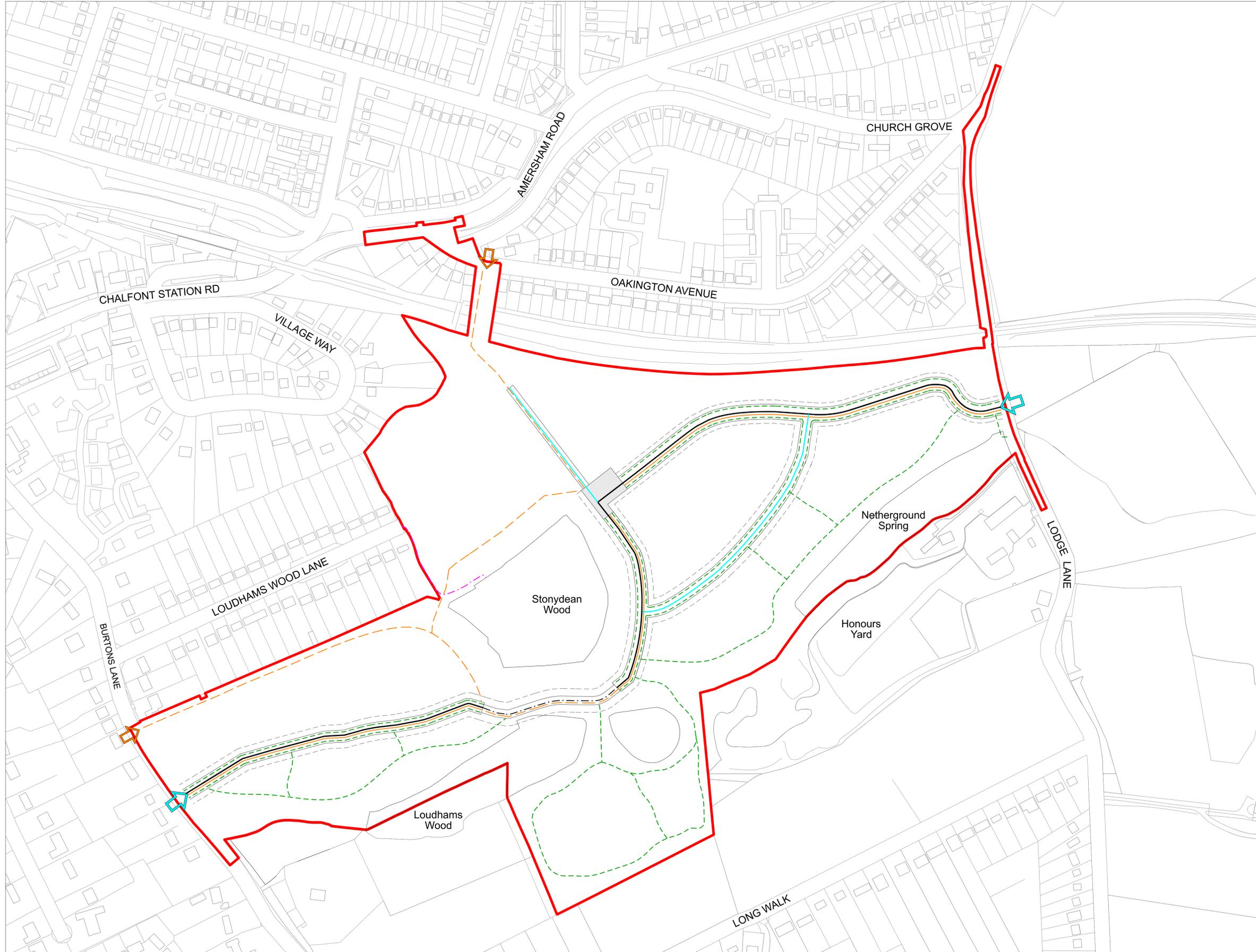


APPENDIX D

- **Access and movement parameter plan**
- **Building heights parameter plan**
- **Demolition parameter plan**
- **Land use and green infrastructure plan**
- **Illustrative masterplan**
- **Indicative density plan**
- **Indicative phasing plan**

