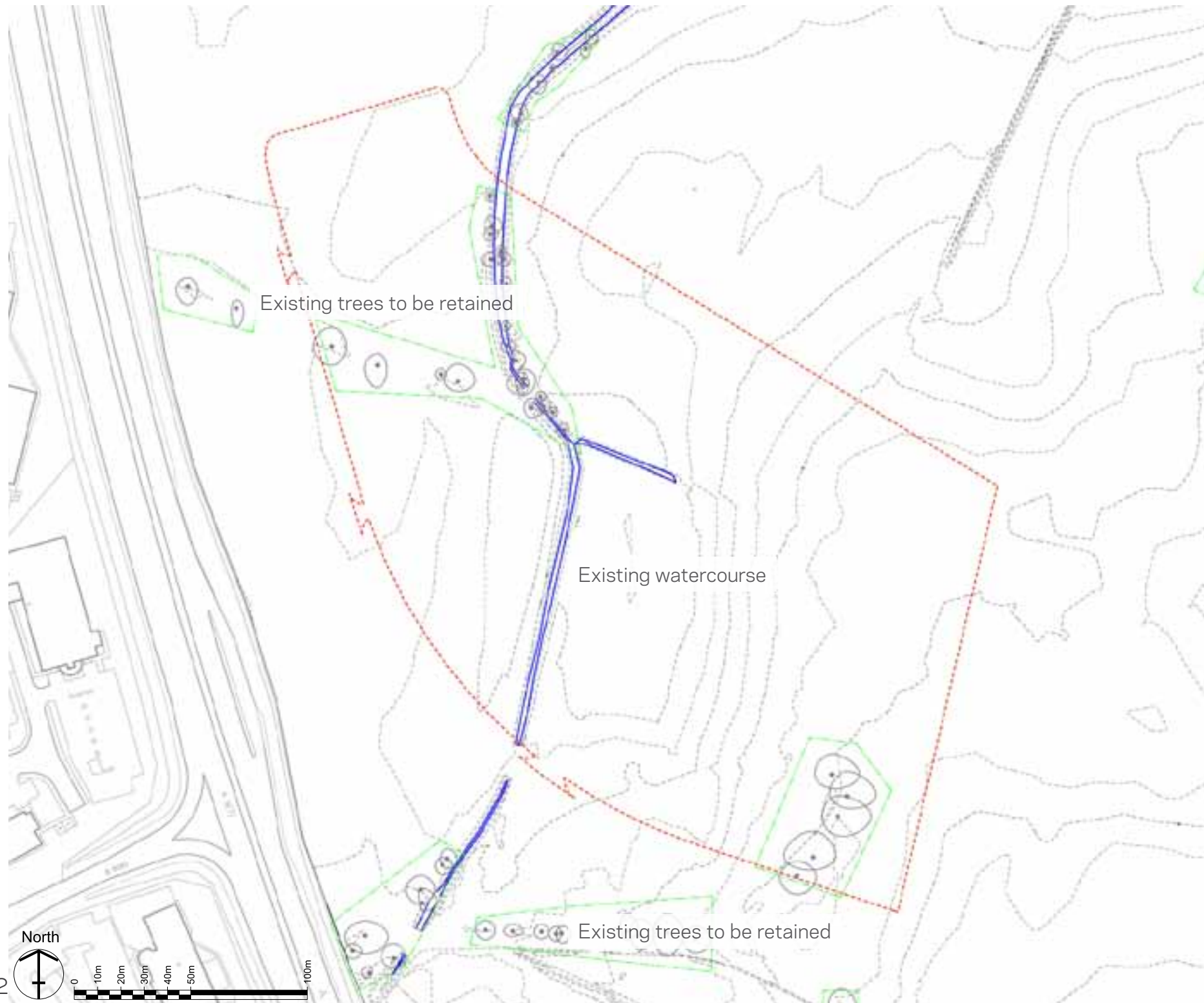


Occupier Plots

**07**

# Plot 1: Summary



Plot in site context

Plot area: 5.51 Ha/ 13.62 Acres

Character area: Inverness College

Design guidance sections: A, I, J, R

Existing watercourse on/adjacent to plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: Generally 3 storeys (12m above adjacent ground level) with some elements up to 5 storeys (20m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 1 Parameters

-  Plot boundary
  -  Build zone
  -  Active frontage
  -  Preferred plot access point
  -  Building entrance zone
  -  Landscape buffer
  -  Existing watercourse buffer
  -  Existing tree zone
  -  Permeable Paving
  -  Hardscape
  -  Parking zone
  -  Pedestrian Plot Access
- Estate elements
-  Estate wall
  -  Estate hedge
  -  Future ped/cycle route



Parameters plan: see next page for guidance breakdown

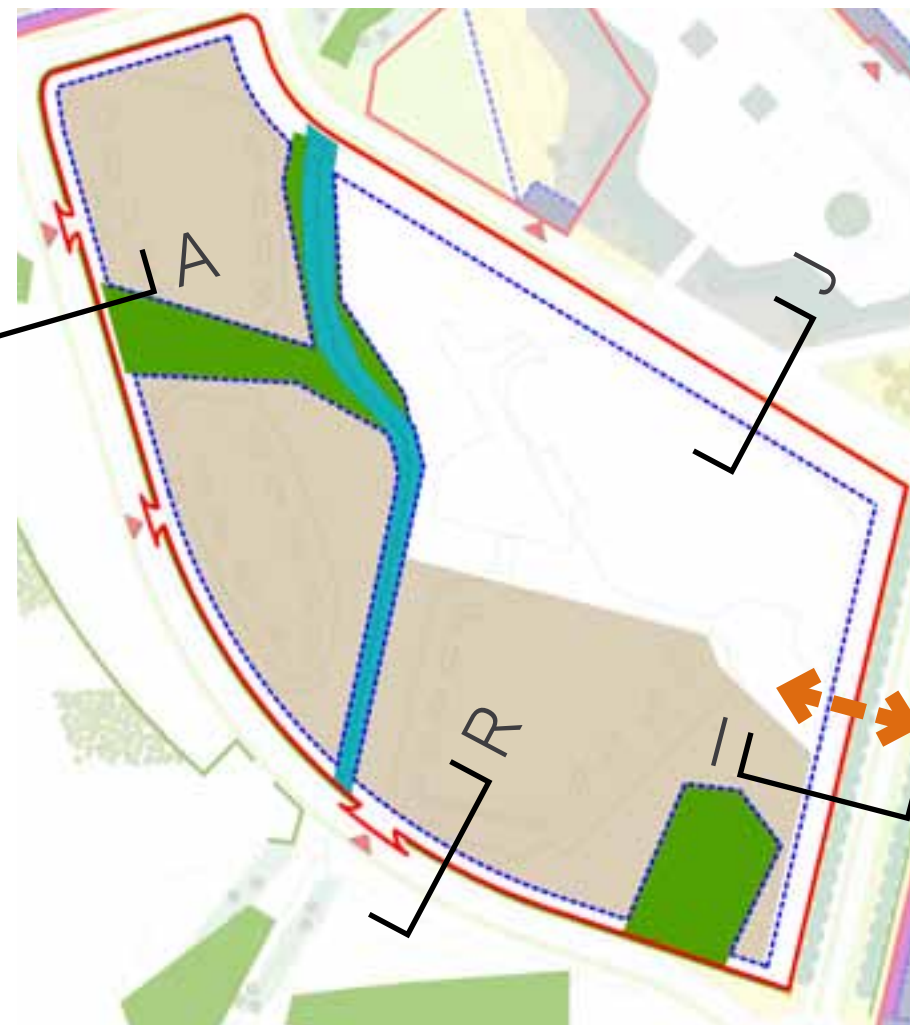
# Plot 1: Plot guidance



Build zone and active frontages



Boundaries and relevant sections



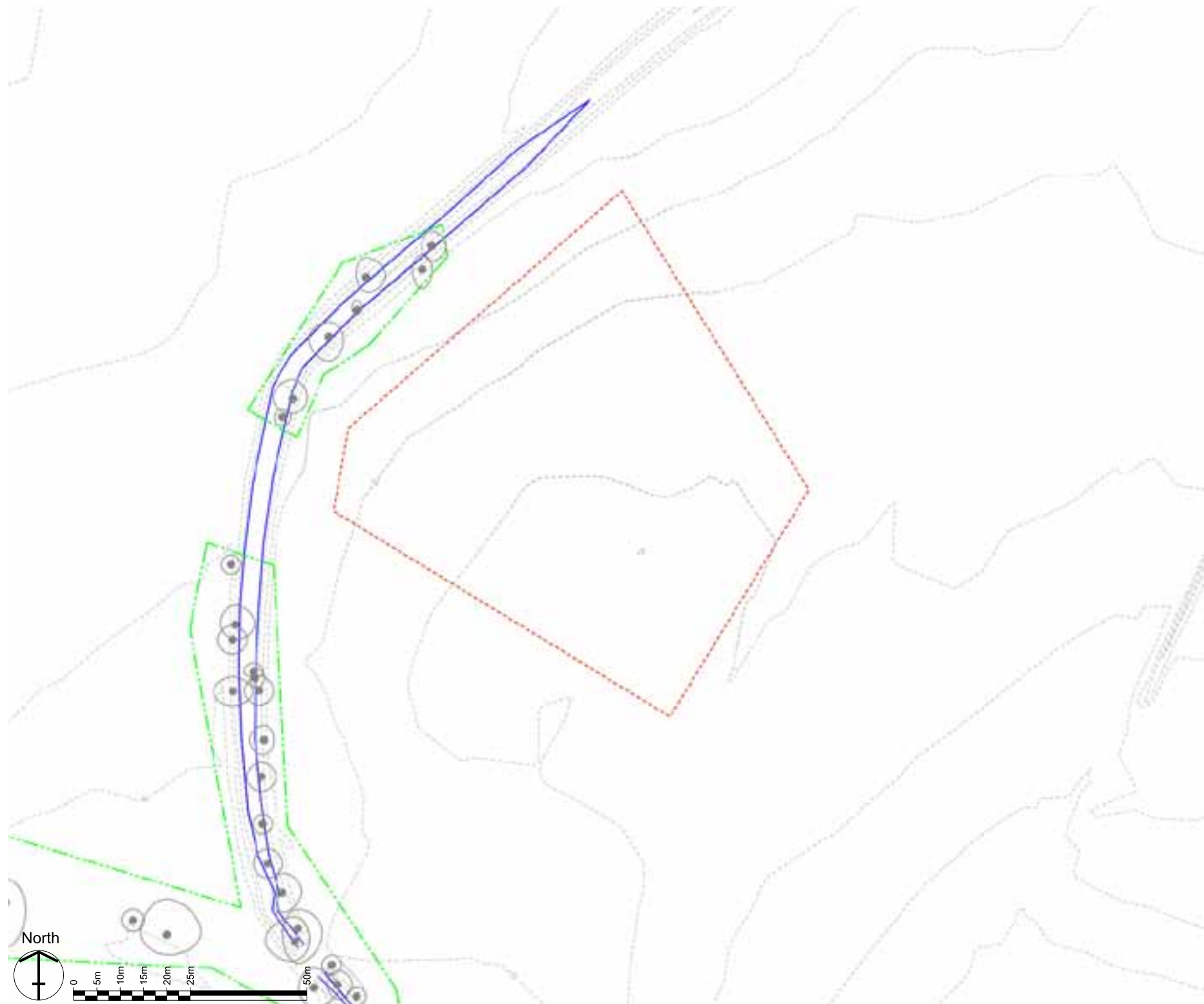
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- avoid construction which impacts on the existing boundaries along the existing watercourse running through the plot



# Plot 2: Summary



Plot in site context

Plot area: 0.57 Ha / 1.41 Acres

Character area: Campus Green

Existing watercourse on/adjacent to plot: Yes

Future public route through plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storeys (8m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.

# Plot 2: Plot guidance

	Plot boundary		Landscape buffer		Parking zone
	Build zone		Existing watercourse buffer		Estate elements
	Active frontage		Existing tree zone		Estate wall
	Preferred plot access point		Permeable Paving		Estate hedge
	Building entrance zone		Hardscape		Future ped/cycle route
					Setback

## Parameters plan



Due to the unique location of the plot within the Campus Green character area, defining specific design guidelines in the same manner as the other plots is not appropriate. Any proposed building should be designed to carefully integrate with the special landscape setting and the desire to create a distinctive heart to the Campus. On-plot parking will be limited to use for disabled, dropoff, servicing and visitors only, subject to sensitive landscape treatment

It is envisaged that proposals for this plot will receive an additional level of design review to ensure it adheres and contributes to the principles of the masterplan.

