

18/07096/OUTEA

Scale 1/5000









**PLANNING PERMISSION  
REF. NO.: 15/07349/FUL**

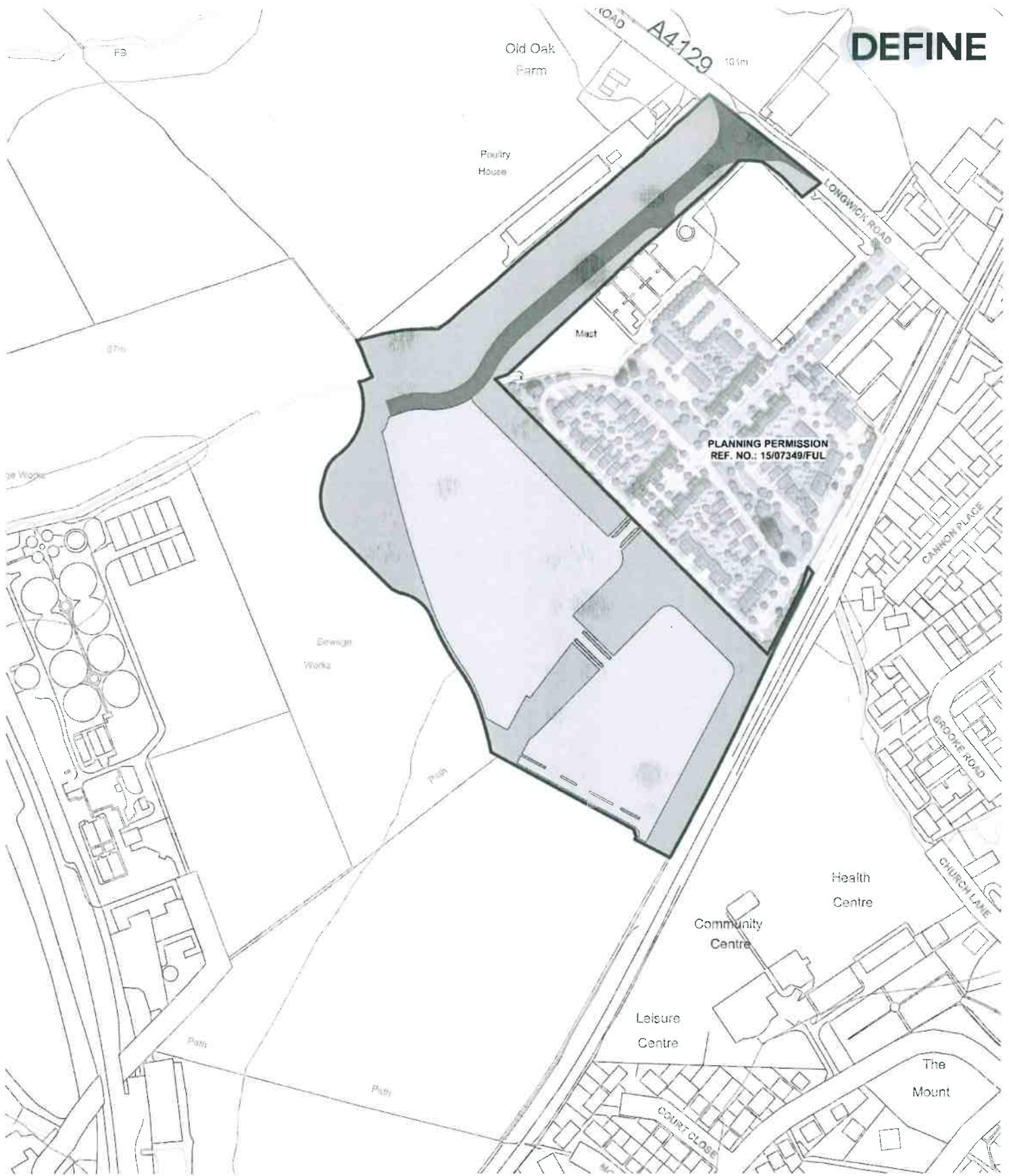
**LEGEND**

-  Site boundary
-  Other land in applicants' ownership

SCALE 1:2,500



Rev	Description	Date
		C
		Rev
	DE235_101	Drwg No
	Halsbury Homes	Client
	Princes Risborough	Project
	Park Mill Farm 150 Red Line Plan	Title
	1:2500@A3	Scale



### LEGEND

- Site boundary
- Up to 12.5m to top of proposed residential up to 3 storeys
- Primary site access road
- Green Infrastructure (prior to GI Parameter Plan)

**NOTES:**  
 The height parameters set out above are to ridge height and exclude chimneys or flues. The heights for residential development are set from existing ground levels. These have been set at such a level to allow for flexibility to be introduced in the routine and thickness of roof pitches and to take account for groundworks which may be required. Heights throughout the development are expected to deviate with final confirmation for each building confirmed during a subsequent reserved matters application.

All features and areas, except primary access road (subject to detailed design and approval with highways) are subject to a horizontal tolerance of +/- 10m and heights are taken from existing ground level which is subject to a vertical tolerance of +/- 2m.

