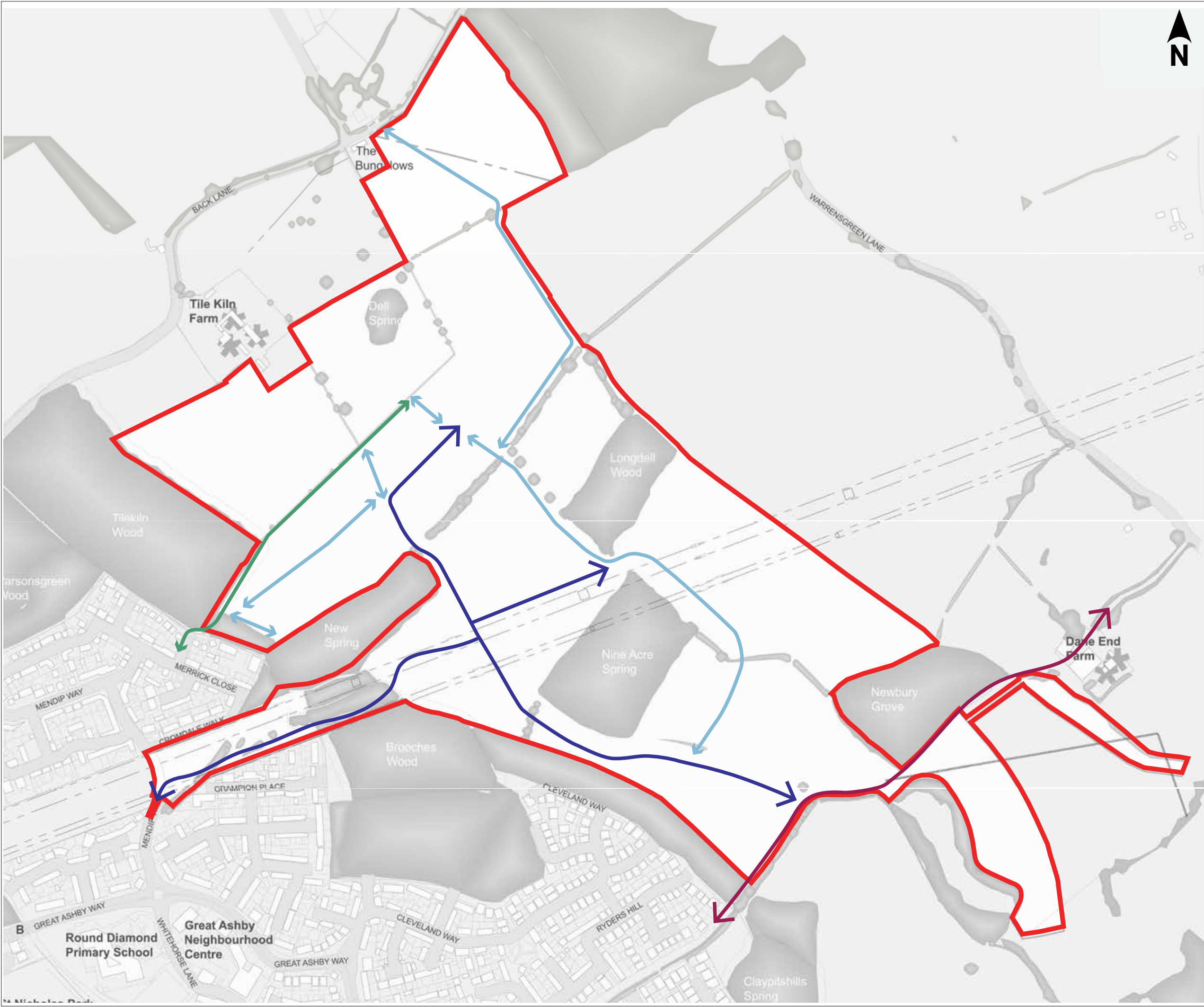




-  Application Boundary
-  Primary active travel links (segregated foot and cycleways)
-  Secondary active travel links (shared foot and cycle ways)
-  Existing bridleway (cycle connection to Great Ashby)
-  Active travel link (shared foot and cycle way linking to Merrick Close)