### Development **must**

- integrate with the central SuDS/water feature and surrounding landscape

# Plot 3: Summary



Plot in site context

Plot area: 0.98 Ha / 2.42 Acres

Character area: Satellite Buildings

Design guidance sections: F, K, L, M

Existing watercourse on/adjacent to plot: No

Future public route through plot: Yes

Existing trees on/adjacent to plot: No

Maximum Building Height: 2 storeys (8m above adjacent ground level)

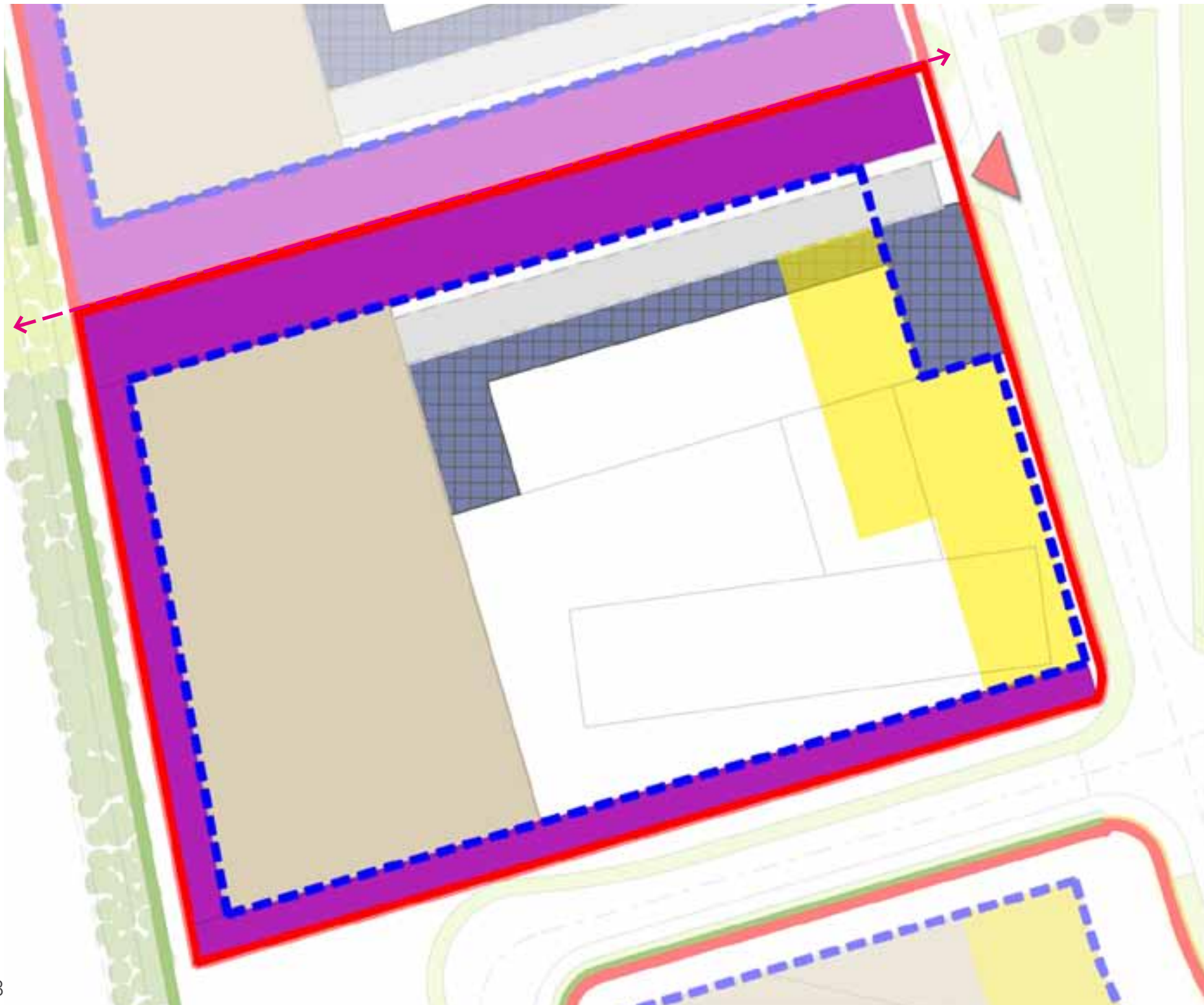
Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



# Plot 3 Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Plot identity



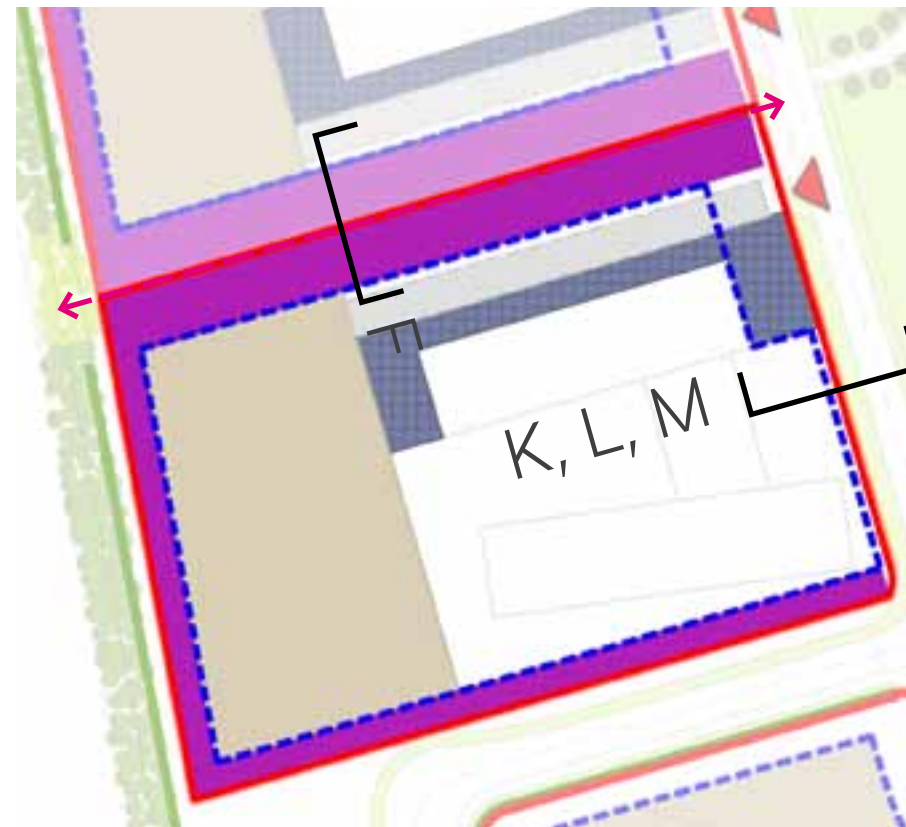
# Plot 3: Plot guidance



## Build zone and active frontages



## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park central landscape area
- arrange car parking along boundary generally to west

# Plot 4: Summary



Plot area: 0.95 Ha / 2.35 Acres

Character area: Satellite Buildings

Design guidance sections: D, F, K, L, M

Existing watercourse on/adjacent to plot: No

Future public route through plot: Yes

Existing trees on/adjacent to plot: No

**Maximum Building Height: 2 storeys (8m above adjacent ground level)**

Building Heights refer to approved planning information (see appendix)

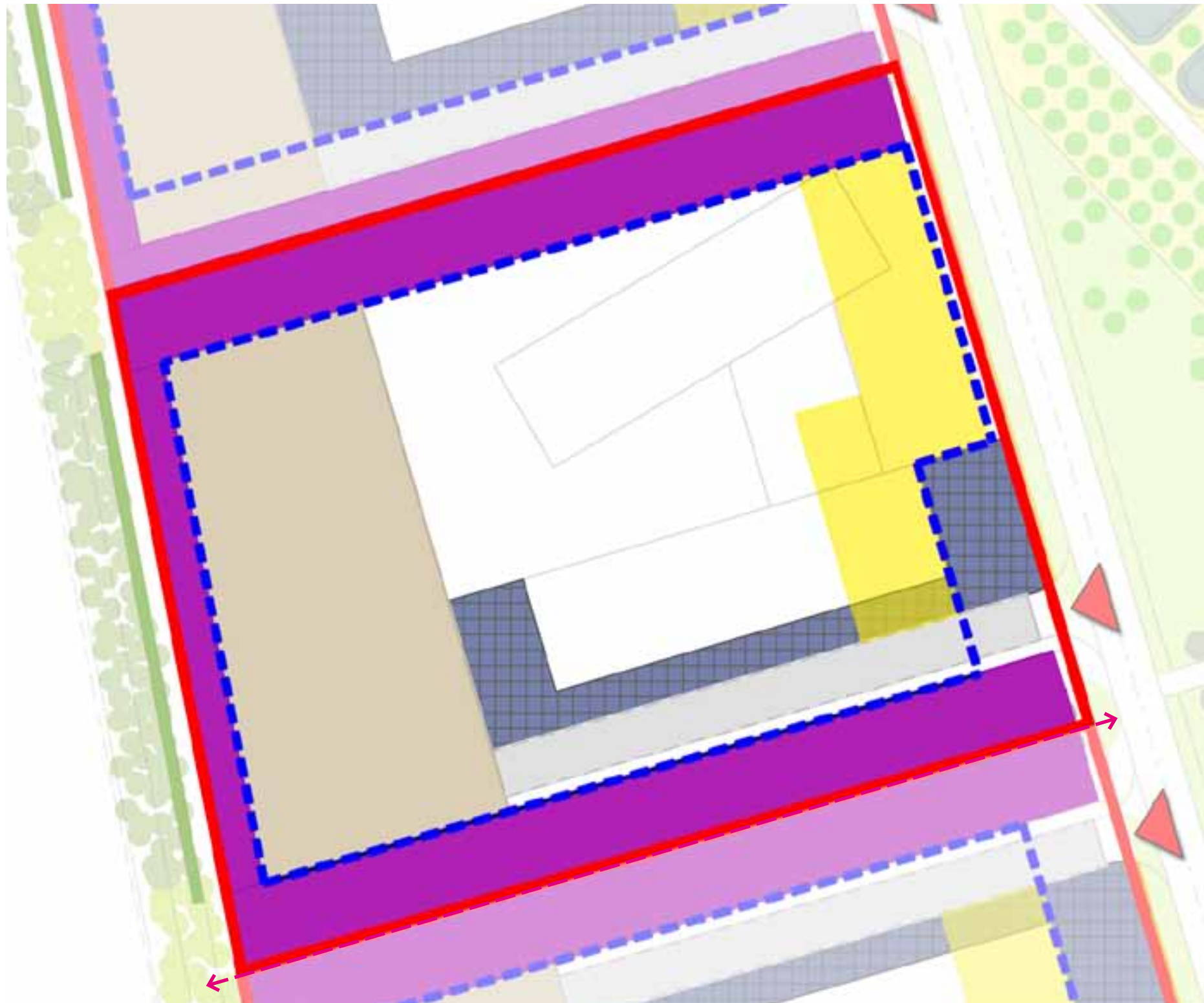
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 4: Parameters

- |   |                             |   |                             |   |                                   |
|---|-----------------------------|---|-----------------------------|---|-----------------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone                      |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements                   |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall                       |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge                      |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route<br>Setback |



