



Notes:
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Key

- Redline boundary
- Application detailed zone. Information on highways and associated works being sought as part of the detailed component in this zone are shown for illustrative purposes only (for proposed detail refer to WSP drawings as scheduled in MKC-Design-Pig Rev 1)
- Residential use (C2, C3) including homes for the elderly, Secondary and Tertiary Streets, footways/cycleways, incidental open space, drainage features, and children's play areas
- Mixed use Community Hub including residential (C3), commercial, businesses and services (E F1), Health Hub (E), community hall (F2) and transport interchange
- Zone within which local centre (C2, C3, E) is located
- Employment (E, B2, B8) or residential (C2, C3) including homes for the elderly, Secondary and Tertiary Streets, footways/cycleways, incidental open space, drainage features, and children's play areas
- No residential development within this zone, subject to detailed acoustic testing
- Employment use (E, B2, B8) (potential location for primary sub-station)
- Location of existing furniture warehouse outside of site boundary (access retained from internal estate road)
- Existing pumping station, to be retained or relocated (24/7 access maintained from estate road)
- Zone for location of potential primary sub-station or alternatively, potential primary sub-station located within employment use zone
- Primary school and playing fields (F1)
- Secondary school and playing fields (F1)
- Formal sports pitches and associated parking (F2)
- Zone within which community sports pavilion (F2) is located
- Zone within which community building/visitor centre (F2) is located
- Open space (including waterbodies, drainage features, footpaths/cycleways, vegetation/planted areas, play areas, retained trees and hedgerows, burial grounds, community woodlands, ornamental allotments, community gardens, and some elements of Primary, Secondary and Tertiary Streets)
- Open space with retained archaeological walls or residential (C2, C3), or sports provision (F2), subject to detailed archaeological investigation
- Route safeguarded for possible Mass Rapid Transit (MRT) scheme (with +/- 30m limit of deviation from centre line along route shown)
- Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
- Road corridor (refer to movement and access parameter plan for detailed information)

Note: The redline and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.

Note: All features and areas are subject to a lateral tolerance of +/- 10m unless stated otherwise.

Note: Access arrangements into the site will need to accord with the approved detailed element drawings.

P1	31.03.21	first issue	LB	GP
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Rev	Date	Description	Drawn	Chkd
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Drawing Status
PLANNING

