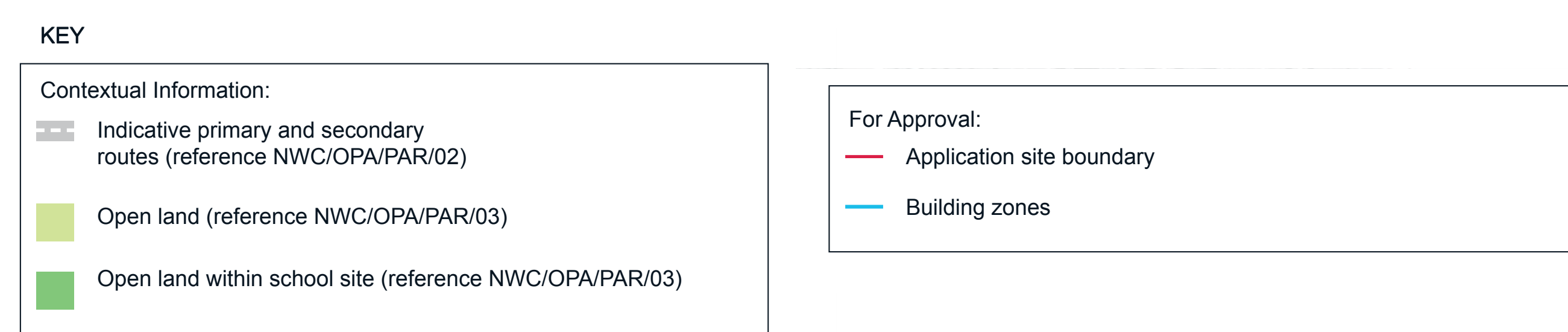


Building Heights and Zones



Building Zones Parameter Plan



Building Zone	Minimum Building Frontage (m)	Maximum Building Frontage (m)	Minimum Building Depth (m)	Maximum Building Depth (m)	Minimum Building Height* (m)	Maximum Building Height* (m)
A	4	200	4	65	3	20
B	4	200	4	25	3	15
C	4	150	4	25	3	10
D	4	200	4	40	3	15
E	4	150	4	25	3	18
F	4	200	4	40	3	15
G	4	150	4	25	3	18
H	4	150	4	25	3	10
I	4	200	4	25	3	15
J	4	180	4	25	3	15
K	4	180	4	60	3	18
L	4	180	4	65	3	10
M	4	18	4	18	3**	8**
N	4	18	4	18	3	8
O	4	18	4	18	3	8
P	4	180	4	25	3	15
Q	4	115	4	25	3	15
R	4	200	4	40	3	15
S	4	20	4	25	3	10