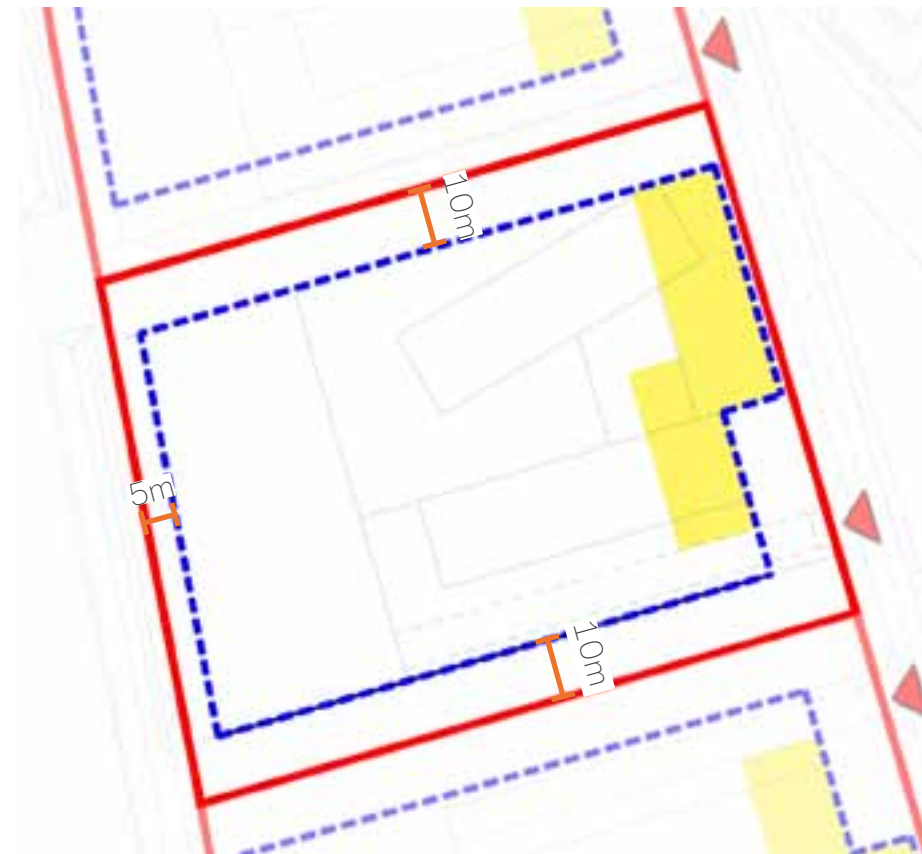
Parameters plan: see next page for guidance breakdown



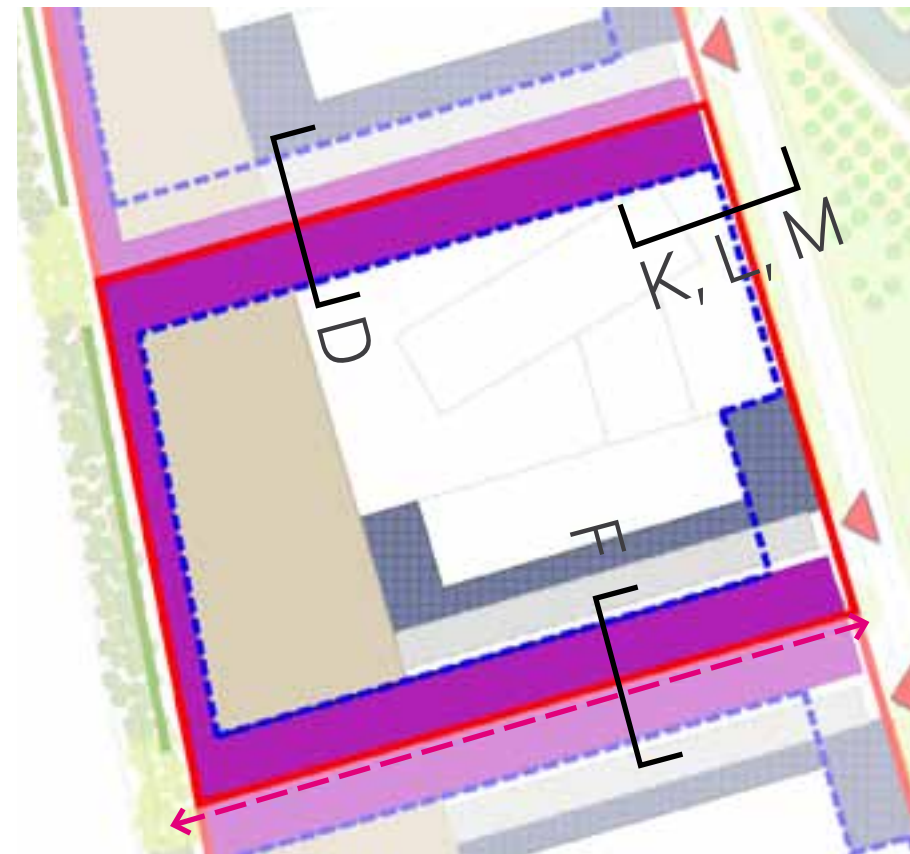
# Plot 4: Plot guidance



Build zone and active frontages



Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park central landscape area
- arrange car parking along boundary generally to west



# Plot 5: Summary



Plot area: 0.93 Ha / 2.30 Acres

Character area: Satellite Buildings

Design guidance sections: D, K, L, M

Existing watercourse on/adjacent to plot: No

Future public route through plot: No

Existing trees on/adjacent to plot: No

**Maximum Building Height: 2 storeys (8m above adjacent ground level)**

Building Heights refer to approved planning information (see appendix)

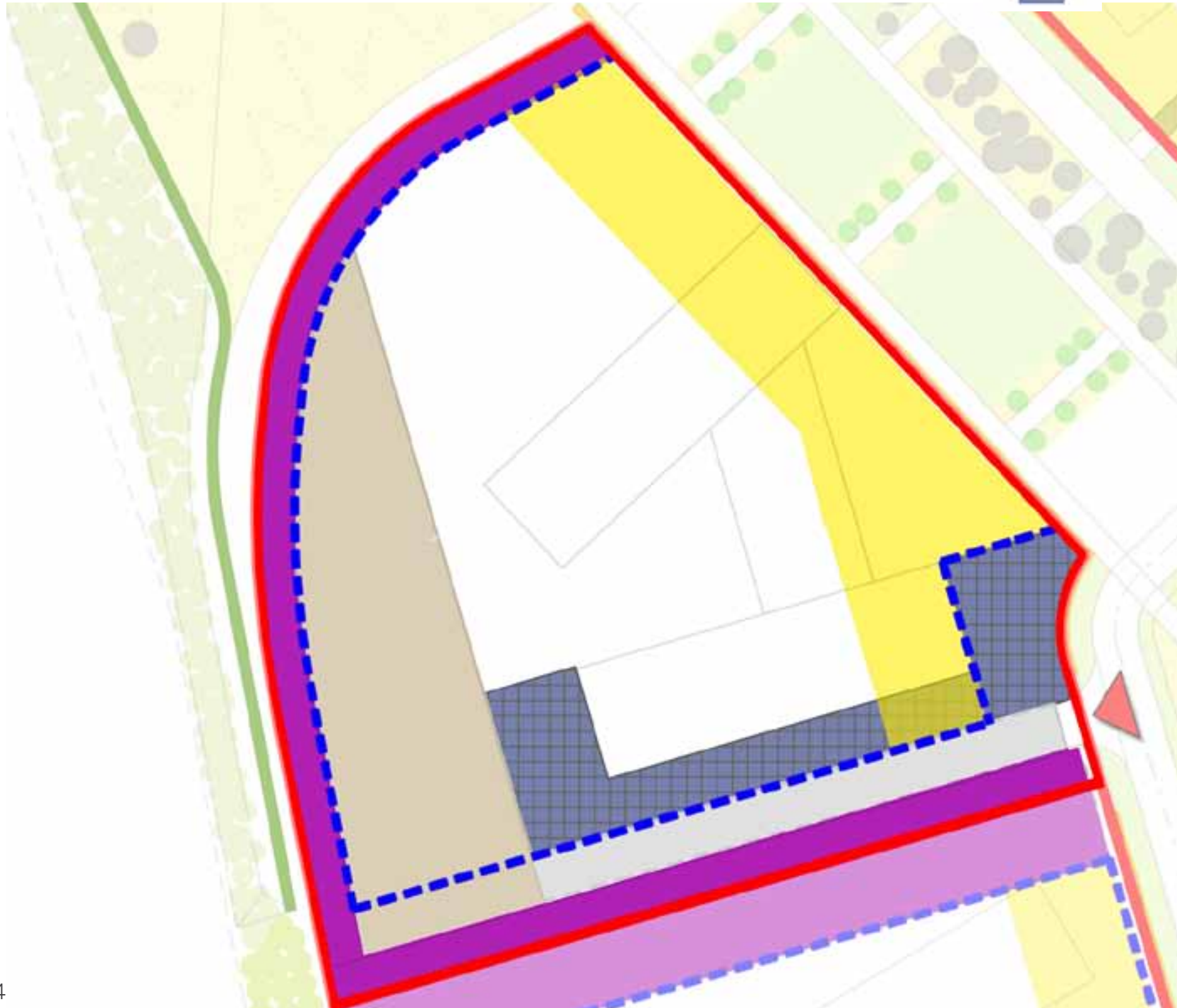
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 5: Parameters

-  Plot boundary
-  Landscape buffer
-  Parking zone
-  Build zone
-  Existing watercourse buffer
-  Estate elements
-  Active frontage
-  Existing tree zone
-  Estate wall
-  Preferred plot access point
-  Permeable paving
-  Estate hedge
-  Building entrance zone
-  Hardscape
-  Future ped/cycle route
-  Setback



Plot identity



# Plot 5: Plot guidance



Build zone and active frontages



Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park central landscape area
- arrange car parking along boundary generally to west

# Plot 6: Summary



Plot 6 Area: 0.34 Ha / 0.84 Acres

Character area: Residential / Business Quarter (Future Expansion)

Design guidance sections: B

Existing watercourse on/adjacent to plot: No

Future public route through plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 3 storeys (9m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