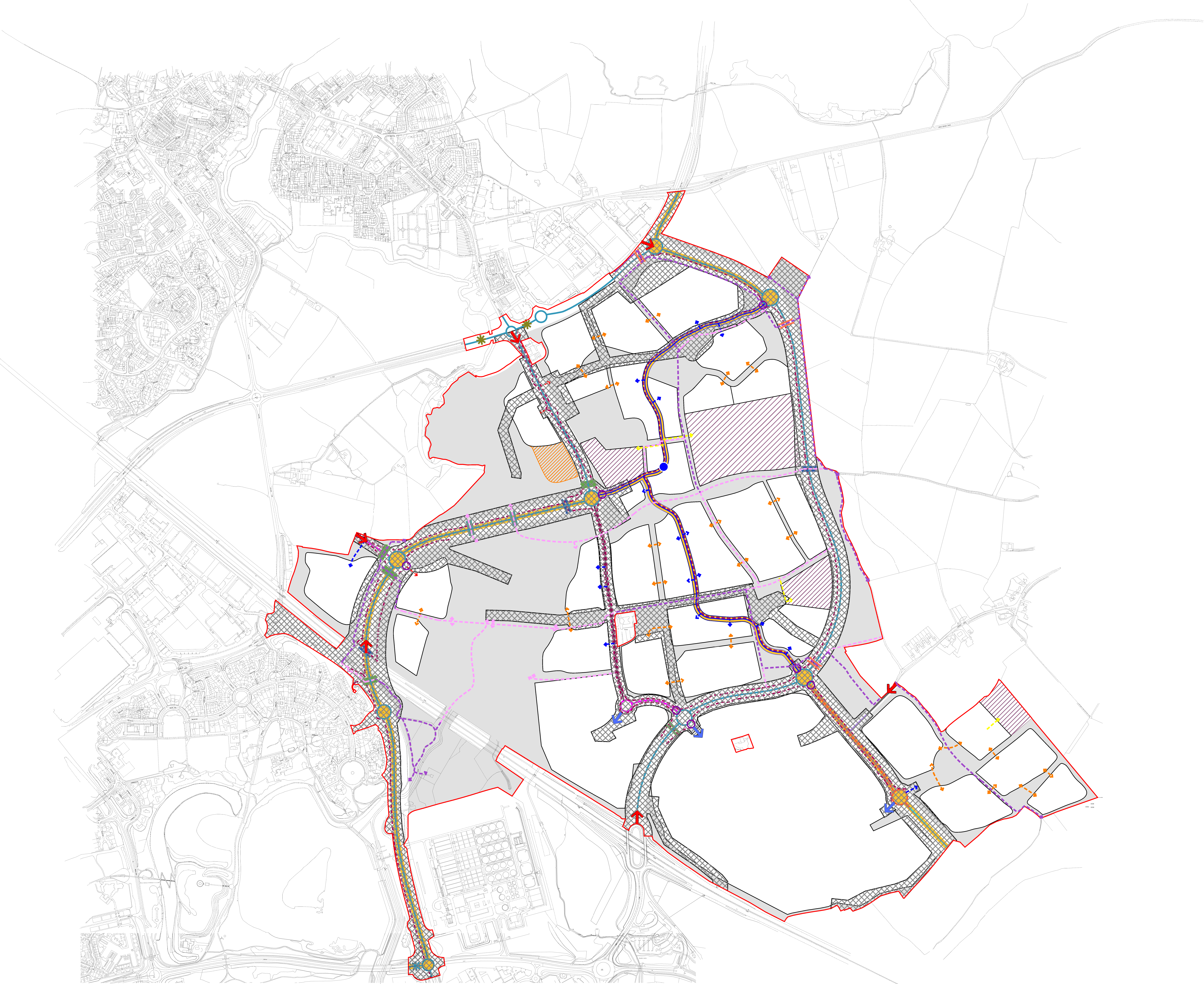
Client:
St James



Project
Milton Keynes East

Drawing Title
Land Use Parameter Plan

Scale @ A0	1:5000	Job Ref.	01312
Drawing No.	01312_PP_01	Revision	P1
Scale Bar			



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Key

- Redline boundary
- Application detailed zone. Information on highways and associated works being sought as part of the detailed component in this zone are shown for illustrative purposes only (for proposed detail refer to WSP drawings as scheduled in MKC-Design-Pig Rev 1)
- Development area
- School and playing fields (F1)
- Open space
- Open space with retained archaeology in-situ or residential (C2, C3), or sports provision (F2), subject to detailed archaeological investigation
- Transport interchange to be located within the Community Hub
- Route safeguarded for possible Mass Rapid Transit (MRT) scheme (with +/- 30m limit of deviation from centre line along route shown)
- Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
- Grid Road corridor
- Highway corridor safeguarded for Grid Road status
- Highway corridor safeguarded for future Cranfield bypass (with +/- 30m limit of deviation from centre line along route shown)
- Road corridor
- Downgraded A509 road corridor (with +/- 30m limit of deviation from centre line along route shown)
- Existing alignment of Newport Road
- Connection to Newport Road
- Vehicular access to parcel from Grid Road
- Vehicular access to parcel from other roads (with +/- 100m limit of deviation from centre line along route shown)
- Vehicular link across green corridor (with +/- 100m limit of deviation from centre line along route shown)
- Main vehicular, pedestrian/cycle site access points
- Main vehicular, pedestrian/cycle site access points to employment area
- Main vehicular access points to schools (with +/- 100m limit of deviation from centre line along route shown)
- Public routes (retained and/or diverted routes including bridleways, public footpaths and pedestrian and cycle links) (with +/- 30m limit of deviation from centre line along route shown)
- New public routes (arrows denote key access points) (including bridleways, public footpaths and pedestrian and cycle links) (with +/- 30m limit of deviation from centre line along route shown)
- Route of proposed footways (with +/- 30m limit of deviation from centre line along route shown)
- Location of new subway crossing
- Location of new footbridge crossing (with +/- 50m limit of deviation from centre line along route shown)
- Location of new at grade crossing (with +/- 50m limit of deviation from centre line along route shown)
- Location of new flood relief culvert (to also function as a pedestrian/cycle connection)
- Grade separated crossing integrated with bridge structure
- Potential for crossing of A509 / A422
- Roundabout junction to be upgraded