Notes:
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Key

- Application boundary
- ➡ Main access - all modes
- ➡ Secondary access - footway/cycleway only⁴
- Proposed vehicular route: Primary²
- Proposed vehicular route: Secondary²
- - - Proposed vehicular route: Bus / Emergency access only²
- - - 25m Corridor for Primary and Secondary route¹
- Strategic cycleway³
- - - Indicative shared footway/cycleway³
- - - Indicative footways³
- Public Square²
- - - Existing Access to Pumping station (Service Access only)

NOTES

1. The Alignment of the Primary and Secondary route may deviate within the limits of the 25m corridor, subject to highway detailed design and on-site constraints.
2. Proposed Primary and Secondary route includes carriageway, green verges, footways and cycleways. The road layout as shown on the Parameter Plans are indicative only and subject to detailed road design.
3. Alignment of footways/cycleways are subject to detailed design.
4. Alignment and design of bridge crossing over railway is subject to detailed design.

P1	24.11.2021	For Planning	CDS	ECC
Rev	Date	Description	Drawn	Chkd
Drawing Status				
FOR PLANNING				
Client				
BIDDULPH (BUCKINGHAMSHIRE) LTD				

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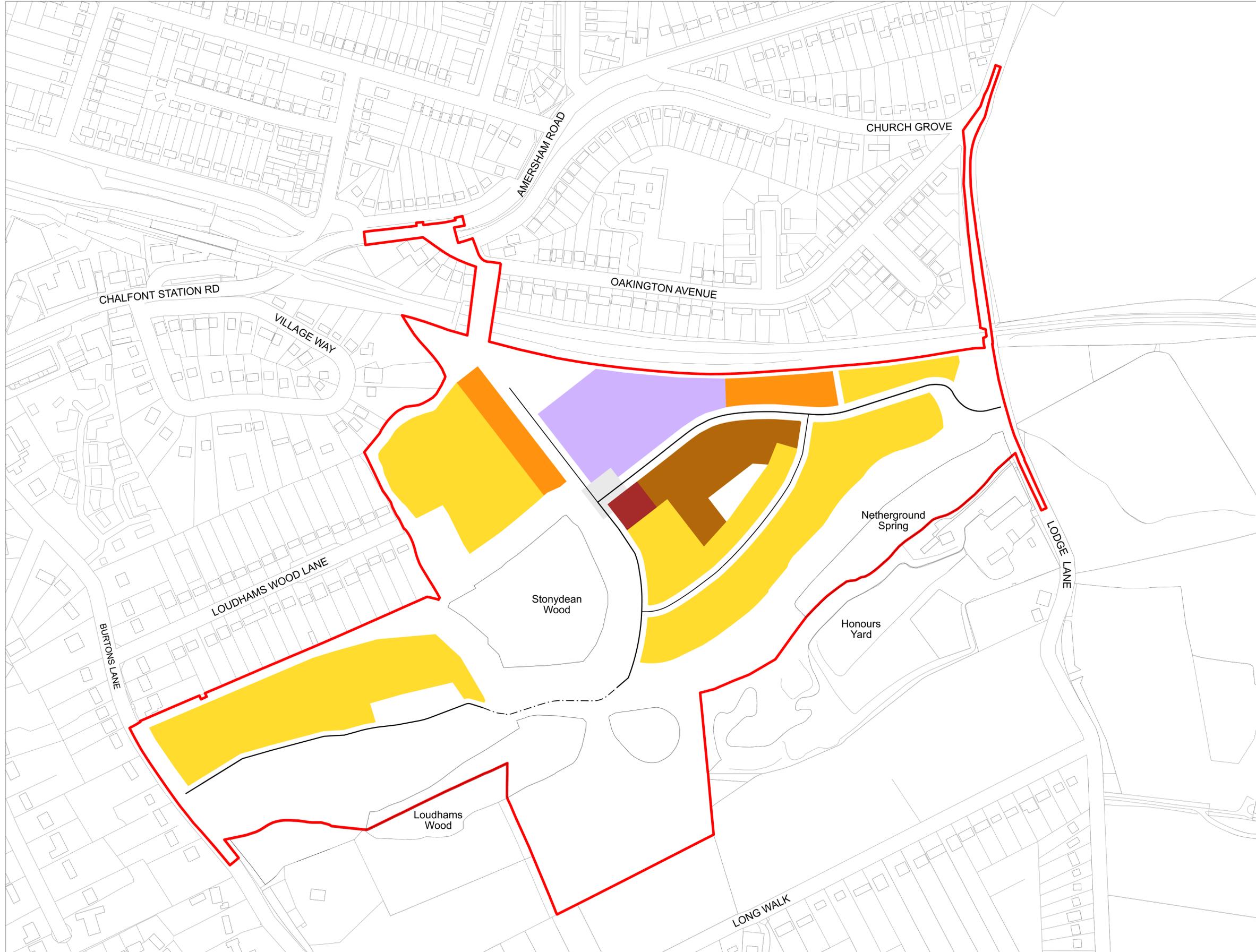
Project
**Little Chalfont Park:
 Land South East of Little Chalfont**