# Plot 6: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Parameters plan: see next page for guidance breakdown

Plot identity



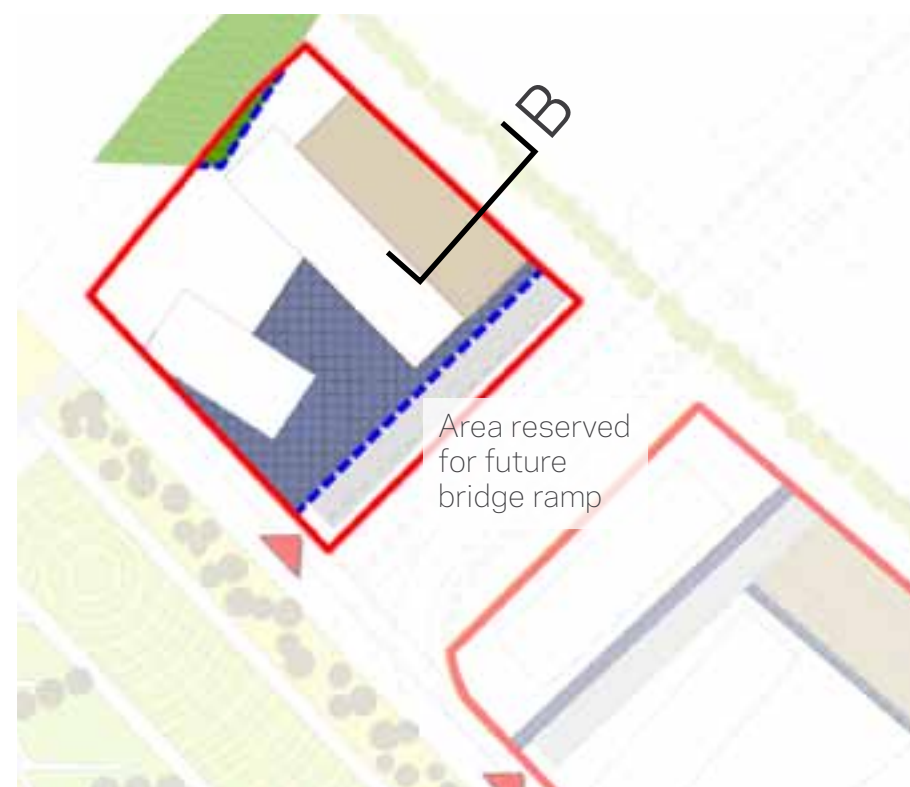
# Plot 6: Plot guidance



## Build zone



## Boundaries and relevant sections



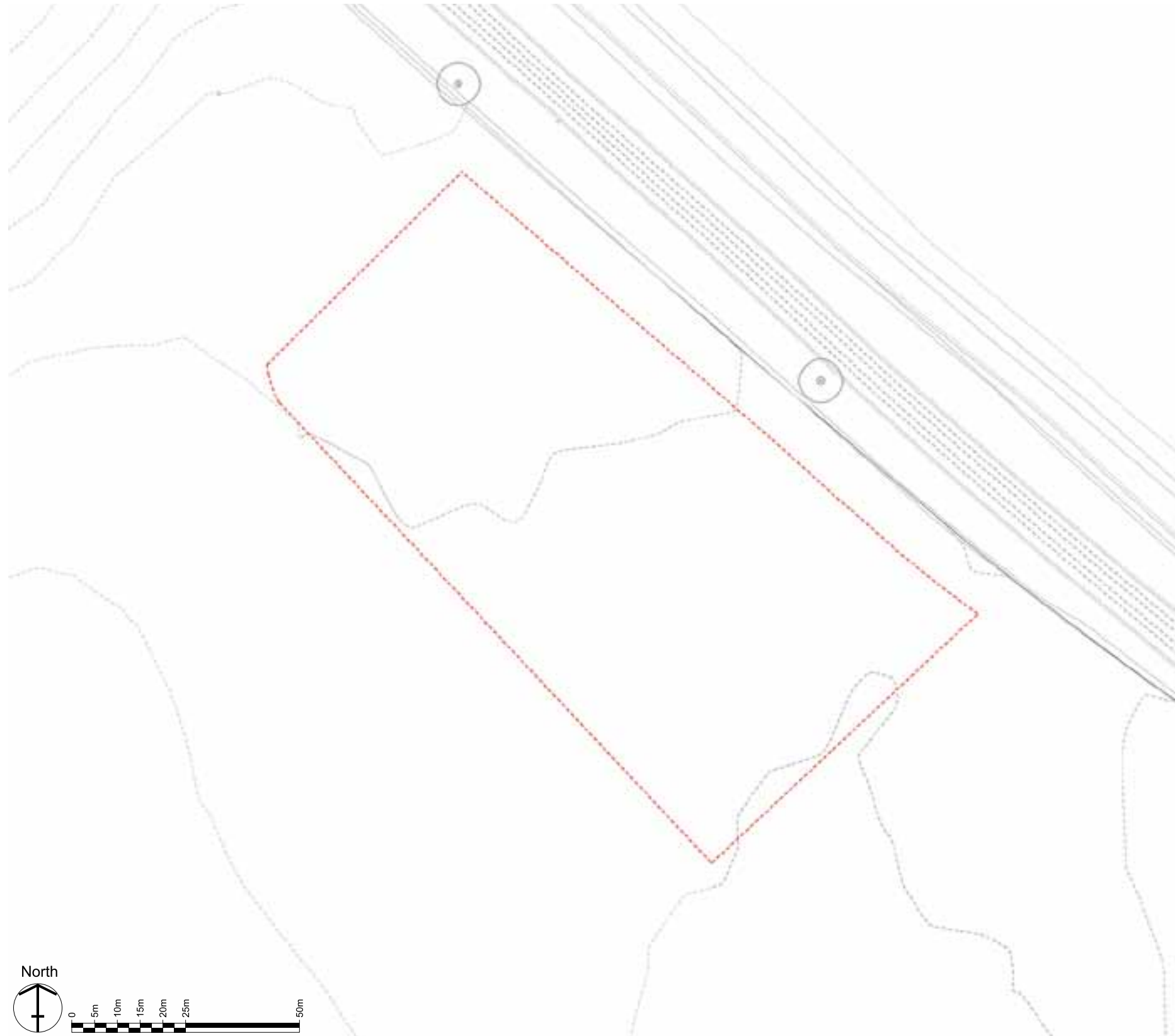
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- allow for a future pedestrian/cycle route through the plot in the general position as marked
- construct all residential streets as shared surfaces
- adhere to the principles of the layout indicated on the Campus Masterplan in terms of building scale, grain and orientation and the general pattern of streets and routes



# Plot 7: Summary



Plot in site context

Plot 7 Area: 0.96 Ha / 2.37 Acres

Character area: Residential / Business Quarter

Design guidance sections: B, P

Existing watercourse on/adjacent to plot: No

Future public route through plot: Yes

Existing trees on/adjacent to plot: No

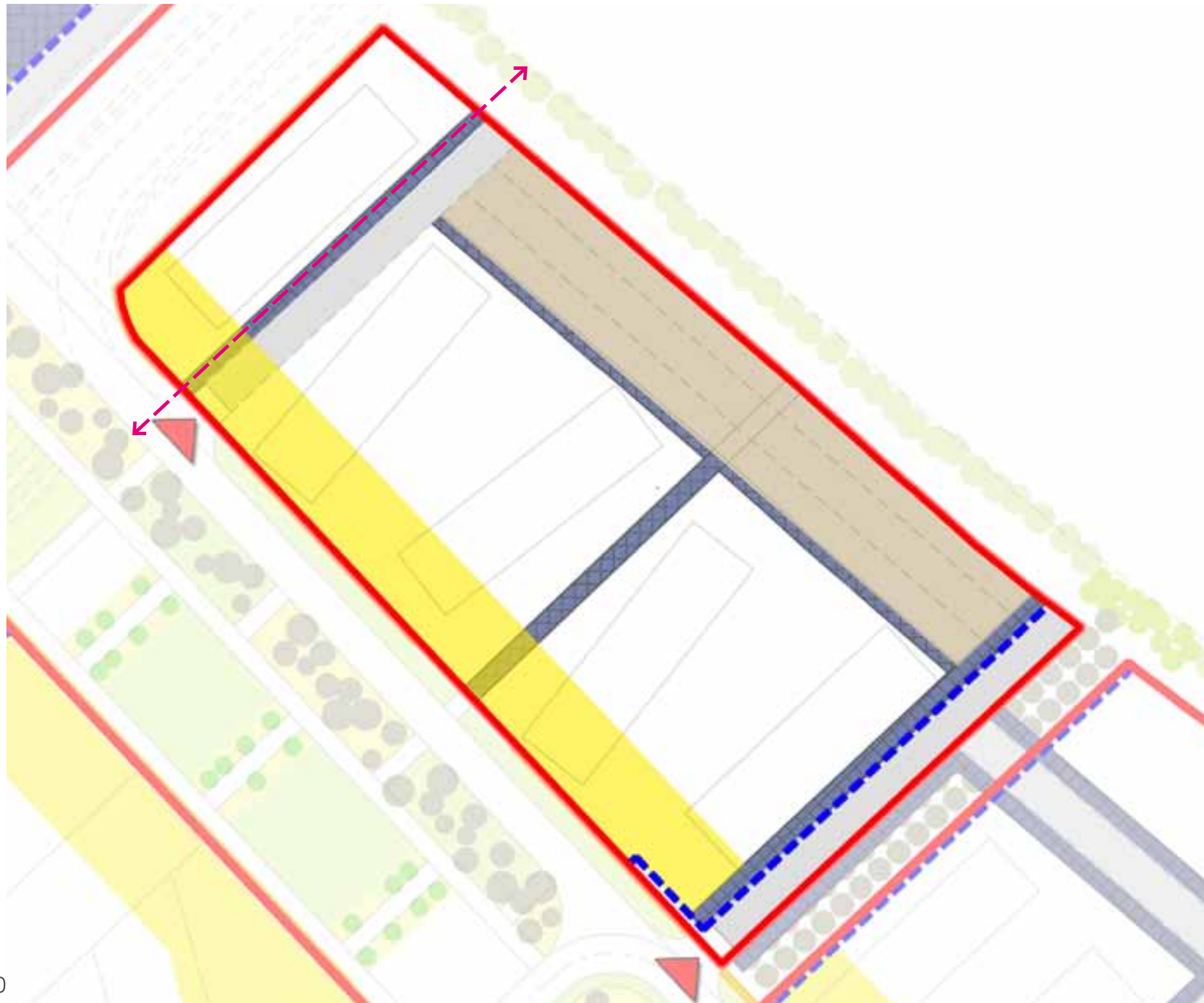
Maximum Building Height: 3 storeys (9m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.

# Plot 7: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Plot identity



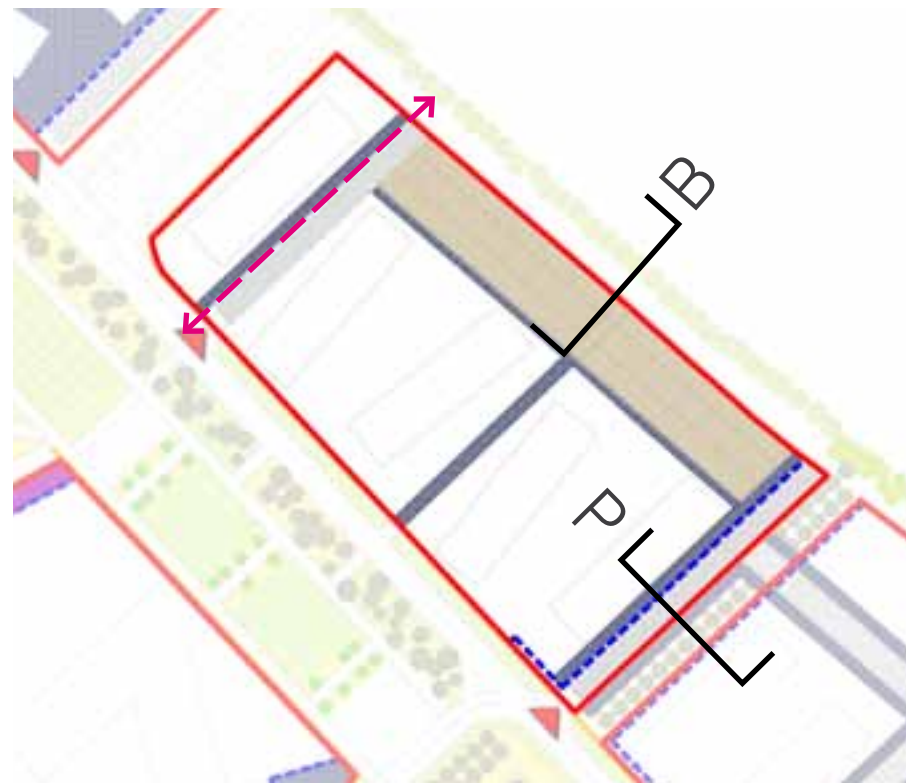
# Plot 7: Plot guidance



## Build zone



## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- allow for a future pedestrian/cycle route through the plot in the general position as marked
- construct all residential streets as shared surfaces
- adhere to the principles of the layout indicated on the Campus Masterplan in terms of building scale, grain and orientation and the general pattern of streets and routes

# Plot 8: Summary



Plot 8 Area: 0.83 Ha / 2.05Acres

Character area: Residential / Business Quarter

Design guidance sections: B, P, S

Existing watercourse on/adjacent to plot: No

Future public route through plot: Yes

Existing trees on/adjacent to plot: No

Maximum Building Height: 3 storeys (9m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