Note: The redline and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.

Note: All features and areas are subject to a lateral tolerance of +/- 15m unless stated otherwise.

Note: Access arrangements into the site will need to accord with the approved detailed drawings.

Note: The site will be served by Demand Responsive Transport (DRT) with services providing pick up and drop off on non-fixed routes.

P1	31.03.21	First issue	LB	GP
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Rev	Date	Description	Drawn	Chkd
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Drawing Status
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Client:
St James

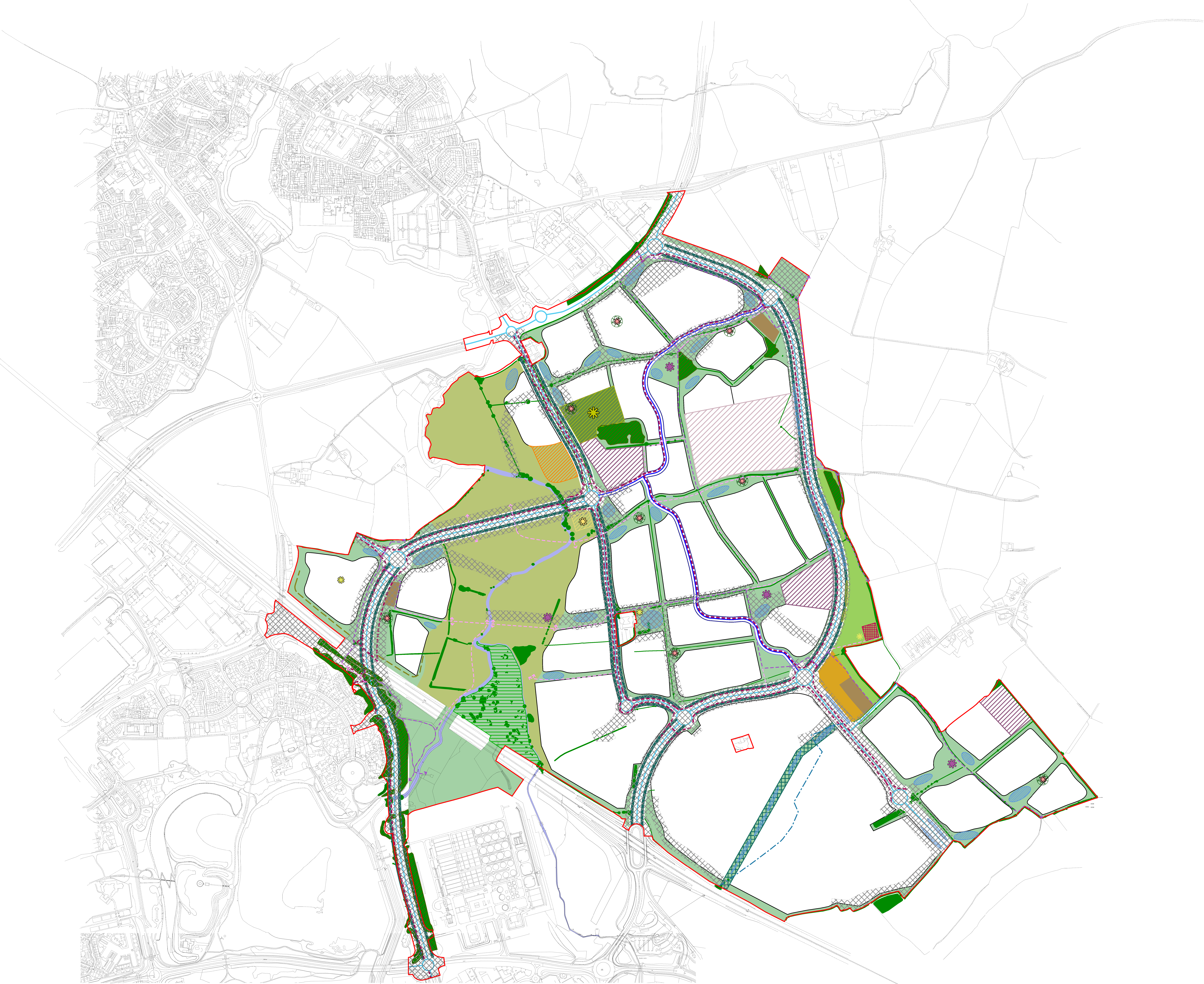
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Project
Milton Keynes East