Drawing Title
**Access and Movement
 Parameter Plan**

Scale @ A1 1:2000 Job Ref. 00973E
 Drawing No. 00973E_PP03 Revision P1
 Scale Bar 0 20 40 60 80 100m

Notes:
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Key

	Application boundary
	Proposed vehicular routes
	Proposed vehicular route (Bus & Emergency Vehicle only)
	Residential: Up to 2.5 storeys with occasional landmark buildings up to 3 storeys (Up to 13m to top of ridgeline for 2.5 storeys and up to 15m to top of ridgeline for 3 storeys)
	Residential: Up to 3 storeys (Up to 15m to top of ridgeline)
	Residential: Up to 3.5 storeys (Up to 16.5m to top of ridgeline)
	Mixed Use: Up to 3 storeys (Up to 16.5m to top of ridgeline)
	Land safeguarded for Educational Use: Up to 2 storeys (Up to 13m to top of ridgeline)

NOTES

The height parameters set out in the Building Heights Parameter Plan are to maximum ridge heights.

An additional 0.5m has been included within the maximum ridge heights to accommodate for both ground works and the minimum threshold from the 1 in 100-year plus climate change surface water flood level.

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Drawing Status				
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Project
**Little Chalfont Park:
 Land South East of Little Chalfont**

Drawing Title
**Building Heights
 Parameter Plan**

Scale @ A1 1:2000 Job Ref. 00973E
 Drawing No. 00973E_PP02 Revision P1
 Scale Bar