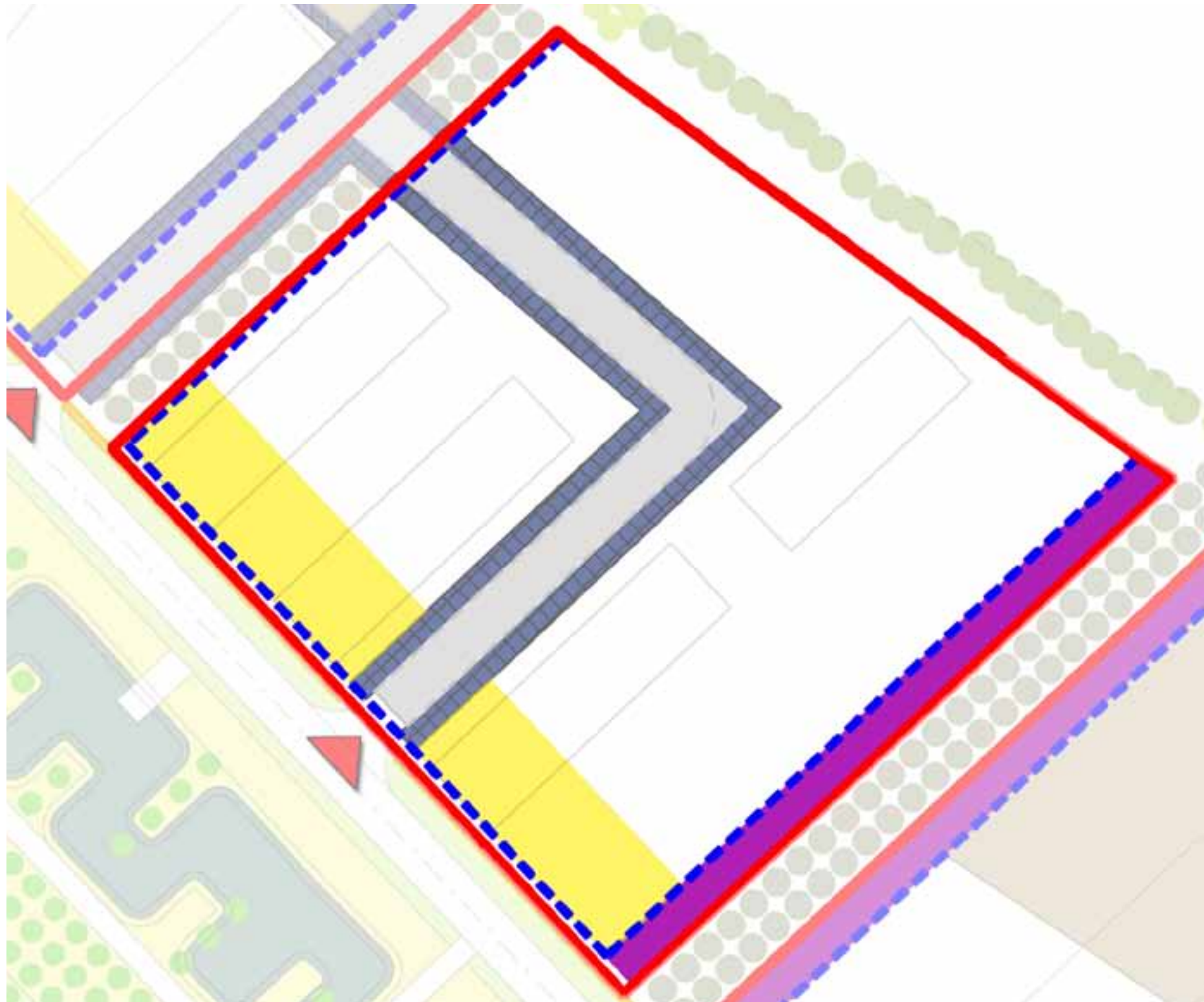
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 8: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Parameters plan: see next page for guidance breakdown



Plot identity



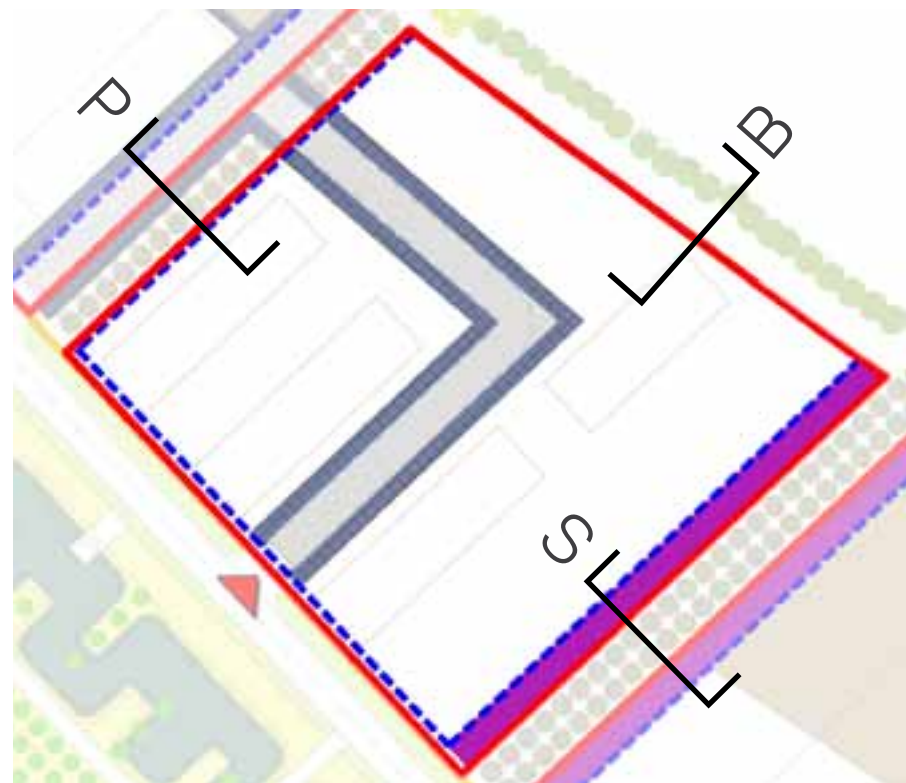
# Plot 8: Plot guidance



## Build zone



## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- allow for a future pedestrian/cycle route through the plot in the general position as marked
- construct all residential streets as shared surfaces
- adhere to the principles of the layout indicated on the Campus Masterplan in terms of building scale, grain and orientation and the general pattern of streets and routes



# Plot 9: Summary



Plot in site context

Plot area: 0.93 Ha / 2.30 Acres

Character area: Satellite Buildings

Design guidance sections: B, E, K, L, M, S

Existing watercourse on/adjacent to plot: Yes

Future public route through plot: Yes  
Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storeys (8m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

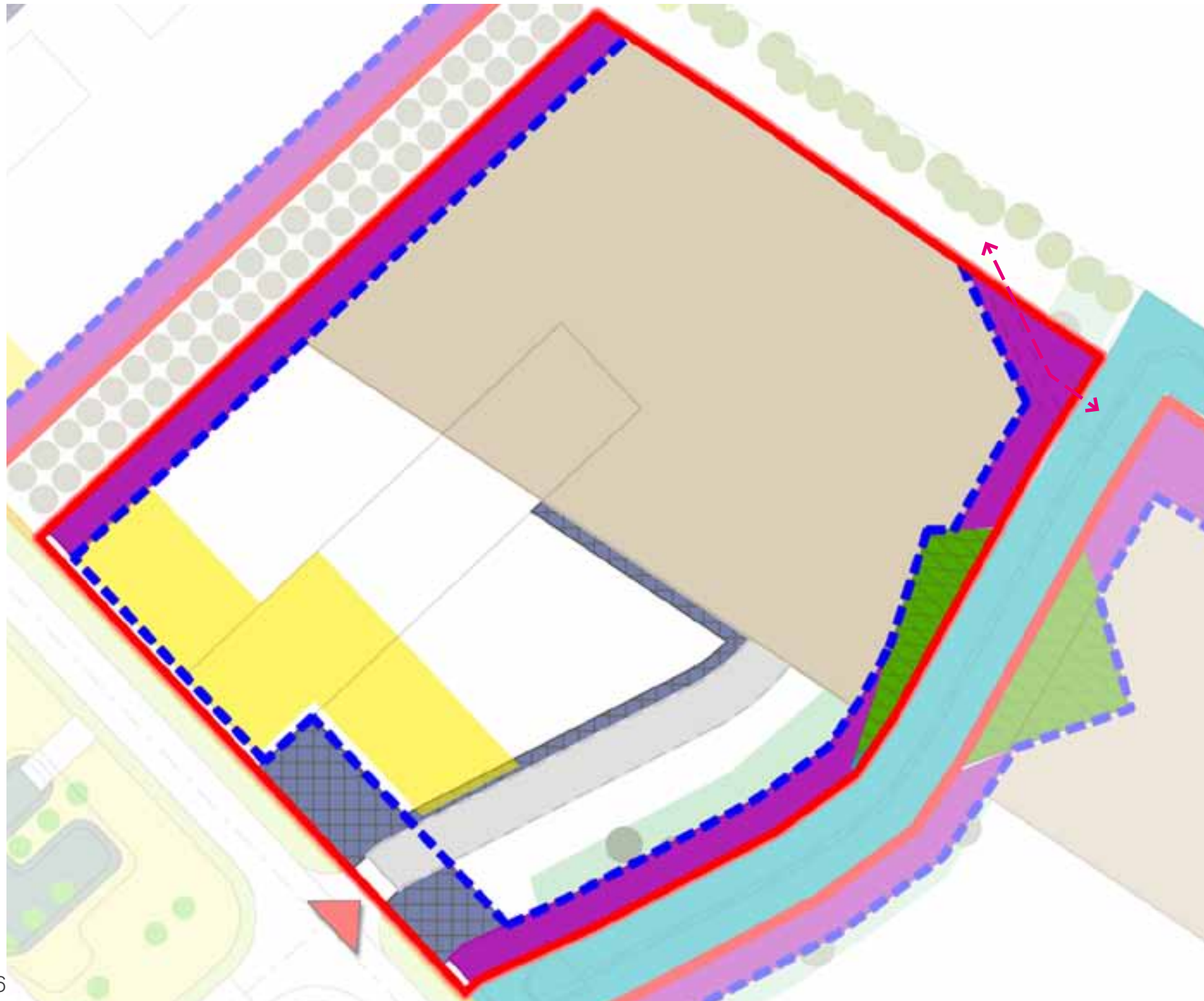
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 9: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Plot identity



# Plot 9: Plot guidance



Build zone and active frontages



Boundaries and relevant sections

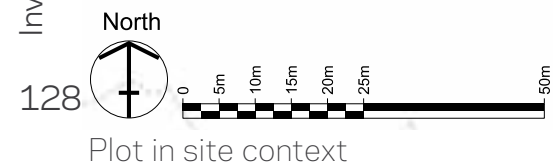


Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east

# Plot 10: Summary



Plot area: 1.35 Ha / 3.34 Acres

Character area: Satellite Buildings

Design guidance sections: B, E, K, L, M

Existing watercourse on/adjacent to plot: Yes

Future public route through plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 5 storeys (20m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 10: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Parameters plan: see next page for guidance breakdown