Drawing Title
Movement and Access Parameter Plan

Scale @ A0	1:5000	Job Ref.	01312
Drawing No.	01312_PP_02	Revision	P1

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- Redline boundary
- Application detailed zone. Information on highways and associated works being sought as part of the detailed component in this zone are shown for illustrative purposes only (for proposed detail refer to WSP drawings as scheduled in MKC-Design-Pig Rev 1)
- Development area
- Primary school and playing fields (F1)
- Secondary school and playing fields (F1)
- Sports pitches and associated parking
- Zone within which community sports pavilion (F2) is located
- Zone within which community building/visitor centre (F2) is located
- Existing woodlands
- Open space (including waterbodies, drainage features, footpaths/cycleways, vegetation/planted areas, play areas, retained trees and hedgerows, community gardens, and some elements of Primary, Secondary and Tertiary roads)
- Open spaces with retained archaeology (mounds or residential (C2, C3), or sports provision (F2), subject to detailed archaeological investigation)
- River Ouse linear park (including waterbodies, drainage features, informal open space, wildlife habitats, wetland areas, meadow land, wet woodlands, vegetation/planted areas, play areas, retained trees and hedgerows, footpaths/cycleways, and some elements of Primary, Secondary and Tertiary roads)
- Pineham nature reserve
- Location of alternative temporary tree nursery
- Existing trees and hedgerows to be retained where possible (subject to detailed plot layout)
- Location of focal play area with incidental open space (with +/- 25m limit of deviation)
- Location of neighbourhood play area (with +/- 25m limit of deviation)
- Burial grounds or remembrance garden
- Allotments (including parking)
- Community woodlands (including parking and potential allotments)
- Location of community orchards
- Existing watercourses
- Indicative location of surface water attenuation (ponds and basins)
- Location of existing watercourse to be diverted
- Alignment of 30m wide zone for diversion of existing watercourse and structural landscaping (with +/- 150m limit of deviation from centre line along route shown)
- Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
- Road corridor (refer to movement and access parameter plan for detailed information)
- Location of strategic landscaping within Grid Road corridors to include woodland and other planting, and drainage features
- Public routes (retained and/or diverted routes including bridleways, public footpaths and pedestrian and cycle links) (with +/- 30m limit of deviation from centre line along route shown)
- New public routes (arrows denote key access points) (including bridleways, public footpaths and pedestrian and cycle links) (with +/- 50m limit of deviation from centre line along route shown)
- Route of proposed Roadways (with +/- 20m limit of deviation from centre line along route shown)
- Location of landscape noise mitigation feature (required if residential use comes forward in this location)

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Note: Access arrangements into the site will need to accord with the approved detailed drawings.

Note: The location of existing hedgerows and trees are subject to the latest survey information available, further, more detailed survey information may be required.