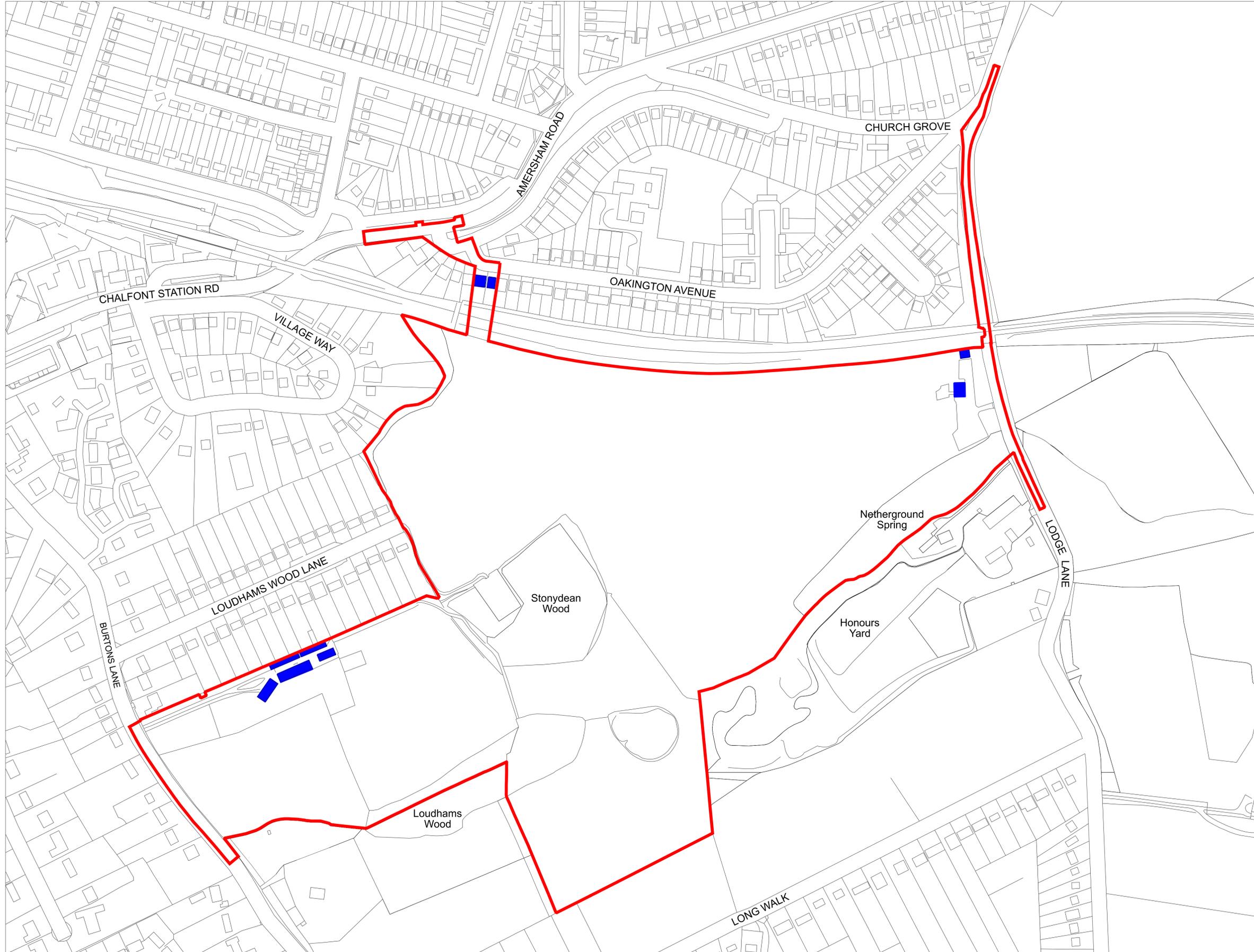
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Key

KEY

- Application boundary
- Existing buildings to be demolished



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Drawing Status				
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Project
**Little Chalfont Park:
 Land South East of Little Chalfont**

Drawing Title
**Demolition
 Parameter Plan**

Scale @ A1 1:2000 Job Ref. 00973E
 Drawing No. 00973E_S03 Revision P1
 Scale Bar 0 20 40 60 80 100m

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- Notes:
1. All land uses can deviate +/-3m within the application boundary, subject to on-site constraints.
 2. Proposed bridge over the railway can deviate within the boundaries of No.13 and No.15 Oakington Ave.
 3. The shapes and sizes of the attenuation ponds/basins as shown on the plan are indicative only.
 4. The alignment of the Primary, Secondary, Bus & Emergency vehicular route may deviate within the limits of the 25m corridor, subject to highway detailed design and on-site constraints. The adjacent parcels will be adjusted accordingly.