Plot identity



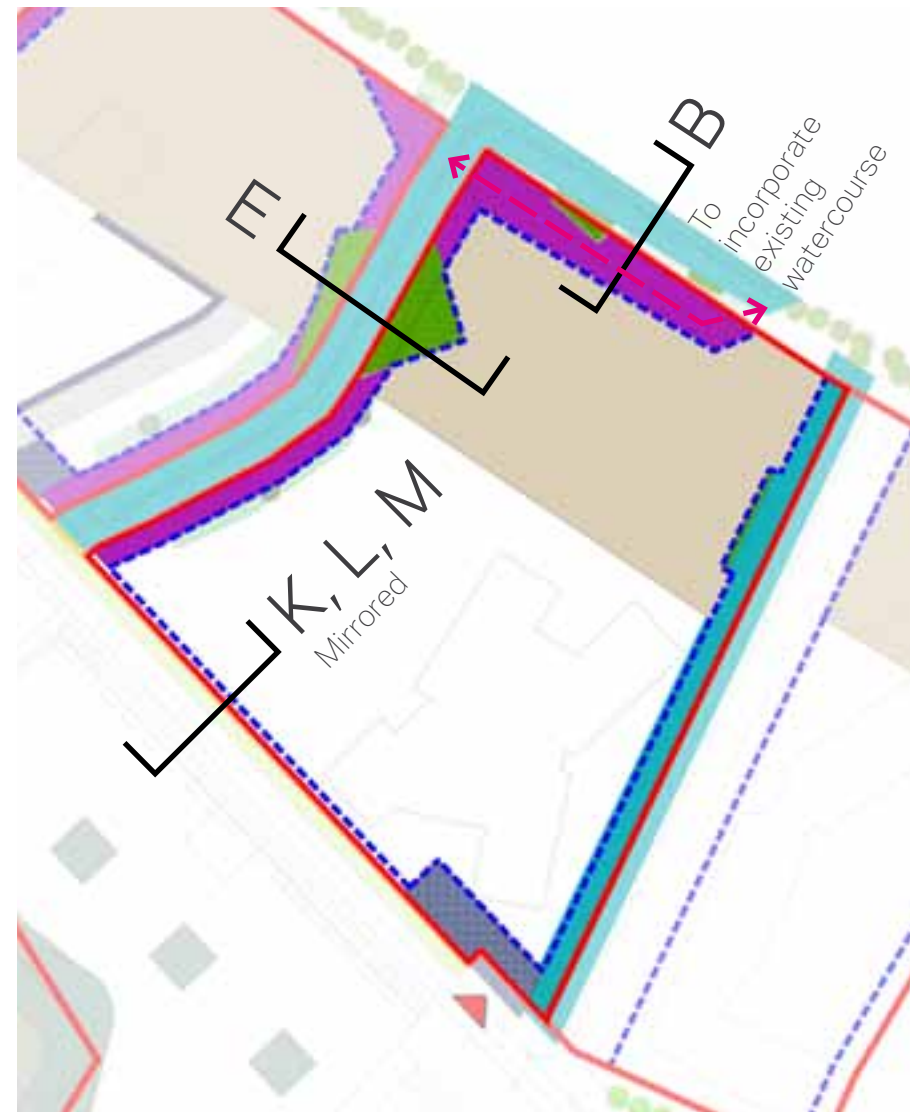
# Plot 10: Plot guidance



## Build zone and active frontages



## Boundaries and relevant sections



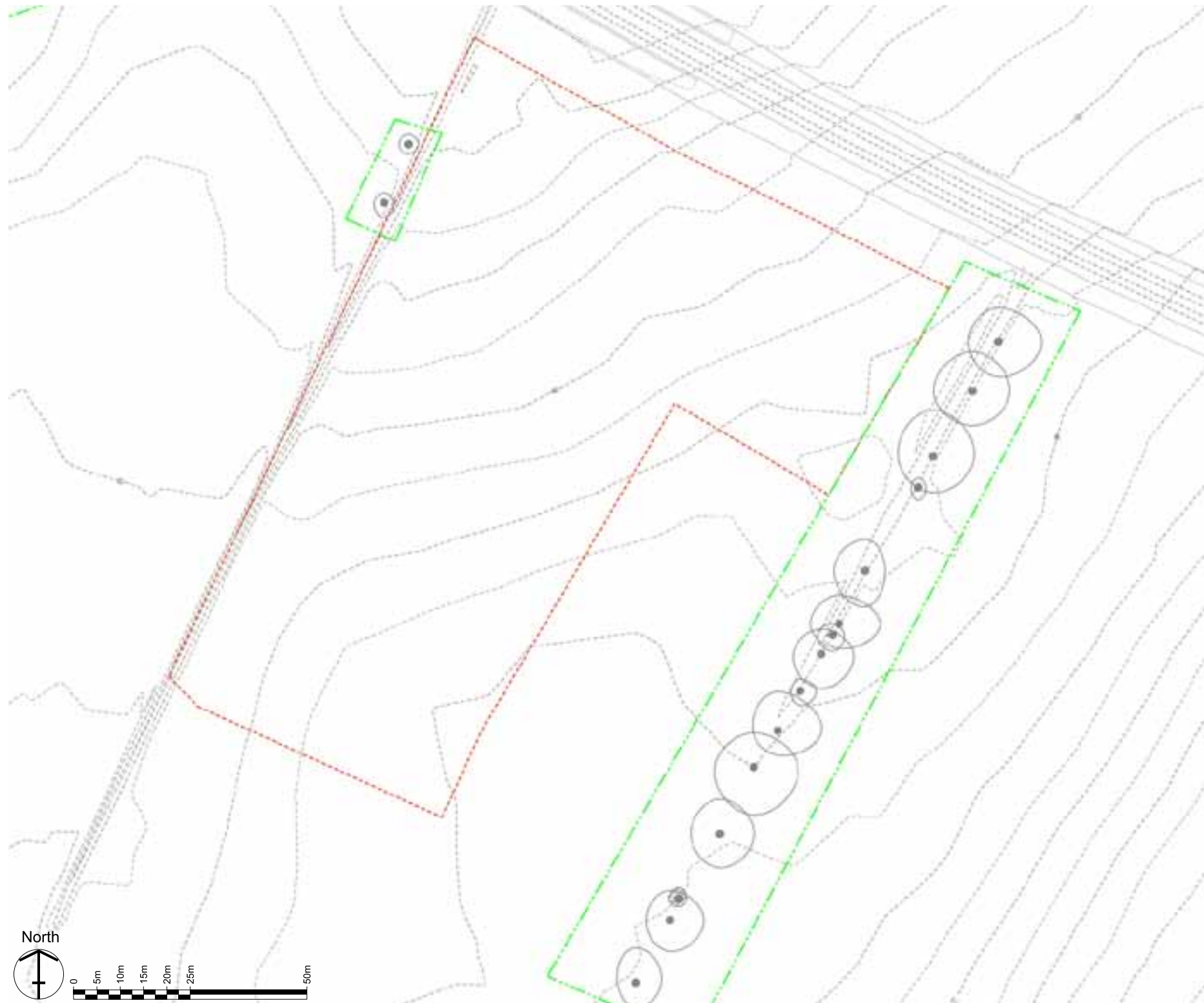
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east



# Plot 11: Summary



Plot area: 1.15 Ha / 2.84 Acres

Character area: Satellite Buildings

Design guidance sections: B, C, K, L, M

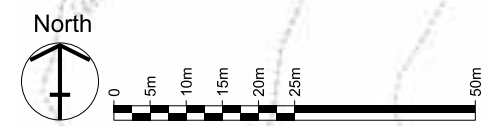
Future public route through plot: No

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 5 storeys (20m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.

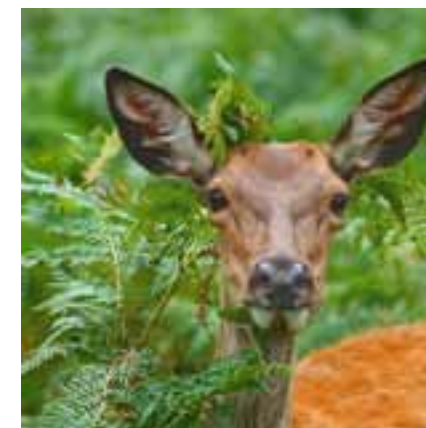
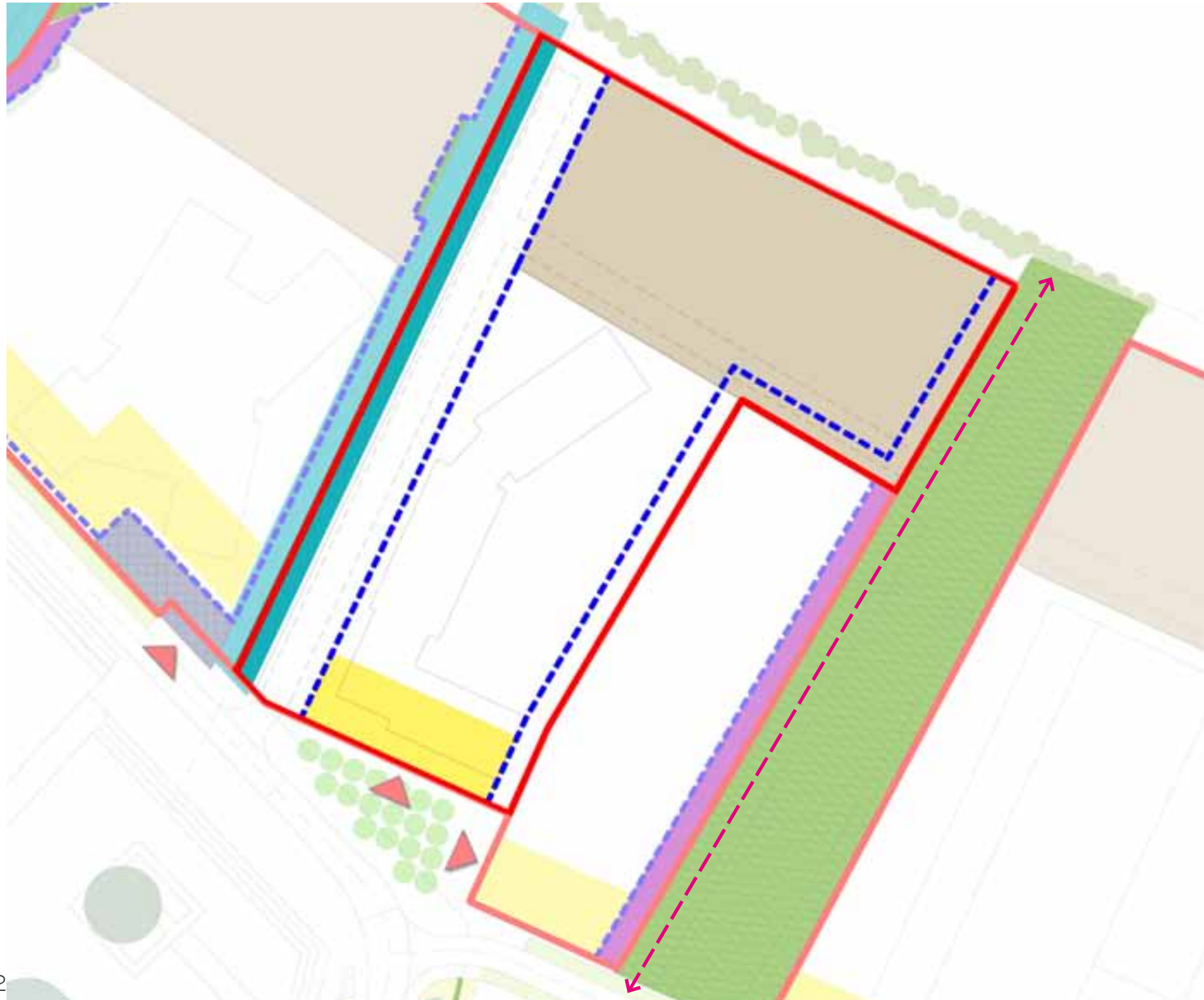


Plot in site context



# Plot 11: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Plot identity



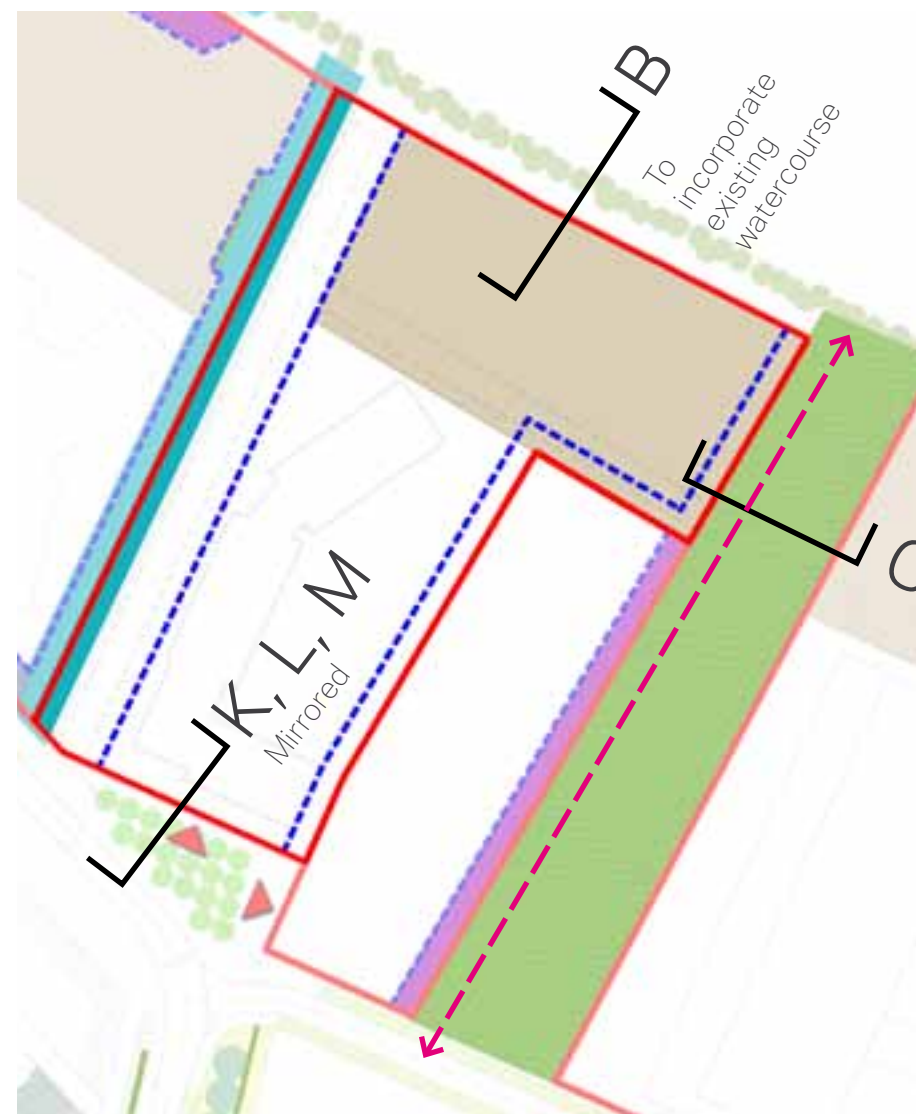
# Plot 11: Plot guidance



## Build zone and active frontages



## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east

# Plot 12



Plot Area: 0.42 Ha / 1.04 acres

Character area: Satellite Buildings

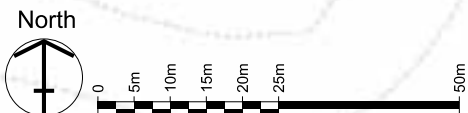
Design guidance sections: C

Future public route through plot: No

Existing trees on/adjacent to plot: Yes

Building Heights refer to approved planning information (see appendix)

