




















**LEGEND**

-  Site Boundary
-  Contours
-  Conservation Area and Listed Buildings
-  Existing settlement boundaries (Adopted Policies Map for Cambridge and South Cambridgeshire)
-  Key Views
-  Retain and enhance existing hedgerows along Duxford Road.
-  Reinforce existing hedgerows along rear garden.
-  Provide strengthened western boundary with new native woodland and understorey planting
-  Potential Development Parcel
-  Potential Open Space comprising SuDS, amenity/play opportunities and habitat improvements.
-  ① Buffer to western boundary to minimise visual impact and provide space for habitat links
-  ② Buffer to Conservation Area/Listed Buildings in Whittlesford
-  ③ Buffer to eastern boundary to limit visual effects from Duxford Road
-  ④ Potential view corridor to break up built form and preserve views from Duxford Road
-  Indicative Green Infrastructure route within layout to include tree planting, SuDS and open space
-  Potential Green Infrastructure route between the parcels to be explored
-  Potential pedestrian/cycle link to Whittlesford

P3	Jan 26	Final Issue	JM
Rev	Date	Amendment	Initials

Project:  
**LAND WEST OF DUXFORD ROAD, WHITTLESFORD**

Client:  
 CROUDACE HOMES

Drawing:  
**FIGURE 10: DEVELOPMENT PRINCIPLES PLAN**

Drawing no:	Rev:
24.1943.L010	P3

Scale@A3:1:5,000 Date: June'24 Drawn: CLB Checked: JM

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SCALE  
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