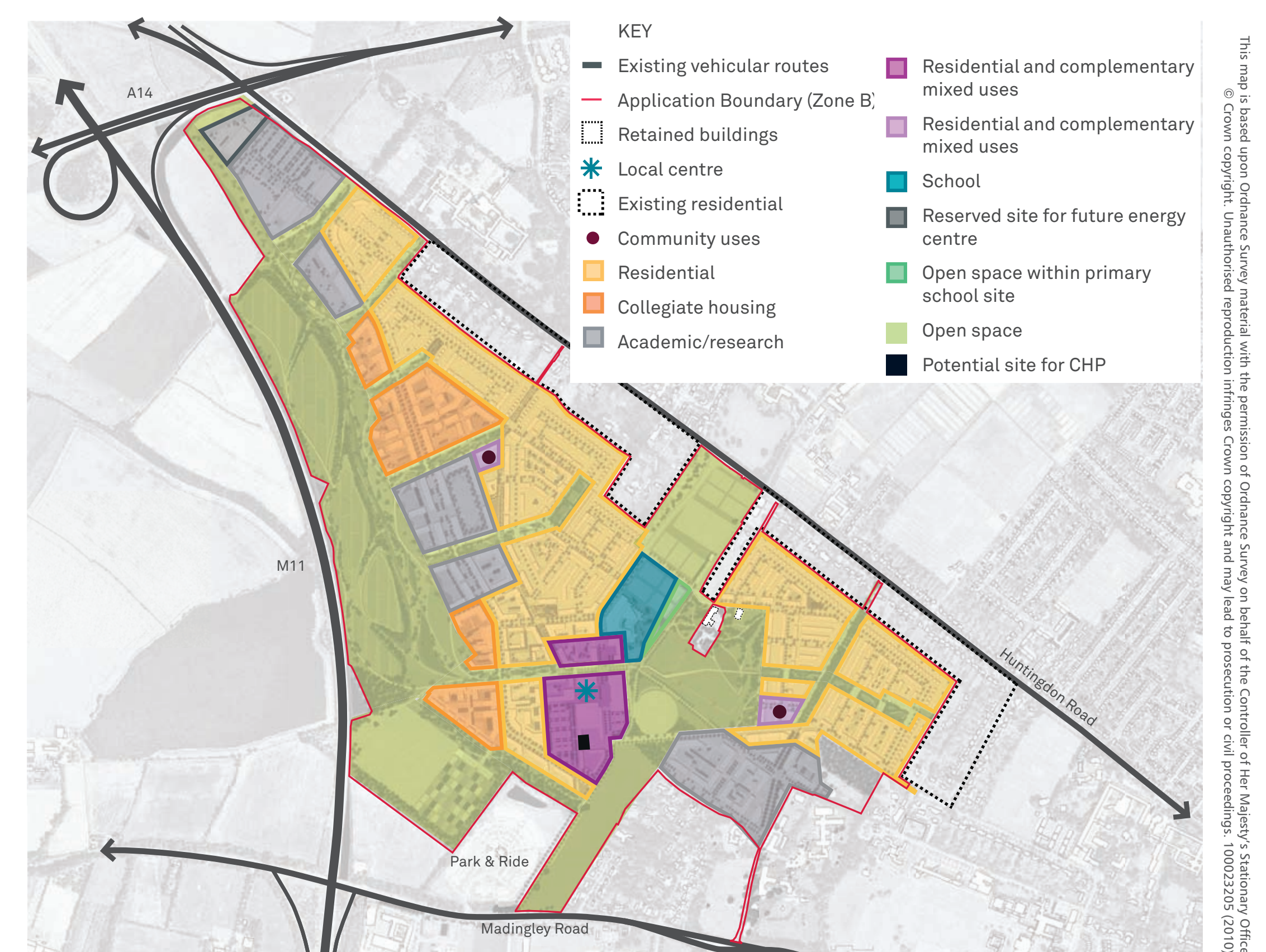
*Measured from top of ground floor slab
**Excluding floodlighting

