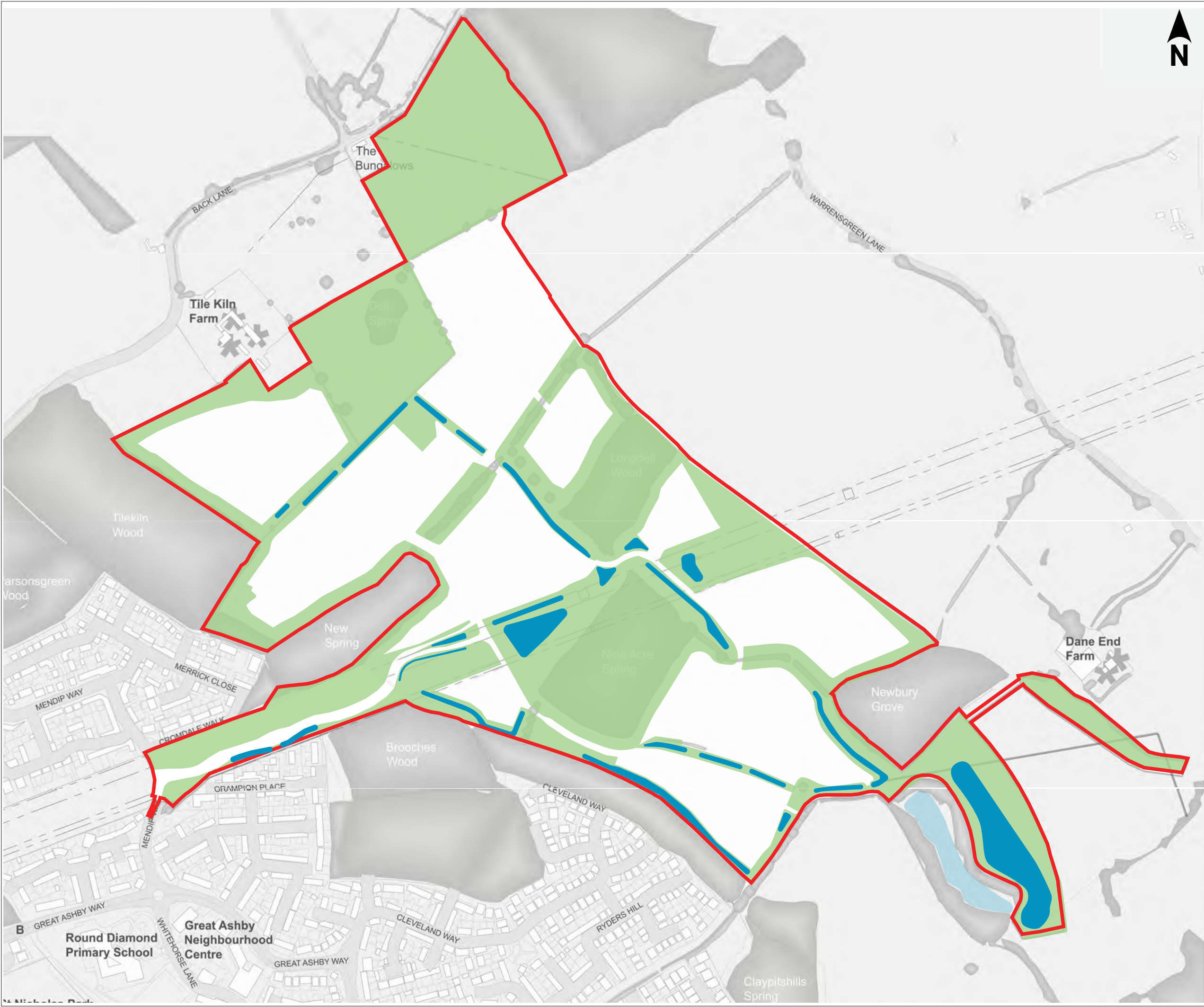
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St Nicholas Park
St Nicholas Park

Round Diamond
Primary School

Great Ashby
Neighbourhood
Centre



-  Application Boundary
-  Green infrastructure
-  Drainage basins
-  Existing drainage basin
-  Swales (width shown illustratively)

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PROJECT
North East Stevenage

TITLE
Drainage 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. DL15	REV L
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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 system (g 848)
- Traditional Orchard (g 27)
- Allotments (c 616)
- Ponds (priority habitat) (r1 40)



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Project	North East Stevenage	Date	April 2025	Drawing No.	CSA/0993/154
Drawing Title	Habitats and Ecology Framework	Scale	A3@1:5500	Rev	A
Client	Picture Estates Limited	Drawn	LF/MD/RT	Checked	JW