Key

LAND USE

- Application boundary
- Existing Infrastructure
- Proposed vehicular routes (Primary, Secondary, Bus & Emergency Access)⁴
- Proposed Bridge over railway²
- 25m Road Corridor for Proposed vehicular routes (Primary, Secondary, Bus & Emergency)⁴
- Residential (Use Class C3)¹
- Residential Custom Build (Use Class C3)
- Retirement Living (Use Class C2)¹
- Care Home (Use Class C2)¹
- Mixed use (Use Classes E(a)(b) (e), F2(b))¹
- Land safeguarded for Educational Use (Use Classes E(f) and F1(a))¹

GREEN INFRASTRUCTURE

- Public Square
- Existing Woodland
- Existing Ancient Woodland
- Woodland and Ecological buffers (min. 30m buffer for Ancient Woodland, min. 15-20m for other Existing Woodland and min. 5m for Existing Tree Lines)
- Ecological Re-wilding (incl. limited pedestrian access)
- Public Open Space (incl. informal kickabout, allotments and community orchards)
- Indicative location for SuDs ponds³
- Indicative Play Areas (NEAP/LEAPs/LAPs)
- Indicative Multi-Use Games Area (MUGA)
- Indicative Area for new Pump Station

P1 24.11.2021 For Planning CDS ECC

Rev	Date	Description	Drawn	Chkd

Drawing Status
FOR PLANNING

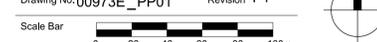
Client
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Project
**Little Chalfont Park:
 Land South East of Little Chalfont**

Drawing Title
**Land Use and Green
 Infrastructure Parameter Plan**

Scale @ A1 1:2000 Job Ref. 00973E
 Drawing No. 00973E_PP01 Revision P1



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— Application Boundary - 29.7 Ha

Aerial photograph is not geo-referenced. Refer to Site Location Plan (Drawing 00973E_S01) for precise location of application boundary.

P1 24.11.2021 For Planning CDS ECC

Rev	Date	Description	Drawn	Chkd

Drawing Status

FOR PLANNING

Client

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Project

**Little Chalfont Park:
 Land South East of Little Chalfont**

Drawing Title

Illustrative Masterplan

Scale @ A1 1:2000 Job Ref. 00973E

Drawing No. 00973E_MP01 Revision P1

Scale Bar 0 20 40 60 80 100m



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Key

- Application boundary
- Residential 35-45 dph
- Residential 45-55 dph
- Residential 55-65 dph
- Retired Living / Care Home / Mixed Use / Land safeguarded for Educational Use



P1	24.11.2021	For Planning	CDS	ECC
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Rev	Date	Description	Drawn	Chkd
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Drawing Status

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Project

**Little Chalfont Park:
 Land South East of Little Chalfont**

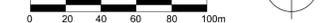
Drawing Title

Indicative Density Plan

Scale @ A1 1:2000 Job Ref. 00973E

Drawing No. 00973E_S02 Revision P1

Scale Bar



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Key

- Application boundary
- - - Construction & Haul Road/ Final Primary Road
- Access Points for Construction
- Buildings to be demolished

Phase 0 (2022 - 2023)

- Phase 1 (2023 - 2024)
- Phase 2 (2024 - 2025)
- Phase 3 (2025 - 2026)