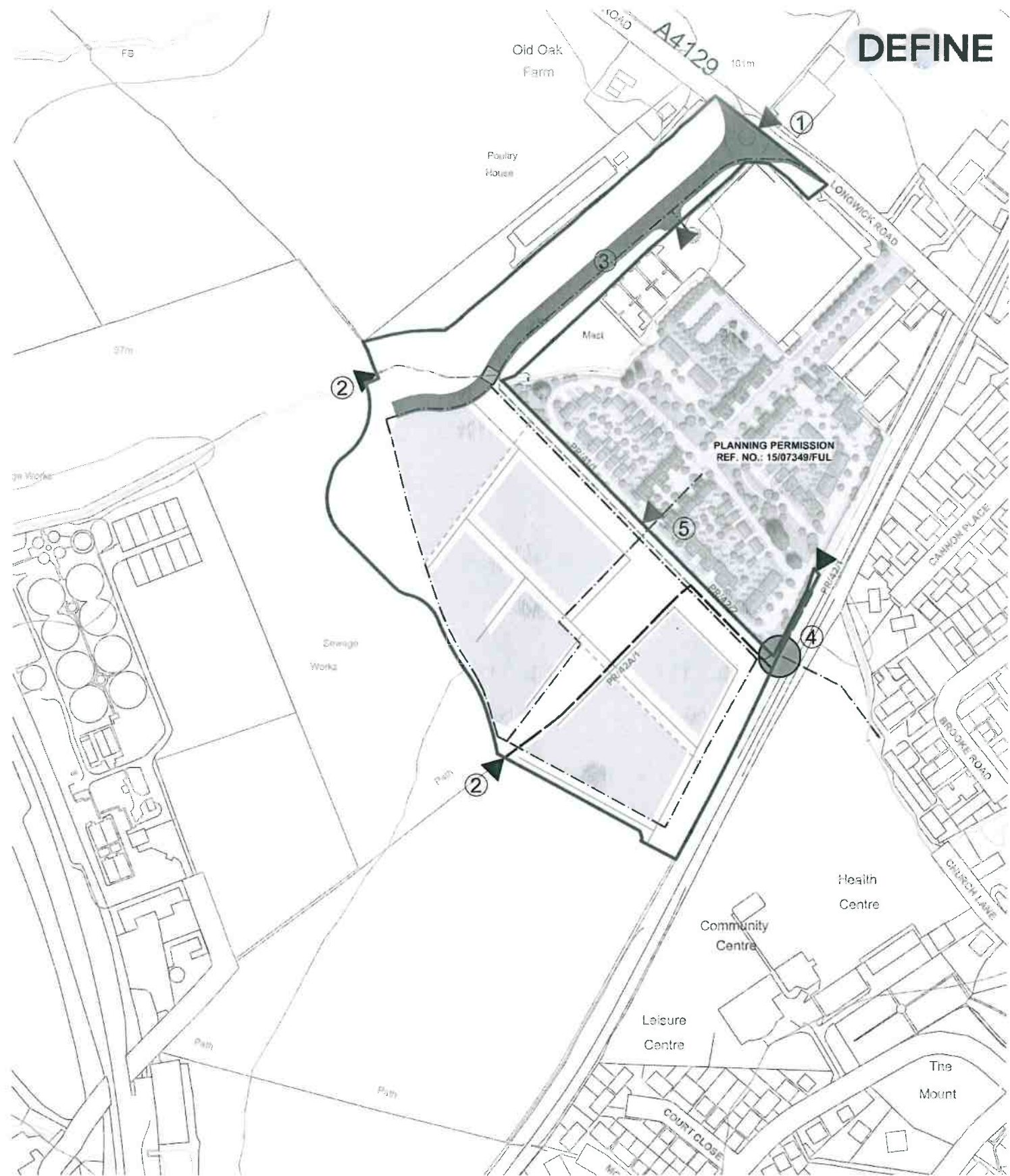
Site area	7.51 Ha
Net Developable Area	3.62 Ha
Infrastructure not included in NDA	0.64 Ha
Public open space/GS/GS	3.35 Ha
up to 150 dwellings @ 41rph (26rph incl. Infrastructure)	

SCALE 1:2,500



Rev	Description	Date
B	Rev	
	DE235_102	Drwg No
	Halsbury Homes	Client
	Princes Risborough	Project
	PMF150 Parameter Plan - Land Use and Heights	Title
	1:2500@A3	Scale





### LEGEND

- Site boundary
- Development parcels
- Primary site access road
- Principal vehicle, pedestrian and cycle access point
- Principal pedestrian and cycle only access point
- Potential access point
- Position of future railway overpass
- Retained public footpath
- Potential re-routed footpaths
- Indicative secondary road

- Indicative pedestrian routes
- Indicative footpath / cycleway
- Indicative pedestrian crossing

\* Only when link road is in operation with the final alignment of the link road to be confirmed.  
 For further details regarding the proposed new junctions, crossing points and bus stops refer to the Transport Assessment.