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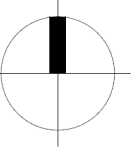
Project
Milton Keynes East

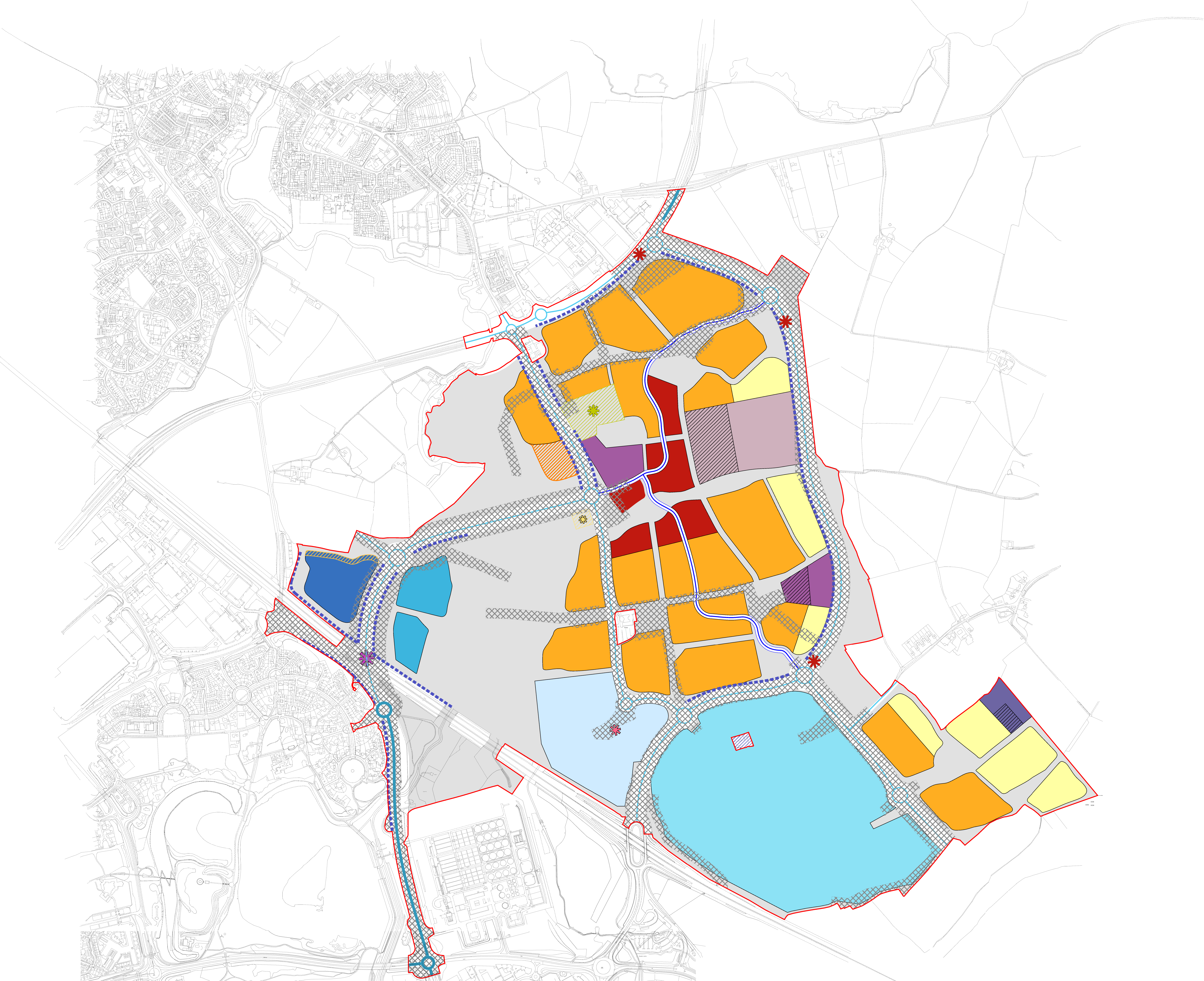
Drawing Title
Green Infrastructure Parameter Plan