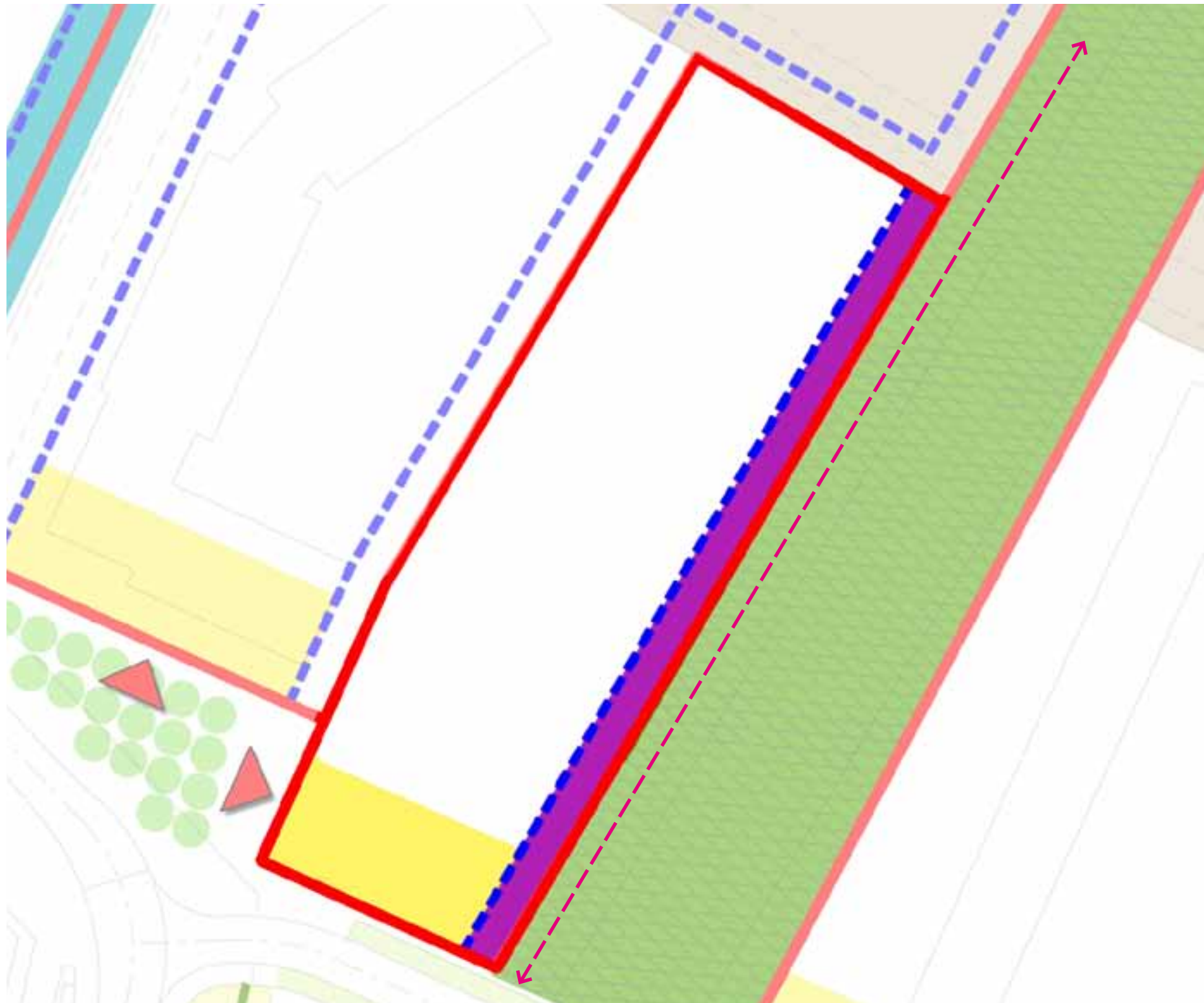
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



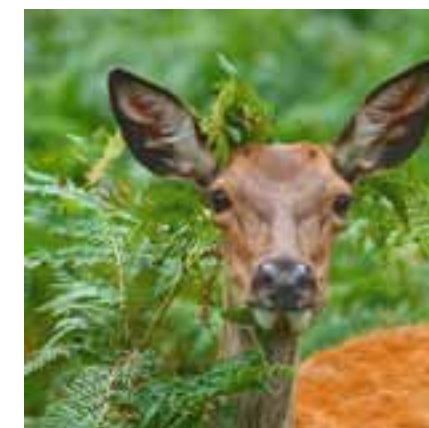


# Plot 12: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Parameters plan: see next page for guidance breakdown



Plot identity



# Plot 12: Plot Guidance



Build zone and active frontages



Boundaries and relevant sections



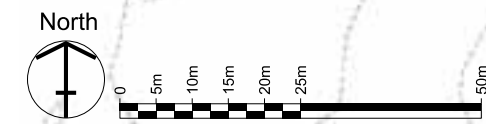
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east



# Plot 11 + 12



Plot in site context

Plot 12 has been designated as potential expansion area for Plot 11. In the event that the two plots are combined the following guidance will supercede the previous pages.

Plot Area: 1.57 Ha / 3.88 acres

Character area: Satellite Buildings

Design guidance sections: B, C, K, L, M

Future public route through plot: No

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 5 storeys (20m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.

# Plot 11 + 12: Plot Guidance

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



Plot identity



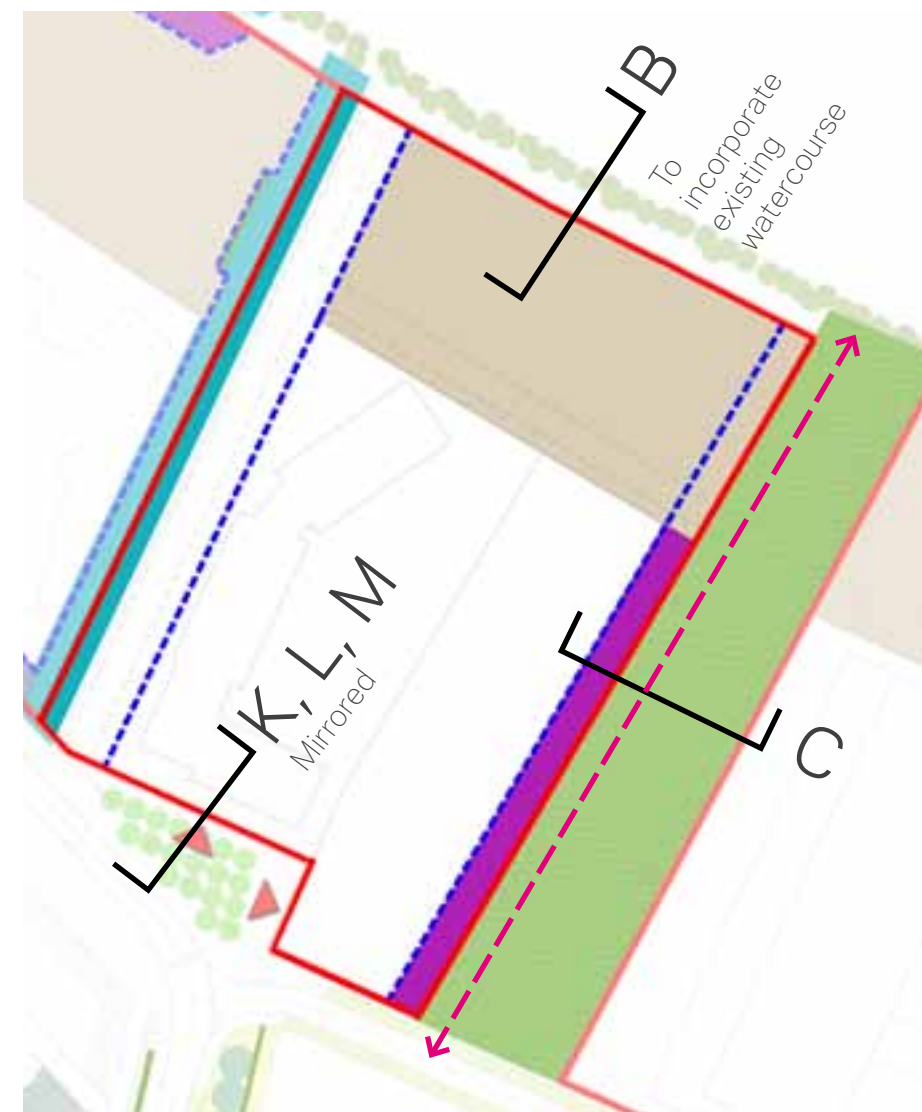
# Plot 11 + 12: Plot Guidance



Build zone and active frontages



Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to Beechwood Park/Campus Green central landscape area
- arrange car parking along railway boundary to north-east

# Plot 13: Summary



Plot in site context



Plot area: 3.31 Ha / 8.18 Acres

Character area: Sports Facilities - To be used as temporary car parking until development

Design guidance sections: B, C, K, L, M, Q

Future public route through plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storeys (10m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.





# Plot 13: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



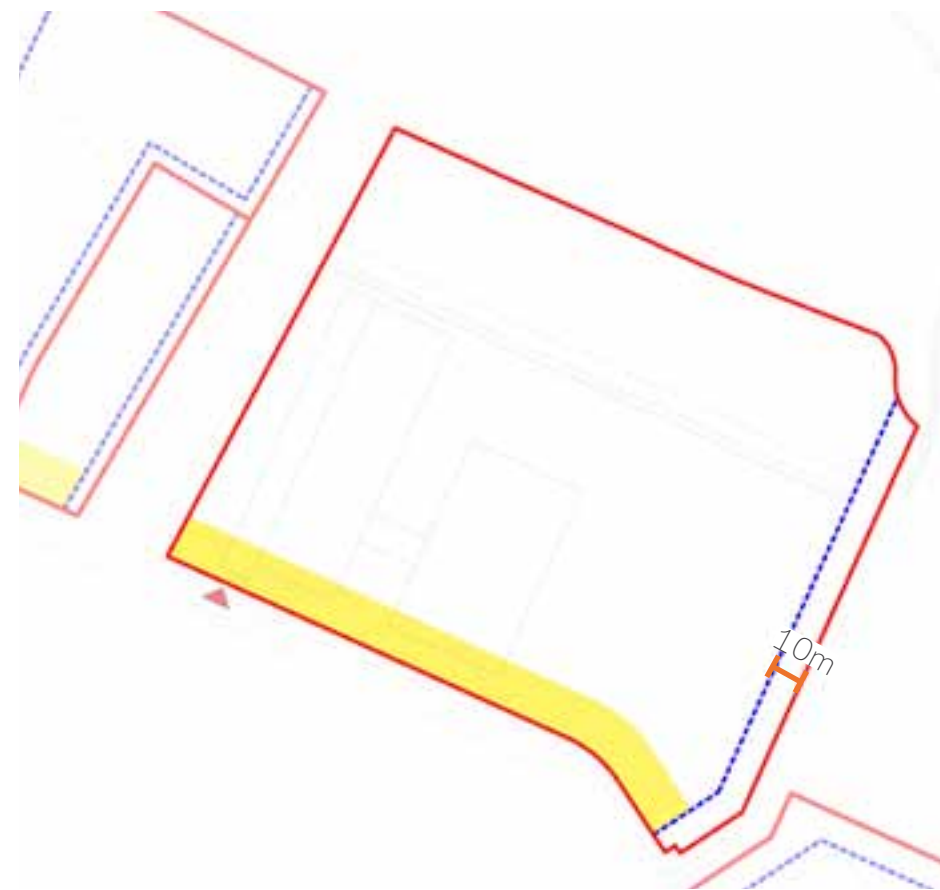
Parameters plan: see next page for guidance breakdown