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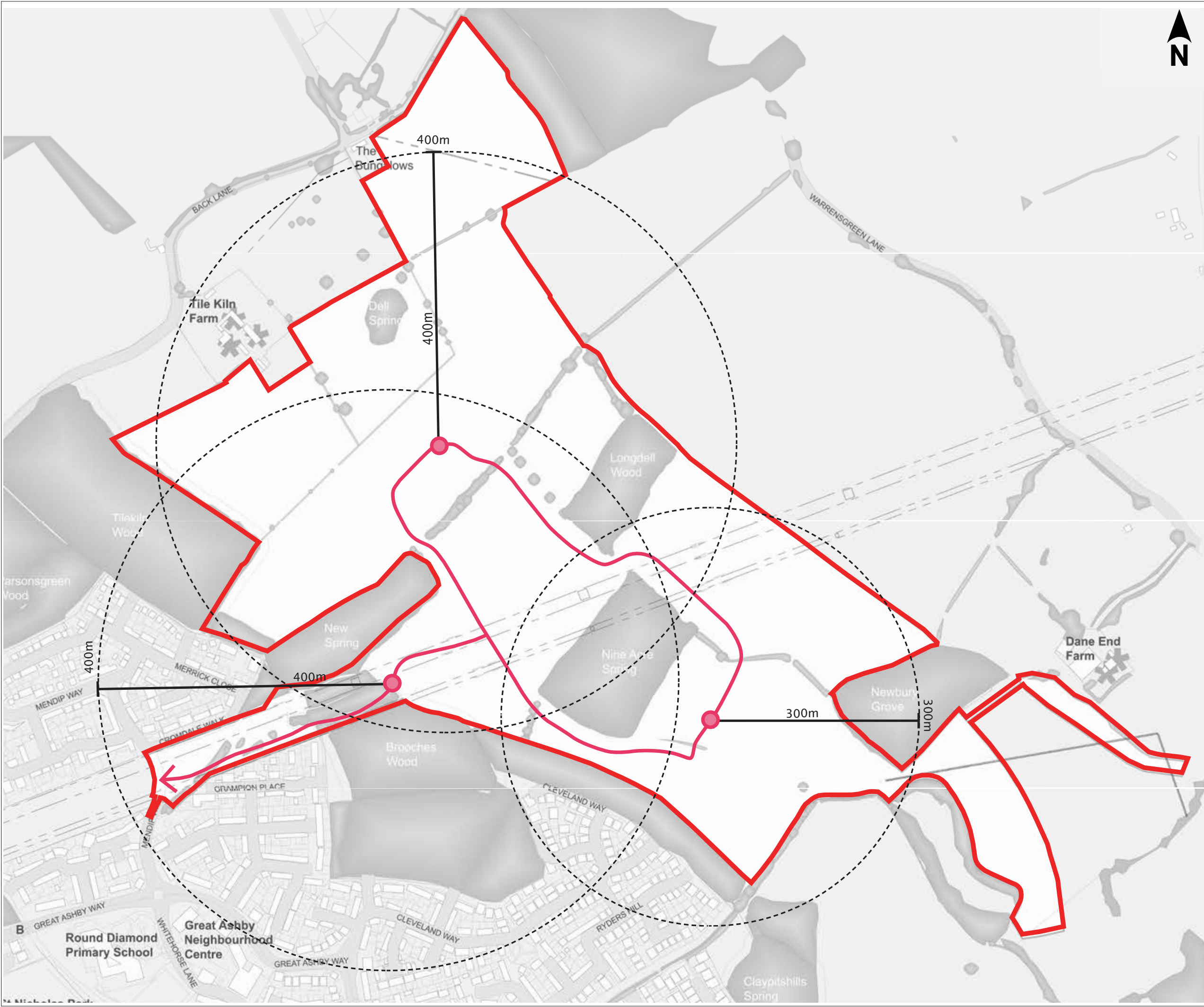


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PROJECT
North East Stevenage

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



-  Application Boundary
-  Indicative bus route and indicative stops

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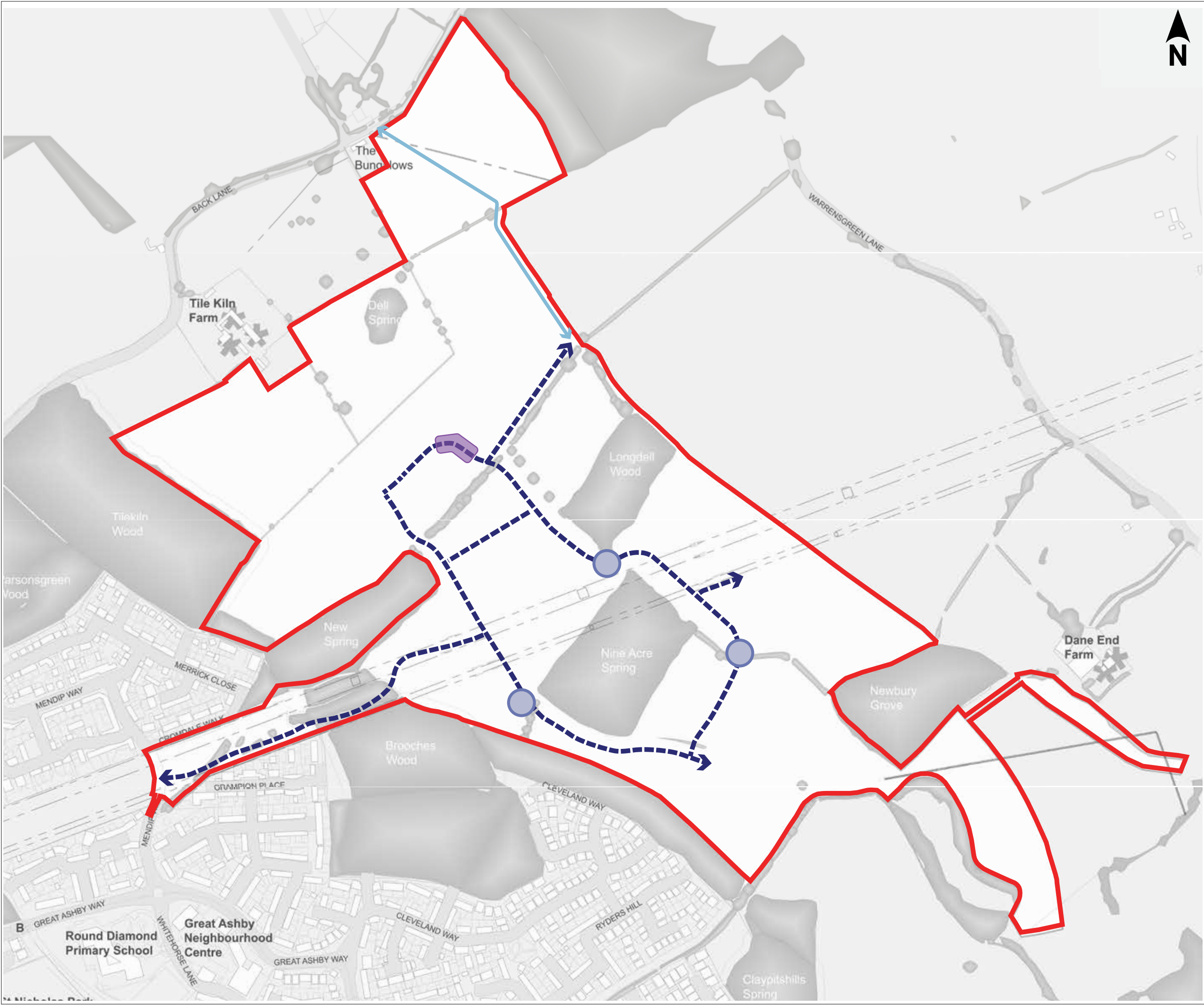


