

Proposed Site Layout

Scale: 1:500

schedule of accommodation			
housetype	code	area	quantity
2B4P House	A	72m <sup>2</sup>	15 no. units
2B4P House - M4(2)	A	72m <sup>2</sup>	08 no. units
2B4P House	B	76m <sup>2</sup>	01 no. units
3B5P House	C	85m <sup>2</sup>	12 no. units
2B3P Bungalow - M4(3)	D	75m <sup>2</sup>	02 no. units
1B2P Maisonette - M4(2)	E	48/52m <sup>2</sup>	08 no. units
Total Number of Units			46 no. units
approximate site area :		3.90 Acres / 1.58Ha	
density (based on site area) :		29 dwellings per hectare	
parking provision :		200% / 100%	

Key

- Application site boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Existing Tree Planting  
(approximate locations)
- Existing Tree Removed
- Proposed Tree Planting  
(for illustrative purposes only -  
subject to detailed design / planting  
scheme by Landscape Architect)
- Garden Shed  
(Allows for provision of cycle storage  
@ 1no. space per bedroom)
- Proposed Hedge / Shrub Planting  
(for illustrative purposes only - subject to detailed  
design / planting scheme by Landscape Architect)
- Housetypes - Primary  
Point of Access
- Primary Site Access

Southern Parcel

Northern Parcel

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Source File:  
19035 Model pin

Rev	Date	Drawn	Note
P02	19/12/2019	JKG	Drawing status updated to 'Planning'. Material distribution shown. Rear access and sheds shown. Parking for Bungalows amended. Open space amended.
P03	04/03/2020	JKG	Biodiversity feature added.
P04	17/04/2020	JKG	Parking layout amended and planting altered to plot frontages. Key amended.
P05	20/04/2020	JKG	Section lines added.
P06	28/04/2020	JKG	Landscape feature removed.
P07	26/05/2020	JKG	Scheme amended to face A1198, further to comments received at planning stage.
P08	28/05/2020	JKG	Parking amended following Client feedback.
P09	01/06/2020	JKG	Updated following comments from Client.
P10	04/06/2020	JKG	Scheme updated following comments from Planning Officer / Urban Designer.
P11	26/06/2020	JKG	Updated following further comments from Planning Officer / Urban Designer. Sdk updated. Link to St. Judiths Field added.
P12	08/07/2020	JKG	Updated following changes to house types.
P13	15/09/2020	JKG	Highway updated, parking amended to suit.
P14	22/09/2020	JKG	Section lines added.
P15	06/11/2020	JKG	Updated following comments from Planning.
P16	11/11/2020	JKG	Highway updated.



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Client:  
Minster Property Group Ltd.

Project Title:  
Proposed Residential Development at  
Land to the West of A1198,  
Godmanchester

Drawing Title:  
Proposed Site Layout

Drawing Status		Drawing Number	
Planning		0102	
Scale(s): 1:500	Original Paper Size: A1	Drawn: JKG	Date: 29.11.19
Project Number: 19035	Revision: P 16		