P1	24.11.2021	For Planning	CDS	ECC
Rev	Date	Description	Drawn	Chkd
Drawing Status				
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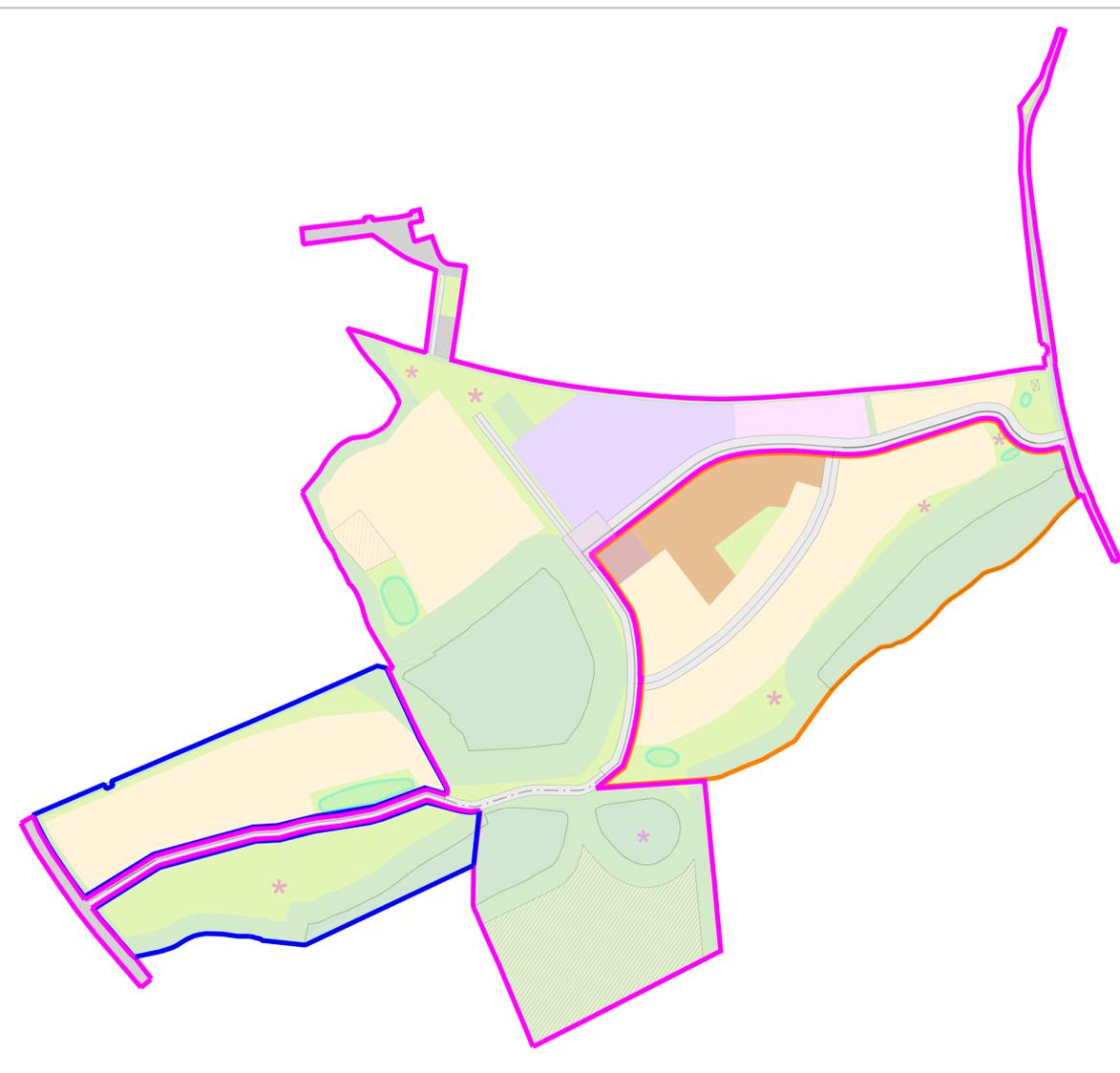
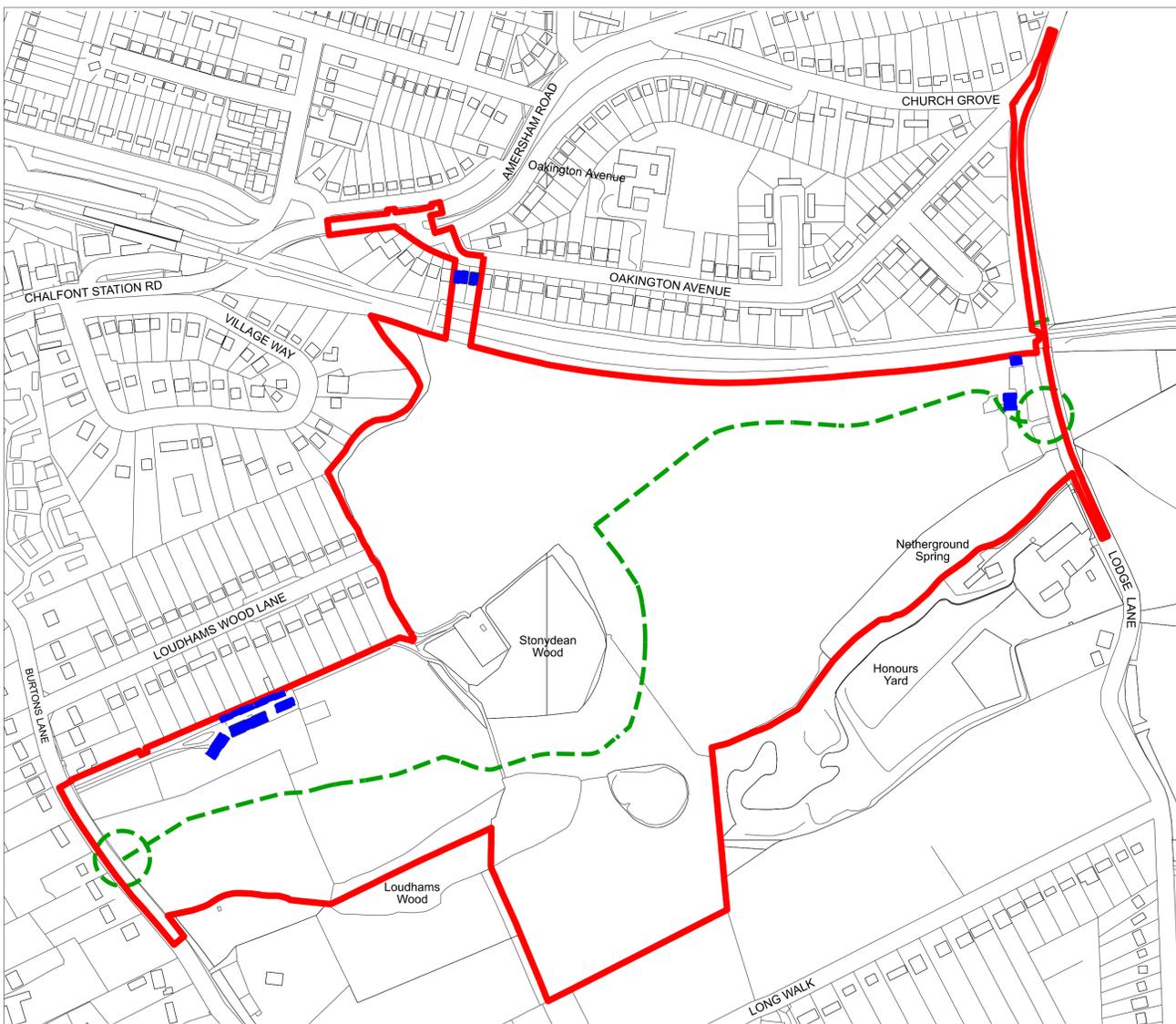
Drawing Title
**Indicative Phasing &
 Construction Plan**

Scale @ A1 1:2000 Job Ref. 00973E
 Drawing No. 00973E_S03 Revision P1
 Scale Bar 0 20 40 60 80 100m



Phase 0 (Enabling Works)

Phase 1-3



**Phase 0 (Enabling Works)
 2022-2023**
 Protecting trees/landscape to be retained
 Demolition of existing buildings
 Remediation, cut & fill
 Landscape management
 Construction of haul road
 Installation of services and access points

**Phase 1
 2023-2024**
 Installation of services, footpaths and access points including the Lodge Lane widening works.
 Final finishing and surfacing of roads
 Bridgeworks - Oakington Avenue
 Primary school and nursery incl. drop off
 Residential (Approximately 140 homes)
 Carehome
 Associated movement infrastructure & landscape strategy

**Phase 2
 2024-2025**
 Installation of services, footpaths and access points
 Final finishing and surfacing of roads
 Residential (Approximately 130 homes)
 Community Building
 Independent Living
 Associated movement infrastructure & landscape strategy

**Phase 3
 2025-2026**
 Installation of services, footpaths and access points
 Final finishing and surfacing of roads
 Residential (Approximately 110 homes)
 Associated movement infrastructure & landscape strategy