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PROJECT
North East Stevenage

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 L



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

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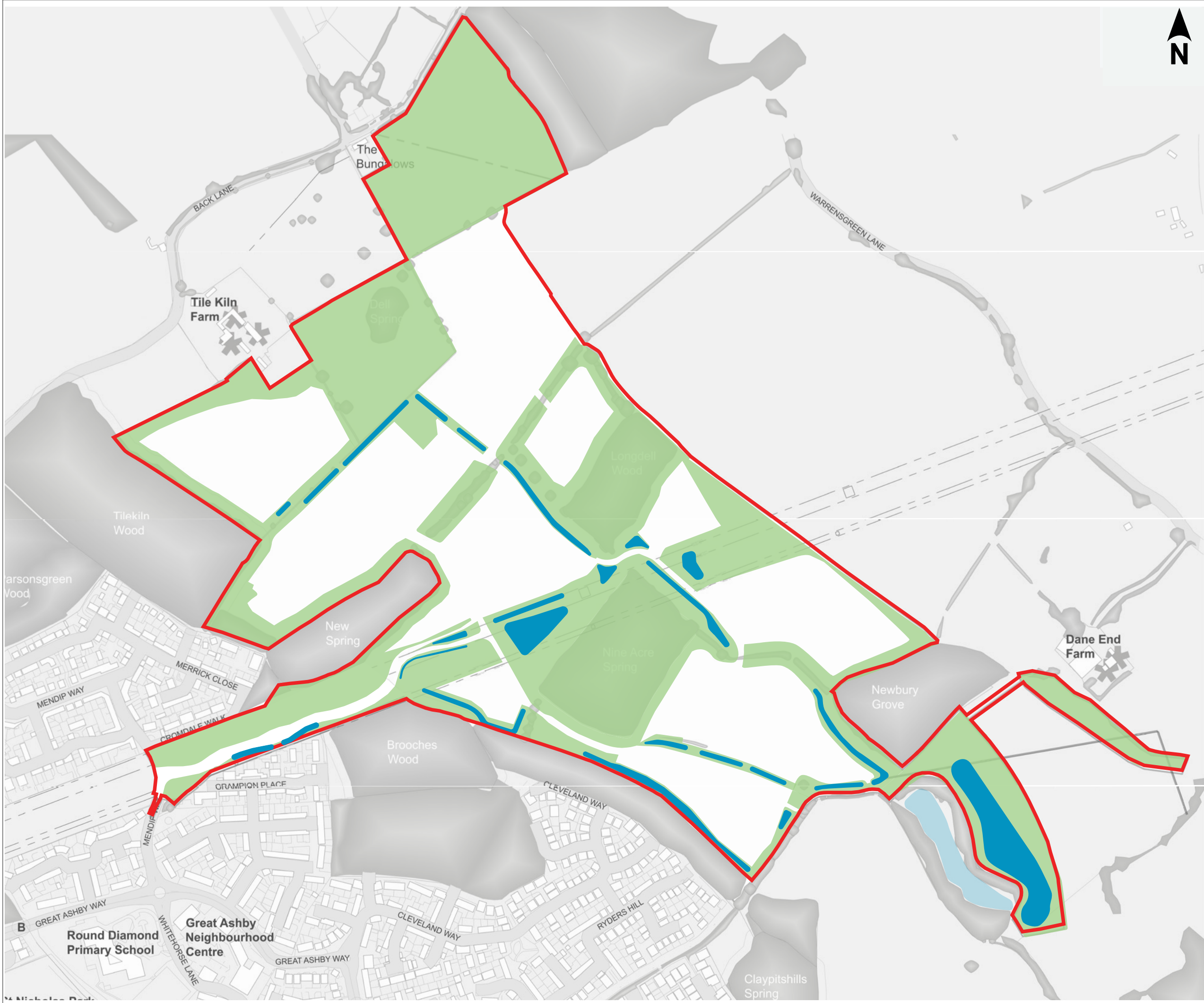


