

**Proposed Site Layout**

Scale: 1:500



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Source File: 19063 Model.rvt

Rev	Date	Drawn	Note
P02	18/06/2020	JKG	SoA updated.
P03	19/06/2020	JKG	Pedestrian & cycle links added.
P04	16/09/2020	JKG	Amended following comments from Urban Designer.
P05	16/09/2020	JKG	Amended following comments from Client.
P06	23/09/2020	JKG	Schema amended to face dwellings onto Public Open Space. Plots 12-14 amended to front link access.
P07	23/09/2020	JKG	Plot 14 amended to turn corner.
P08	09/12/2020	JKG	Updated following feedback from Planners.
P09	10/12/2020	JKG	Updated following comments from Client.
P10	13/01/2021	JKG	Highway updated following input from Engineer. Updated following further comments from Planners / Urban Designers.
P11	15/01/2021	JKG	Updated following changes to boundary treatments. Plots 54-55 house type changed. Plots 56-59 amended to suit.
P12	09/03/2021	JKG	Open space amended. Highway updated.
P13	25/03/2021	JKG	Street lighting added.
P14	15/04/2021	JKG	Footpaths updated.
P15	19/04/2021	JKG	Annotation updated.
P16	10/05/2021	JKG	Landscaping features updated.

**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
- Proposed Tree Planting (indicative only - to be designed and specified by Landscape Architect)
- Garden Shed (Allows for provision of cycle storage @ 1no. space per bedroom)
- Proposed Hedge / Shrub Planting (indicative only - to be designed and specified by Landscape Architect)
- House types - Primary Point of Access
- Primary Site Access
- Adopted Street Lighting Column (Locations shown are indicative and final details of external lighting to be confirmed via the discharge of Outline Condition 19)
- Private Street Lighting Column (Locations shown are indicative. Final details of external lighting to be in accordance with BS EN 15201-2:2003 and BS 5489-1:2013, and are to be confirmed via the discharge of Outline Condition 19)

**schedule of accommodation**

housetype	code	area	quantity
2B4P House	A	75m <sup>2</sup>	19 no. units
2B4P House	B	76m <sup>2</sup>	09 no. units
3B5P House	C	85m <sup>2</sup>	17 no. units
2B3P Bungalow	D	75m <sup>2</sup>	02 no. units
1B2P Maisonette	E	48m <sup>2</sup> / 52m <sup>2</sup>	12 no. units
<b>Total Number of Units</b>			<b>59 no. units</b>

**approximate site area :** 2.90Ha / 7.16 acres  
**density :** 20.3 dwellings per hectare  
**parking provision :** 200% / 100%



Client: Minster Property Group Ltd.  
 Project Title: Proposed residential development at Land east of Cardinal Distribution Centre, Godmanchester  
 Drawing Title: Proposed Site Layout  
 Drawing Status: Planning  
 Scale(s): 1:500  
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 Project Number: 19063  
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