Scale @ A0 1:5000Job Ref. 01312

Drawing No. 01312_PP_03Revision P1

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Key

- Redline boundary
- Application detailed zone. Information on highways and associated works being sought. As part of the detailed component in this zone are shown for illustrative purposes only (for proposed detail refer to WSP drawings as scheduled in MKC-Design-Pkg Rev 1)
- Up to max. 26m ridge height (from existing ground levels +/- 2m)
- Up to max. 18m ridge height (from existing ground levels +/- 2m)
- Up to max. 12.5m ridge height (from existing ground levels +/- 2m)
- Open spaces with retained archaeology in situ or residential (E2, C3), or sports provision (F2), subject to detailed archaeological investigation if residential, up to max. 18m ridge height (from existing ground levels +/- 2m)
- If residential, up to max. 18m ridge height (from existing ground levels +/- 2m) if employment (E, B2, B8), up to 15m max ridge height (+105m AOD +/- 2m)
- If residential, up to max. 18m ridge height (from existing ground levels +/- 2m) if employment (E, B2, B8), up to 15m max ridge height (from existing ground levels +/- 2m)
- If residential, up to max. 18m ridge height (from existing ground levels +/- 2m) if employment (E, B2, B8), up to 15m max ridge height (from existing ground levels +/- 2m)
- Employment (E, B2, B8), up to 21m max ridge height (+105m AOD +/- 2m)
- Employment (B2, B8), up to 25m max ridge height (+105m AOD +/- 2m)
- Location of primary school and playing fields (F1) up to 1 storey / max. 8m ridge height (from existing ground levels +/- 2m)
- Location of primary school and playing fields (F1) up to 2 storey / max. 10m ridge height (from existing ground levels +/- 2m)
- Location of secondary school and playing fields (F1) up to 3 storey / max. 15m ridge height (from existing ground levels +/- 2m)
- Zone for school built form (F1)
- Zone within which community sports pavilion (F2) is located (up to 2 storey / max. 10m ridge height (from existing ground levels +/- 2m))
- Zone within which community building/visitor centre (F2) is located (up to 2 storey / max. 10m ridge height (from existing ground levels +/- 2m))
- Location of existing furniture warehouse outside of site boundary (access retained from internal estate road)
- Existing pumping station, to be retained or relocated (24/7 access maintained from estate road)
- Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
- Road corridor (refer to movement and access parameter plan for detailed information)
- Location of bridge over M1 (for detailed elements refer to detailed drawings, where in outline, maximum height on AOD subject to detailed acoustic testing, with +/- 30m limit of horizontal deviation from centre line along route shown)
- Location of footbridge bridge (up to 10m above carriageway level) (with +/- 30m limit of horizontal deviation)
- Location of noise barriers (for detailed elements refer to detailed drawings, where in outline, maximum height on AOD subject to detailed acoustic testing, with +/- 30m limit of horizontal deviation from centre line along route shown)

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Note: The heights parameter plan prescribes the maximum heights of buildings across the development site. The heights enable the provision of 1, 2, 3, 4, 5 and 6 storey residential buildings and non-residential equivalent buildings and allow for a variation in the eaves, ridge heights and roof forms of buildings. The height excludes chimneys / flues.

Note: The transition between different height parameters within development parcels can be sufficiently flexible to avoid individual buildings having to step from one height to another.

Note: For details of bridge proposals please refer to the detailed Highways drawings.

Note: The maximum height of bridges excludes lighting columns or signage.

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Rev	Date	Description	Drawn	Chkd
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Drawing Status
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Client:
St James



Project
Milton Keynes East

Drawing Title
Building Heights Parameter Plan

Scale @ A0	1:5000	Job Ref.	01312
Drawing No.	01312_PP_04	Revision	P1
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Appendix C3

Illustrative Masterplan