Massing and Landmarks

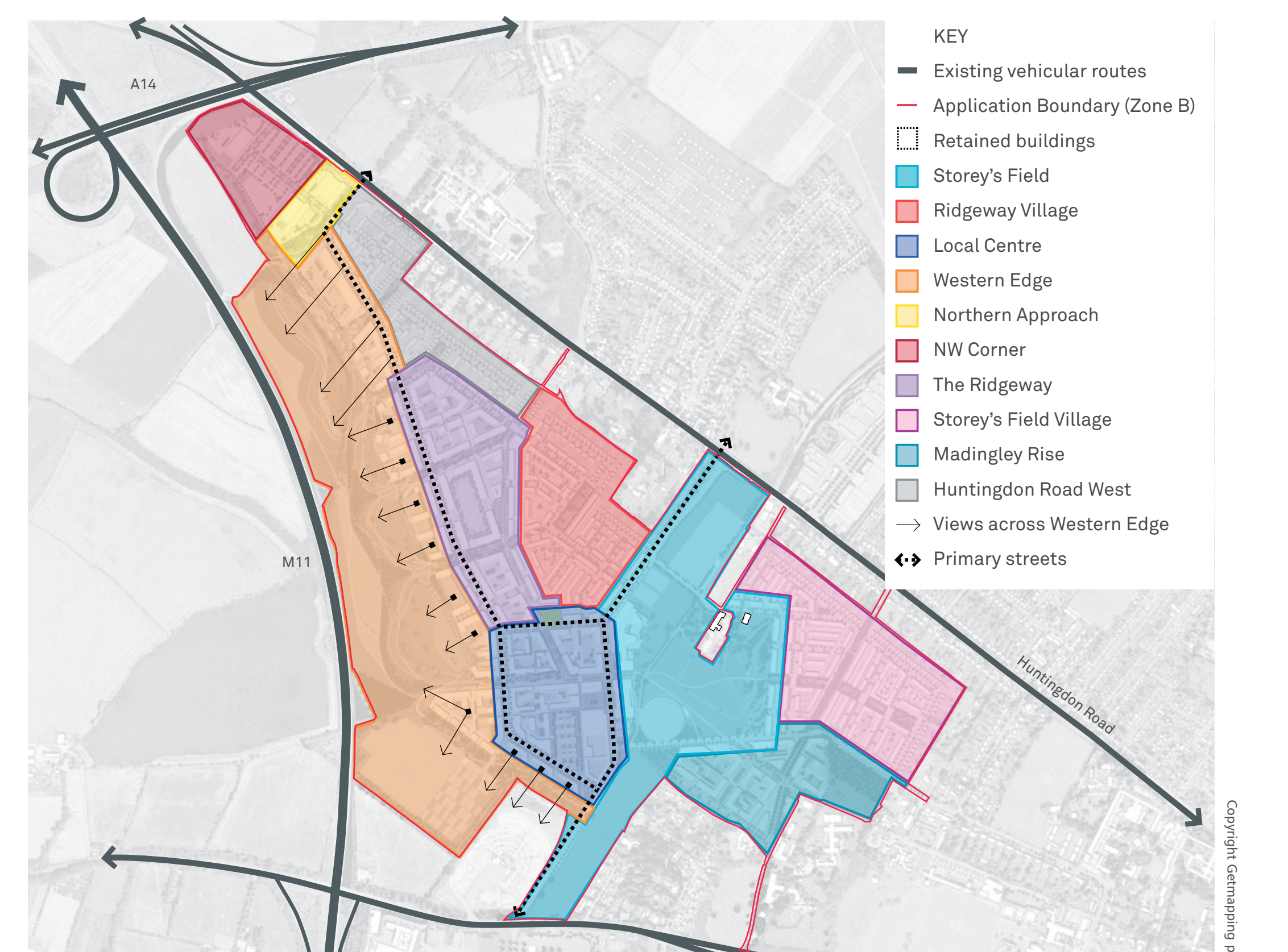
The massing within the Proposed Development is generally between two and five storeys. Taller buildings are proposed in the local centre, with residential apartments over mixed use ground floor activities. Higher densities and development massing are concentrated along main vehicular and public transport routes, to optimise sustainable development opportunities, by reducing the need to travel and private car journeys. The Ridgeway is defined strongly by taller residential frontage (up to 4 storeys) which will provide this key movement corridor with overlooking and natural surveillance, but also a high degree of activity and use. Storey's Field is defined strongly by frontage height of up to 4 storeys.

Lower density development will be located along the northern and eastern boundaries and the gardens of these residential units will back onto the gardens of adjoining existing dwellings. This will ensure that residential amenity and privacy for existing dwellings will be protected. The Western Edge of the development is viewed to varying extents from both approaches along the M11 corridor. In response to this a number of design solutions are employed to the development edge. These include the potential for landmark buildings to the north and south, a rural edge along the M11 and a parkland environment adjacent to the built edge.

The parameter plan builds on the design principles shown in the diagrams below.



Principles Diagram - Land Uses



Principles Diagram - Character Areas