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PROJECT
North East Stevenage

TITLE
Vehicular Movement 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. DL13	REV L



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

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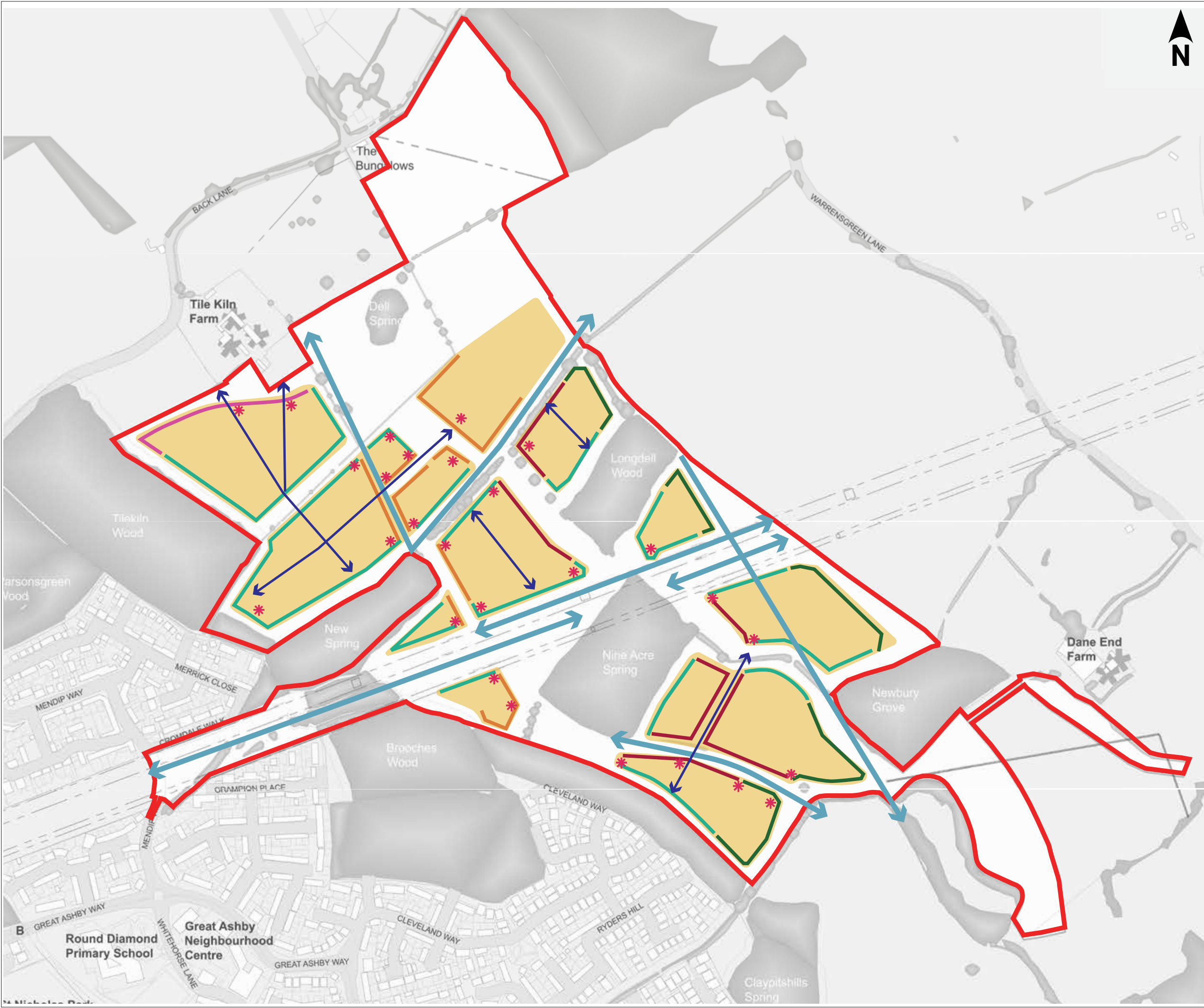
PROJECT
North East Stevenage