### KEY MOVEMENT PRINCIPLES

1. Vehicular, pedestrian and cycle access
2. Pedestrian and cycle access
3. Main entrance road (indicative alignment)
4. Facilitation of underpass
5. Potential access through adjacent site

SCALE 1:2,500



Rev	Description	Date
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		Rev
	DE235_103	Dis No
	Halsbury Homes	Client
	Princes Risborough	Project
	Park Mill Farm 150	TIME
	Indicative Movement Plan	
	1:2500@A3	Scale



### LEGEND

- Site boundary
- Development parcels
- Existing woodland / tree canopy to be retained
- Indicative location of Local Enriched Area of Play (LEAP)
- Position of future railway access point
- Strategic open space
- Local open space incl. LEAP
- Drainage requirements within strategic open space

NOTES:  
A total of circa 235 ha of Public Open Space incl. SuDS to be provided on site.

### KEY GREEN PRINCIPLES

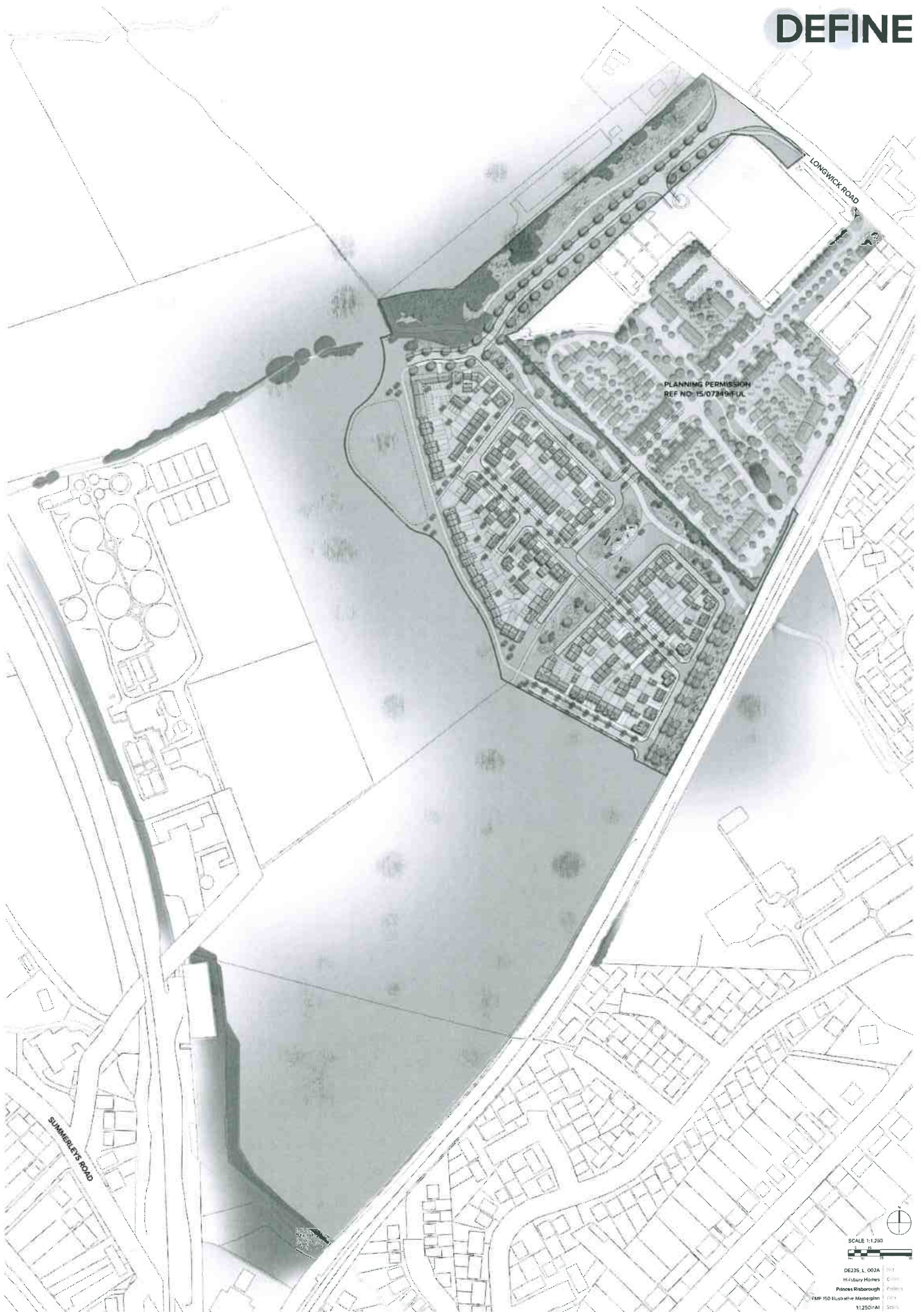
1. Distinctive parkland buffer to railway line (temporarily used for construction of an exit track)
2. Gateway arrival green space
3. Central green zone
4. Green link from Water Park to Longwick

SCALE 1:2,500



Rev	Description	Date
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		Rev
	DE235_104	Drwg No
	Halsbury Homes	Client
	Princes Risborough	Project
	PMF150 Parameter Plan - Green Infrastructure	Title
	1:2500@A3	Scale





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REF NO. 15/07249/FUL