Site Boundary



Existing 'core' habitats



Habitat corridors (existing, strengthened & created)



Mammal tunnel / underpass features



Strategic habitat creation



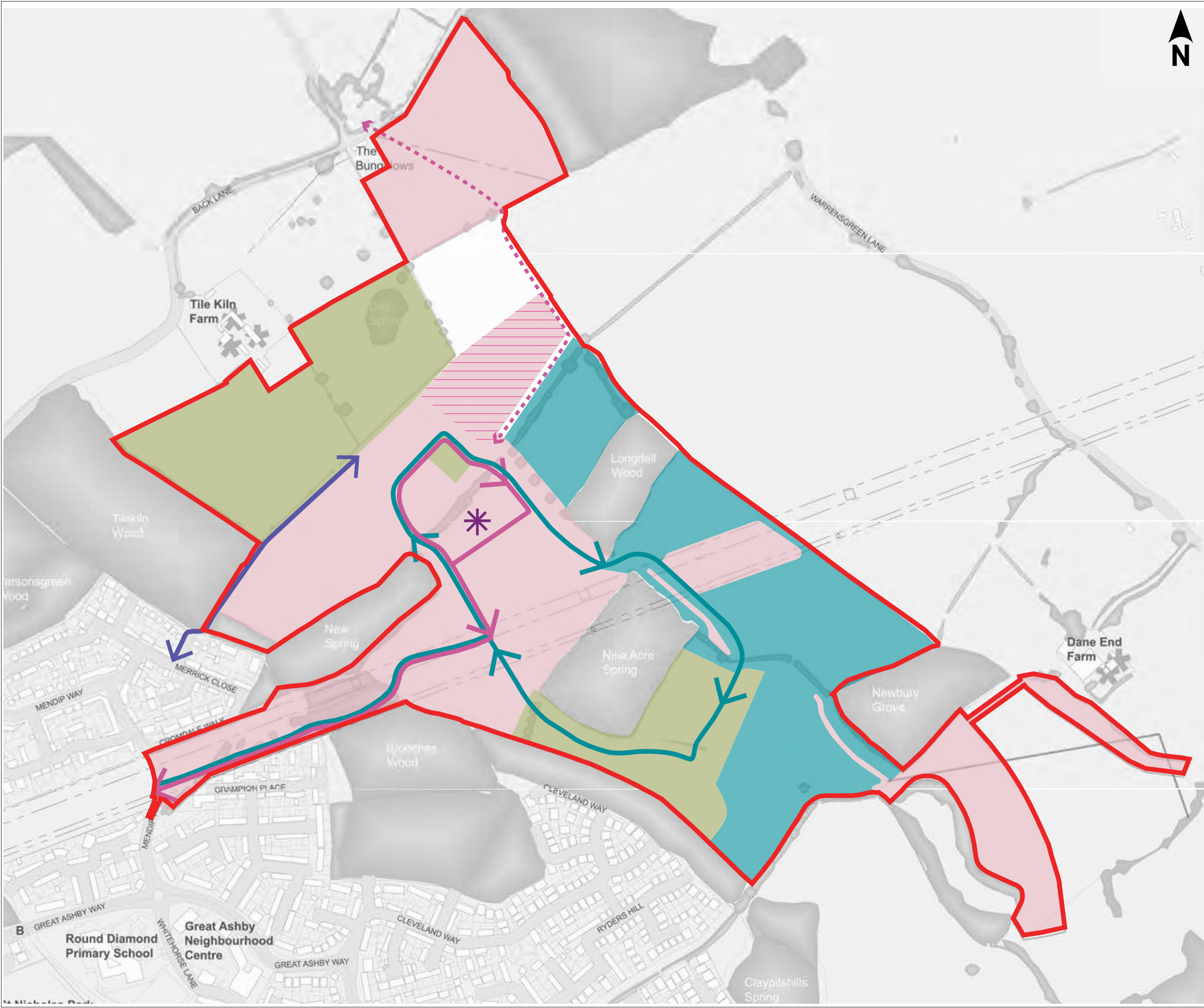
Bat 'hop-over' vegetation



Ancient woodland protective fencing

N.B. Additional Farmland Bird Mitigation proposed offsite to the north-east secured via s106 agreement

Project	North East Stevenage	Date	April 2025	Drawing No.	CSA/0993/156
Drawing Title	Ecology Mitigation Strategy Framework	Scale	NTS	Rev	-
Client	Picture Estates Limited	Drawn	RT	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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TITLE
Phasing Framework Plan

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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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