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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- 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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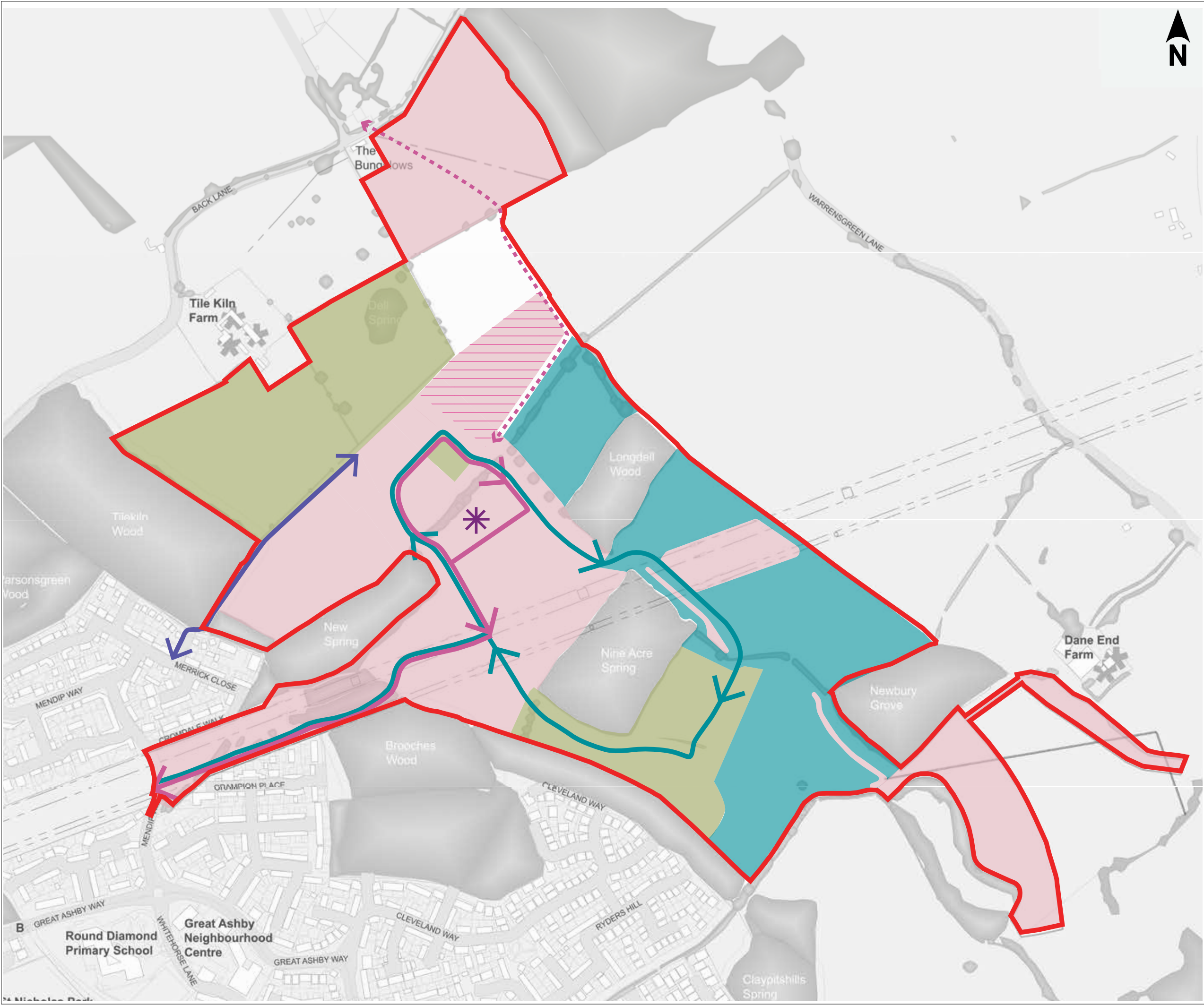
PROJECT
North East Stevenage

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
- Phase 1
- Phase 1: Bus route
- Phase 1: Emergency vehicle access
- Phase 1: Active Travel Link
- Serviced 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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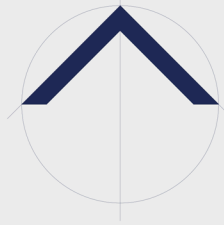


