



Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings. Do not scale from this drawing.
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- KEY:
- SITE BOUNDARY
 - RESIDENTIAL USE
 - OPEN SPACE
 - EXISTING RETAINED VEGETATION
 - BUFFER FROM WOODLAND UNDERSTOREY PLANTING EDGE MINIMUM 6M- MAX 12M
 - ➔ GREEN LINK
 - ✱ INDICATIVE LOCATION FOR DRAINAGE ATTENUATION BASINS

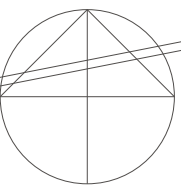
NOTE:

Residential land to include roads, parking and associated infrastructure and incidental areas of open space.

Development Cells can deviate by up to 10m upon detailed design (subject to tree roof protection areas).

Open Space to include Public Open and Amenity Space, Children's Play Areas, Landscaping and Ecological Enhancement Works, footpaths e/o cycleways, drainage, utilities and service infrastructure. Green Infrastructure may also be crossed by roads and footlinks.

Buffer to include roads, parking and associated infrastructure and incidental areas of open space.



P1	Issued for planning	14.03.2024	EC	POR
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Client: **Vistry Group**

Project: Land at Newmarket Road, Royston

Drawing Title: LAND USE PARAMETER PLAN

ARCHITECTURE

Drawing / Document Reference					Status	
ROY01	MCB	ZZ	ZZ	DR	A	0150
Project Mem	Originator	Index	SpR	Form	Discipline	Number
Suitability					Revision	