

# Illustrative Master Plan from Outline Planning Permission Design and Access Statement (context beyond Key Phase 1)



**Key consistent with the Design Code document**  
 (where applicable, refer to the relevant section of the Design Code that should be referred to for more information)

**2. CONTEXT**

**BOUNDARIES**

- 1.1.2.3 Outline Planning Permission Boundary
- 2.2 Enterprise Zone Boundary
- 11.1.4.1 Key Phase 1 Design Code Boundary
- 2.3 Building Heights: note parameters listed on plan

**LAND USES**

Class 4 Residential (C2)

Class 5 Employment, including:  
 Business B1 (B1a office, B1b, B1c, B1d, B1e, B1f, B1g, B1h, B1i, B1j, B1k, B1l, B1m, B1n, B1o, B1p, B1q, B1r, B1s, B1t, B1u, B1v, B1w, B1x, B1y, B1z),  
 General industry B2, Ancillary B3 storage/distribution,  
 Class 6  
 Class 7  
 Class 8  
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 Class 42

**3. GREEN INFRASTRUCTURE**

- 3.2 Woodland blocks (publicly accessible)
- 3.3 Woodland blocks (not publicly accessible)
- 3.4 Permeable Woodland
- 3.5 Wooded Lanes: exact location to be determined
- 3.6 Boundary Edge Planting
- 3.7 Cricket Park
- 3.8 Open amenity green space, grassland and SuDS including:  
 Wash Tower Green  
 Linear Park (North-South)  
 Linear Park (East-West)  
 Ermine Street Linear Park  
 Grassland Meadow
- 3.9 Paper Park
- 3.10 Amenity
- 3.11 Community Orchard
- 3.12 Residential Pocket Park (minimum 100sq.m, unless specified)
- 3.13 Commercial Pocket Park
- 3.14 Landscape between Community Uses
- 3.15 Boulevard Gateway
- 3.16 Pond entrance feature

**4. MOVEMENT & ACCESS**

- 4.1 Site access point
- 4.2 Street Hierarchy:  
 Type A  
 Type B  
 Type C (Service Road)  
 HCV Access (implemented)
- 4.3 Cross parcel permeability to be achieved through minor streets or footpaths/cycle tracks
- 4.4 Access point: fixed location for access to minor street, +/- 5m flexibility of location permitted
- 4.5 Access point: indicative location
- 4.6 Service access and parking for Wash Tower and Cricket Pavilion
- 4.7 Indicative potential reuse of hardstand as access/parking for community uses in hangers
- 4.8 Indicative bus stop
- 4.9 Indicative leisure routes (footway/cycle track)
- 4.10 Shared surface crossing  
 Street Type B adjacent to the Primary School  
 Shared surface features/public square

**5. COMMERCIAL BUILT FORM**

- 5.1.1 Framing the Street
- 5.1.2 Reinforcing Hubs (book-ends)
- 5.1.3 Set in the Landscape: Undulating landscape edge
- 5.1.4 Incubator Unit
- 5.1.5 Gatehouse
- 5.1.6 Key grouping
- 5.1.7 Built form emphasis in key location

**COMMERCIAL LANDSCAPE FEATURES INCLUDING:**

- 5.2 Indicative formal tree planting in parking & servicing areas
- 5.3 Landscape edge to commercial plot (no buildings permitted outside of Enterprise Zone; parking, servicing and access permitted)
- 5.4 Recently implemented landscape features
- 5.5 Existing trees

**6. RESIDENTIAL BUILT FORM**

- 6.1 No vehicular movement or driveway access permitted along edge
- 6.2 Frontage Typology & Plot Components:  
 Frontage Typology: AT refers to storage hierarchy  
 Typology Matrix: AT refers to specific typology matrix
- 6.3 Marker Buildings
- 6.4 Edge condition sections:  
 6.4.1 E.S.1  
 6.4.2 E.S.2  
 6.4.3 E.S.3  
 6.4.4 E.S.4  
 6.4.5 E.S.5  
 6.4.6 E.S.6  
 6.4.7 E.S.7  
 6.4.8 E.S.8  
 6.4.9 E.S.9  
 6.4.10 E.S.10
- 6.5 Important views & vistas
- 6.6 Key grouping

**7. COMMUNITY USES BUILT FORM**

- 7.1 Listed building (The Watch Tower)
- 7.2 Potential retention of existing hanger
- 7.3 Important active heritage to community buildings
- 7.4 Cricket Pavilion
- 7.5 Built form emphasis in key location

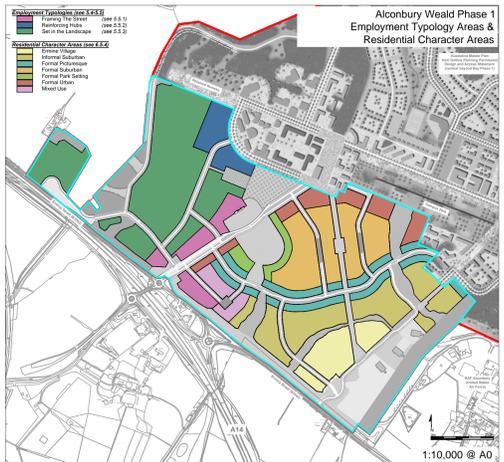
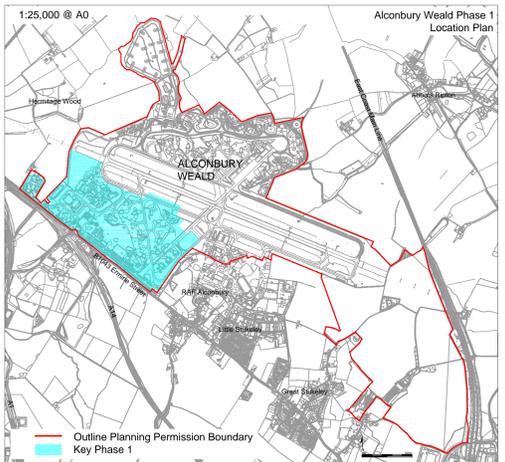
**8. TECHNICAL DETAILS**

- 8.1 Inclusive strategic water management (SuDS, levels, water chemistry)
- 8.2 Strategic water management at Cricket Park
- 8.3 Multi Use Games Area (MUGA)
- 8.4 Neighbourhood Equipped Area for Play (NEAP)
- 8.5 Local Equipped Area for Play (LEAP)

**9. UTILITIES**

Refer to Design Code Technical Details Chapter 9 for further technical information including indicative locations for water pumping stations, gas governors and electricity substations

**NOTE**  
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Alconbury Weald: Key Phase 1 Design Code  
**Regulatory Plan**

Date: 06-02-2015 Scale: 1:2000 @ A0  
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