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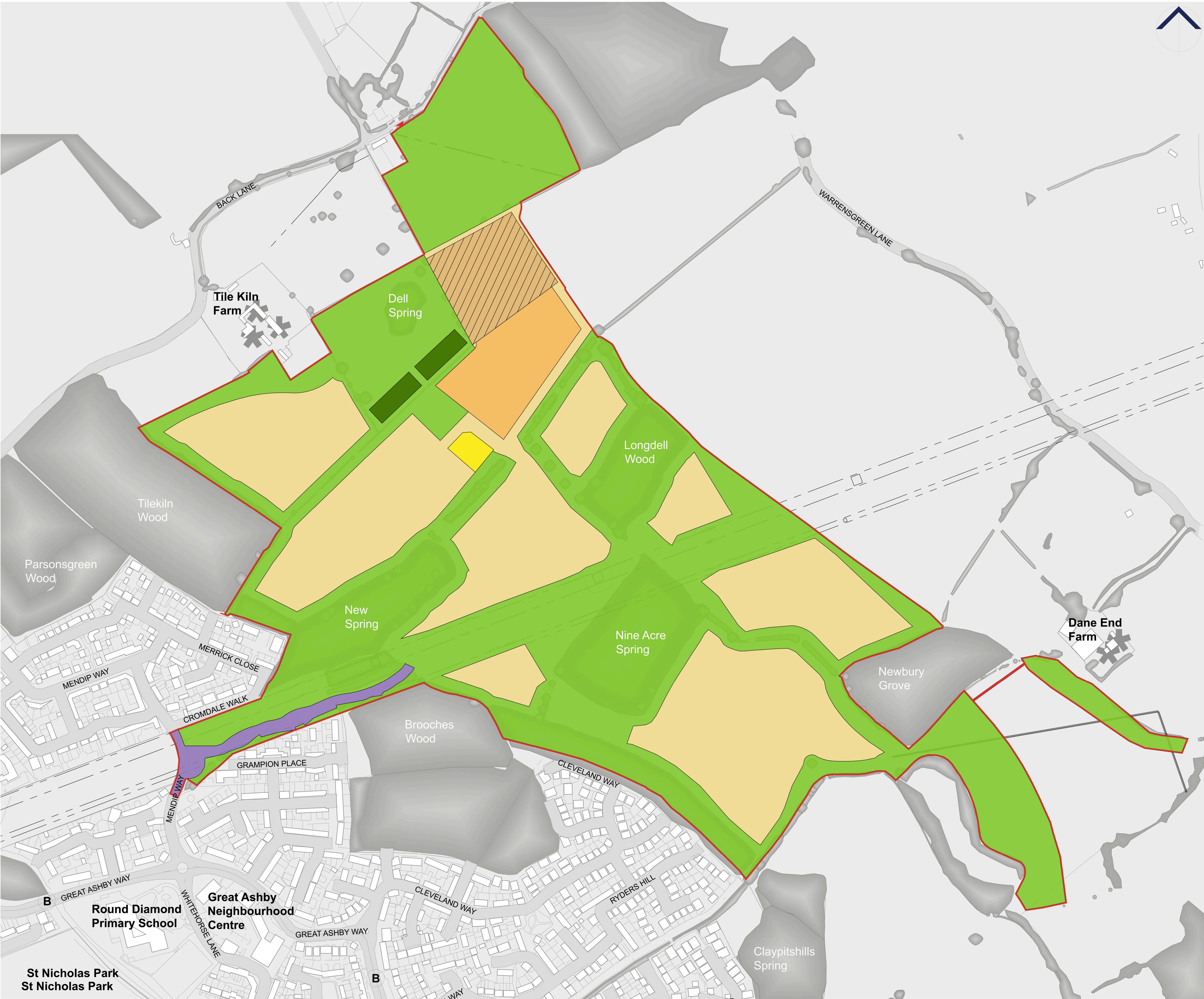
PROJECT
North East Stevenage

TITLE
Phasing Framework Plan

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



- 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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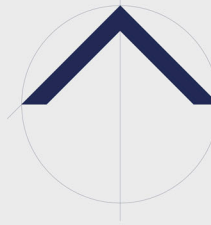
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PROJECT
GA2 - North East Stevenage

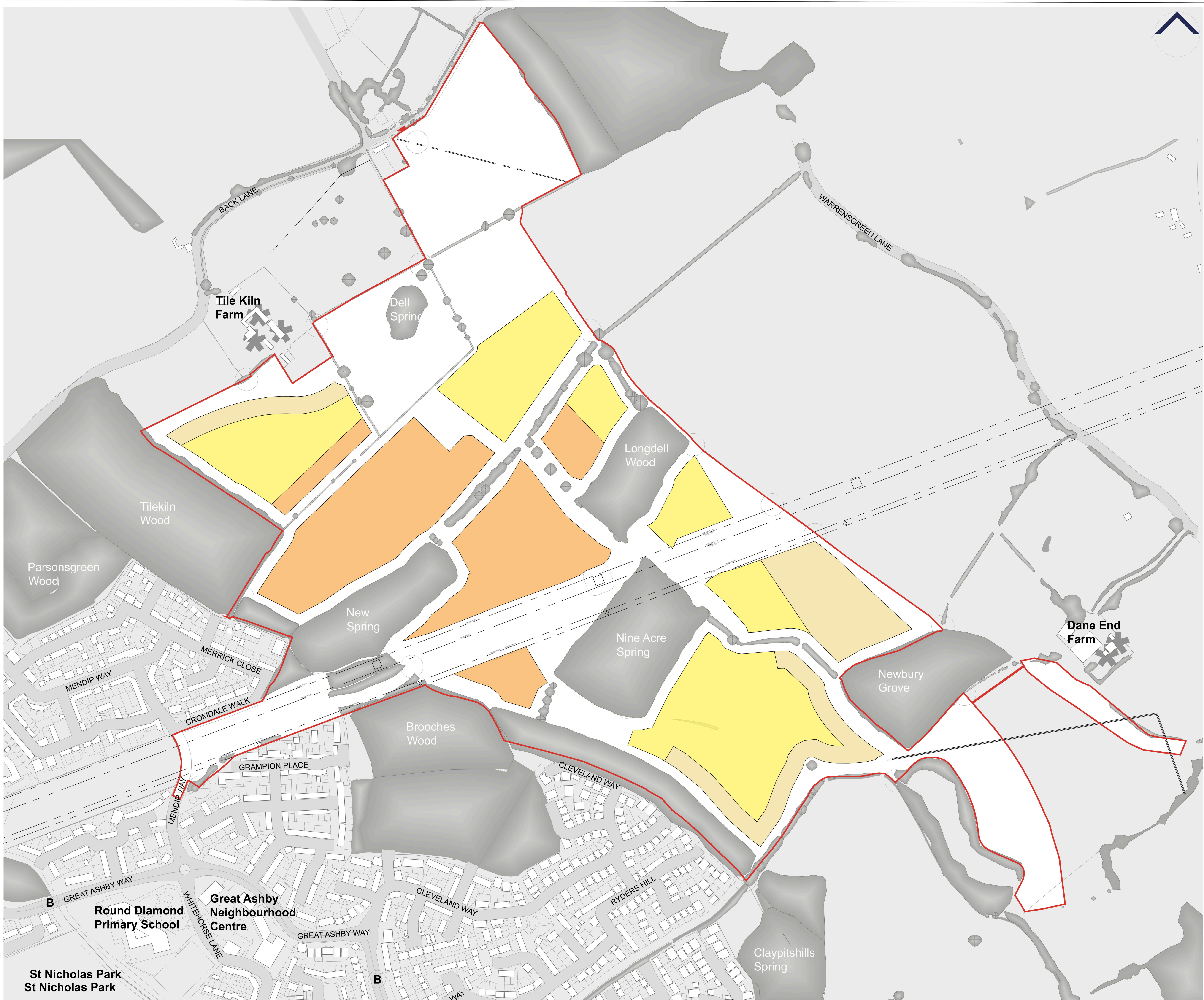
TITLE
Land Use Framework Plan

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

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Only figured dimensions are to be worked to.



- 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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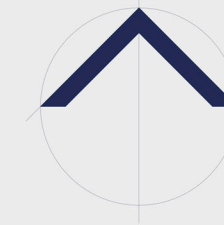
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PROJECT
GA2 - North East Stevenage

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
- 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
 - Warrens Green Countryside Edge
 - Newberry Spring



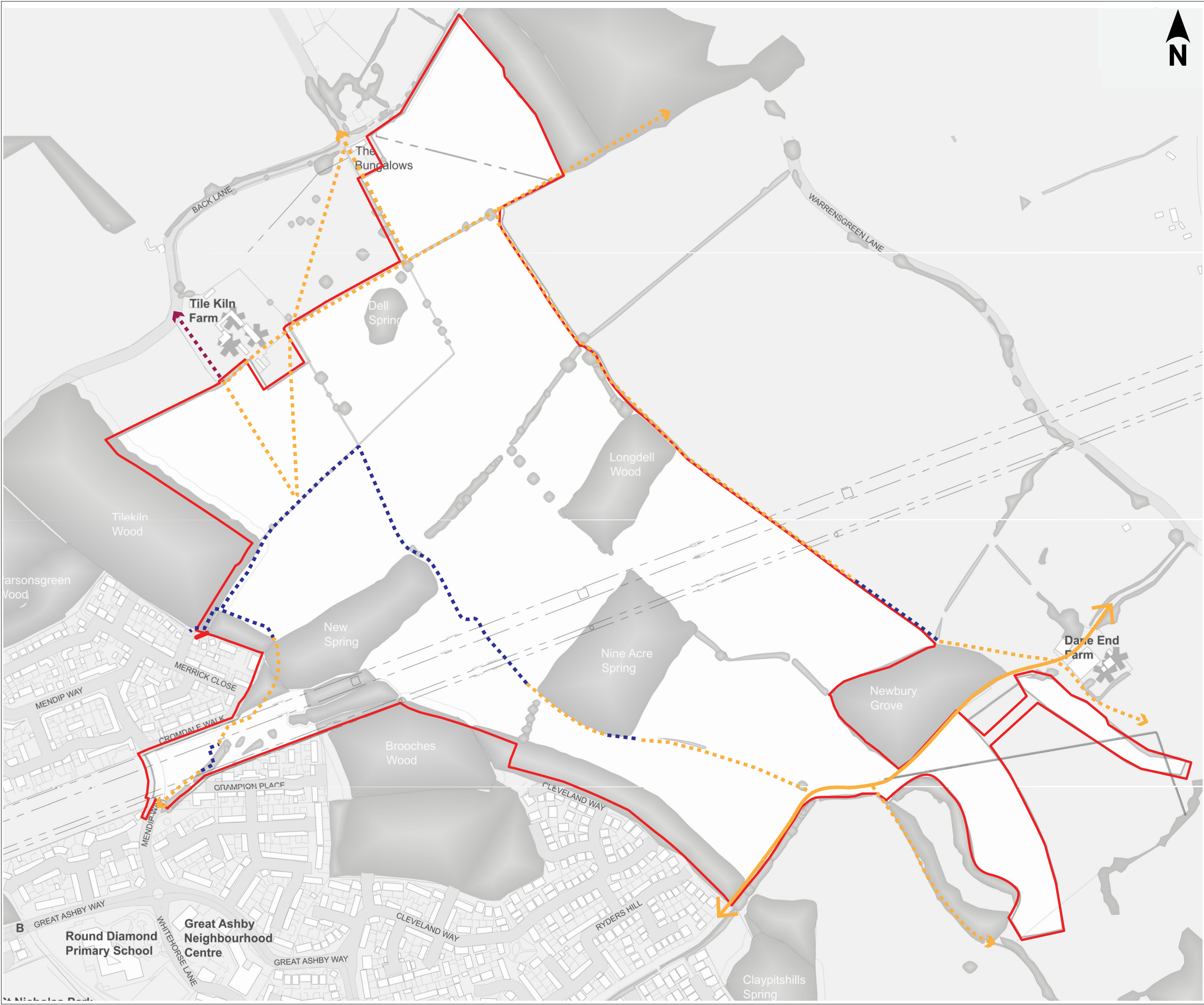
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PROJECT			GA2 - North East Stevenage		
TITLE			Green Infrastructure Framework Plan		
DRAWN BY		CHECKED BY			
SG		SG			
SCALE @ A1		DATE			
1:2,500		JANUARY_2025			
PROJECT NO.		DRAWING NO.		REV.	
23-M004		DL23		B	

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-  Application Boundary
-  Existing bridleway
(cycle connection to Great Ashby)
-  Public Right of Way
(footpath)
-  Sections of PRoW
potentially rerouted
(subject to detailed design)

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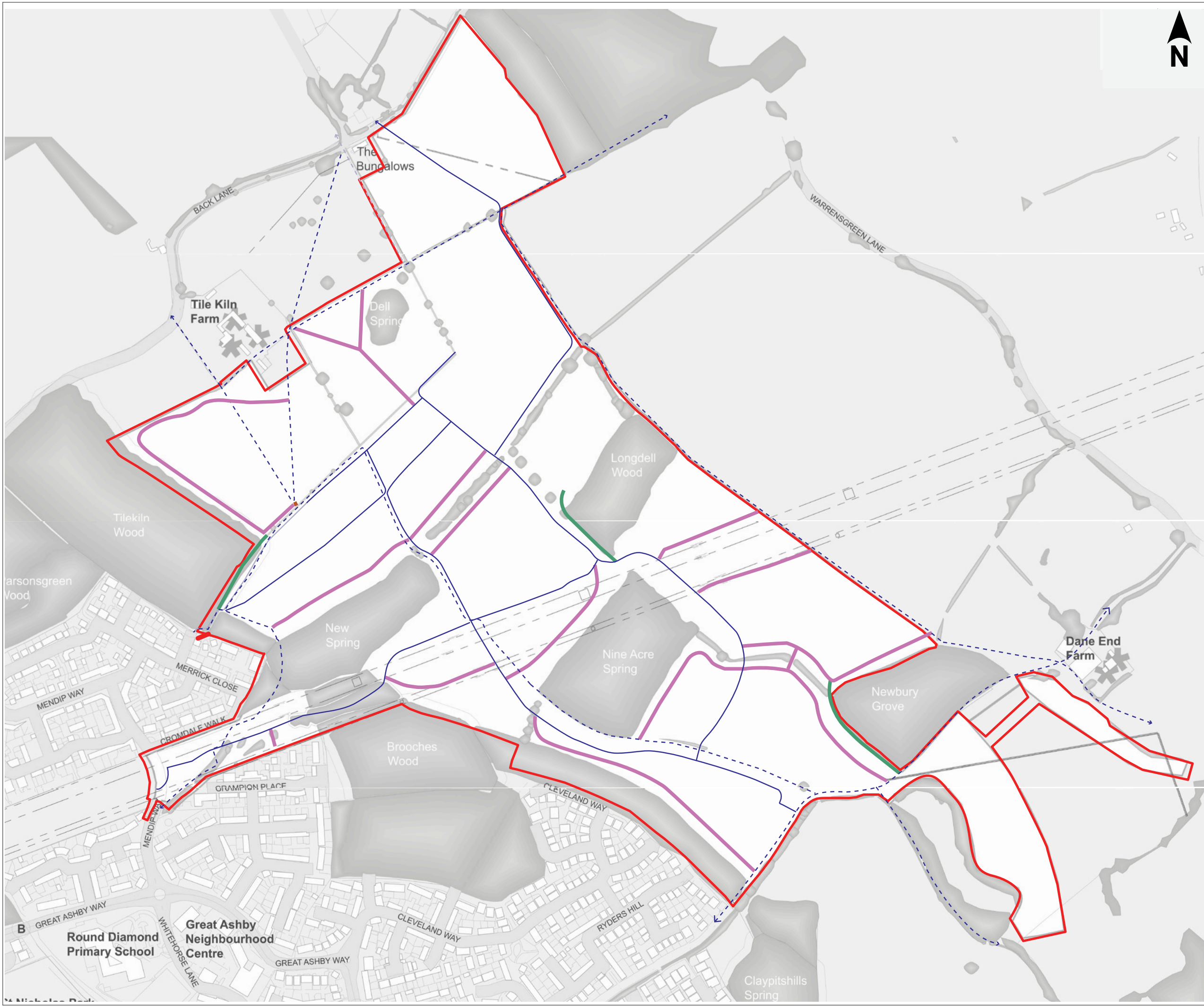
PROJECT
North East Stevenage

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

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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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- 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)

0 200 400 m

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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



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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