Plot identity

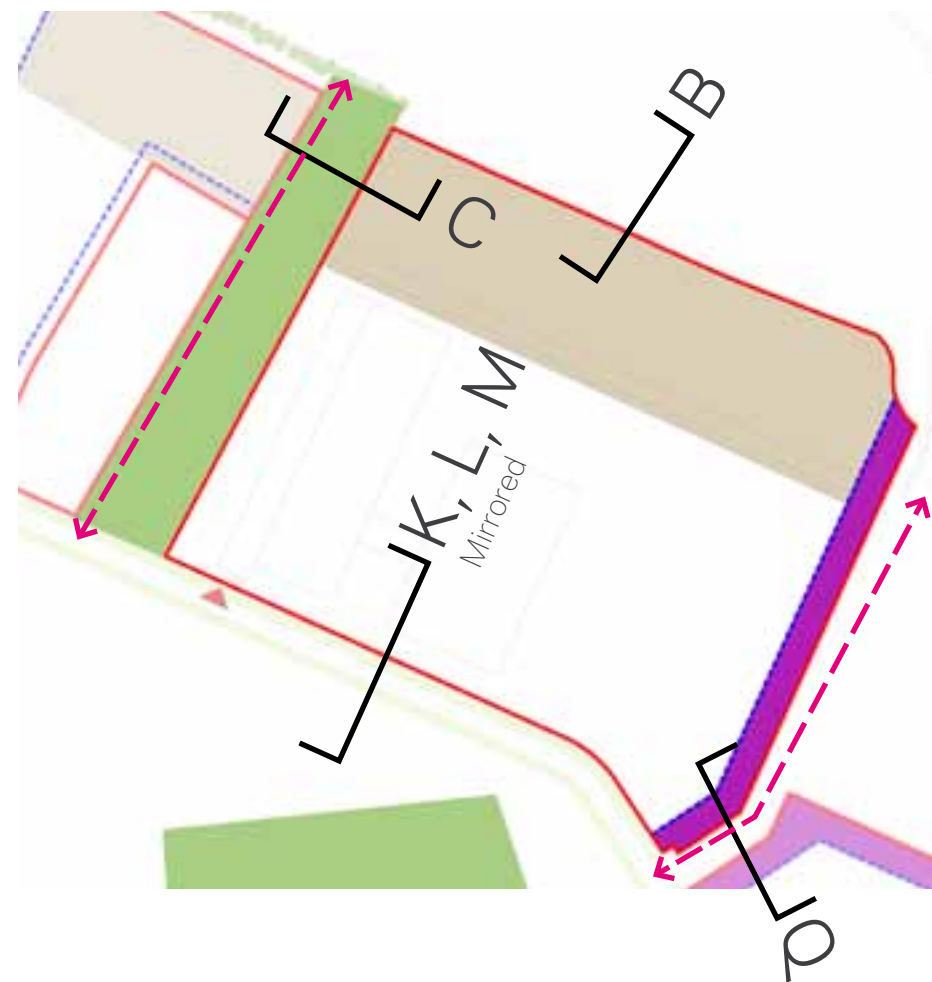
# Plot 13: Plot guidance



Build zone and active frontages



Boundaries and relevant sections



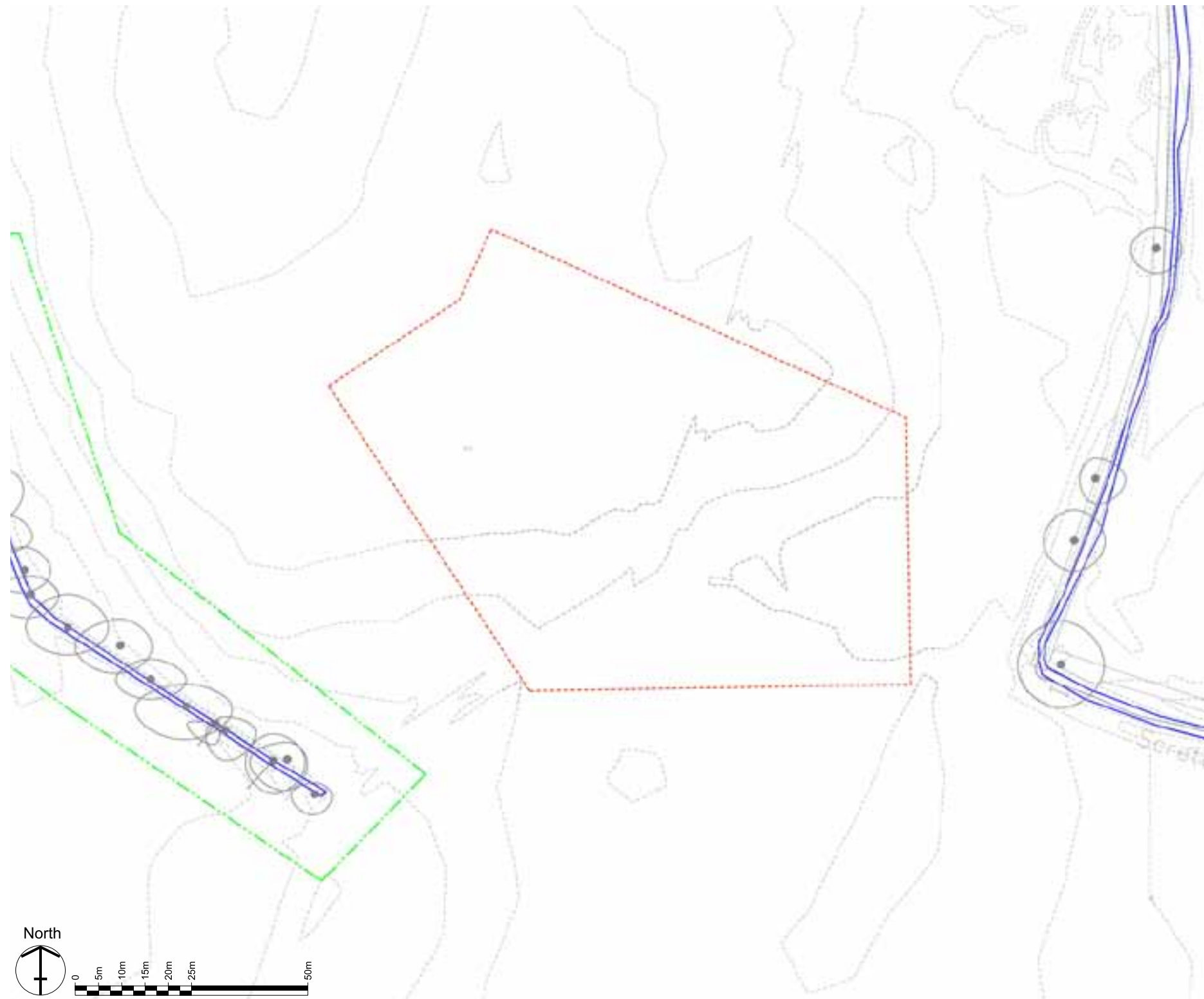
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to future central landscape area
- arrange car parking along railway boundary to north-east
- future playing fields should be oriented approximately north-south and should have consideration for landscape buffers between pitches to ensure that large expanses of sterile landscape are not created



# Plot 14: Summary



Plot area: 0.76 Ha / 1.88 Acres

Character area: Satellite Buildings

Design guidance sections: Q

Existing watercourse on/adjacent to plot: No

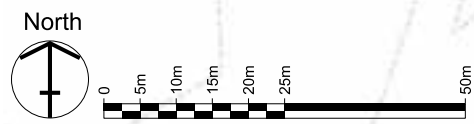
Future public route through plot: No

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storeys (8m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

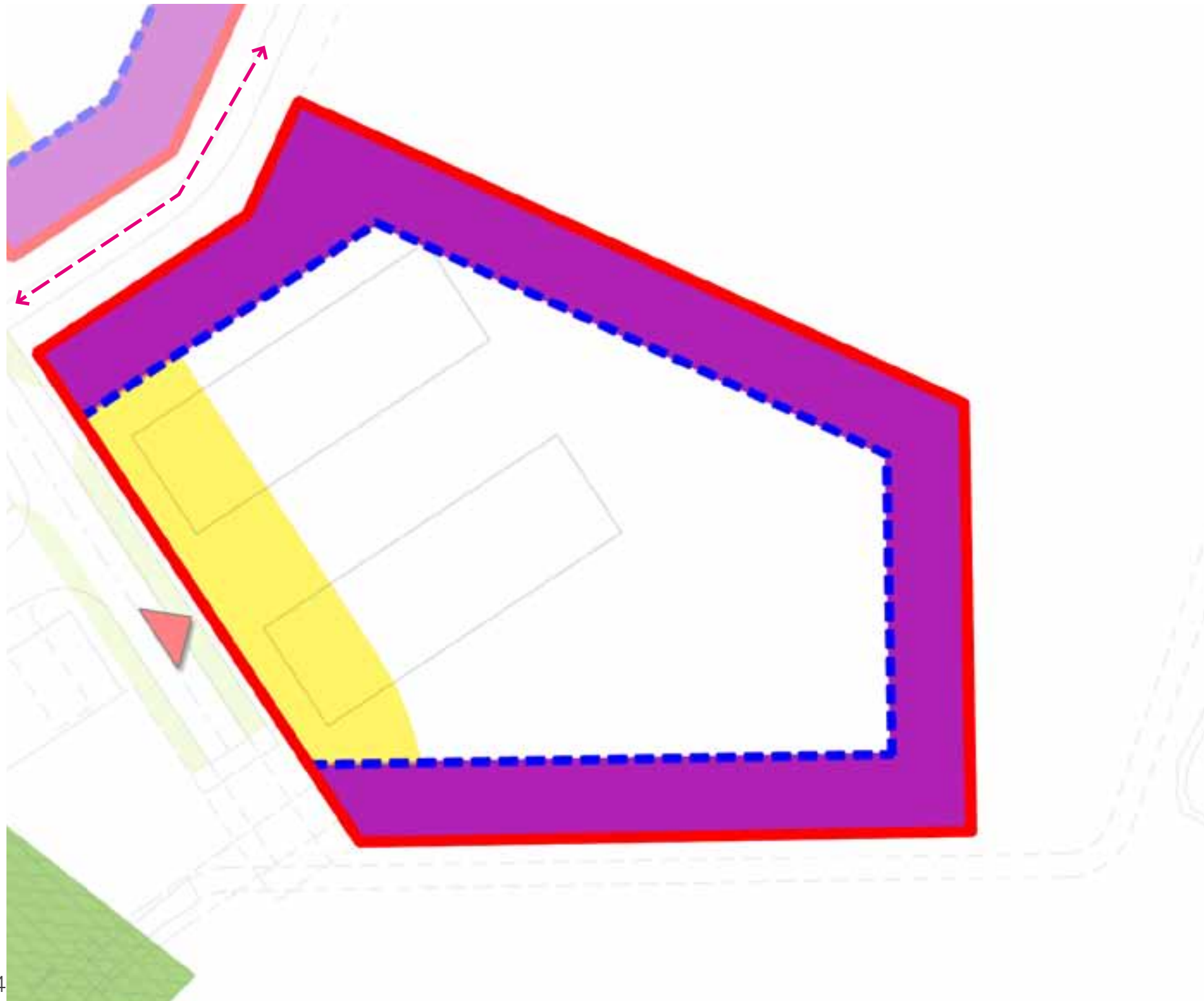
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



Plot in site context

# Plot 14: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



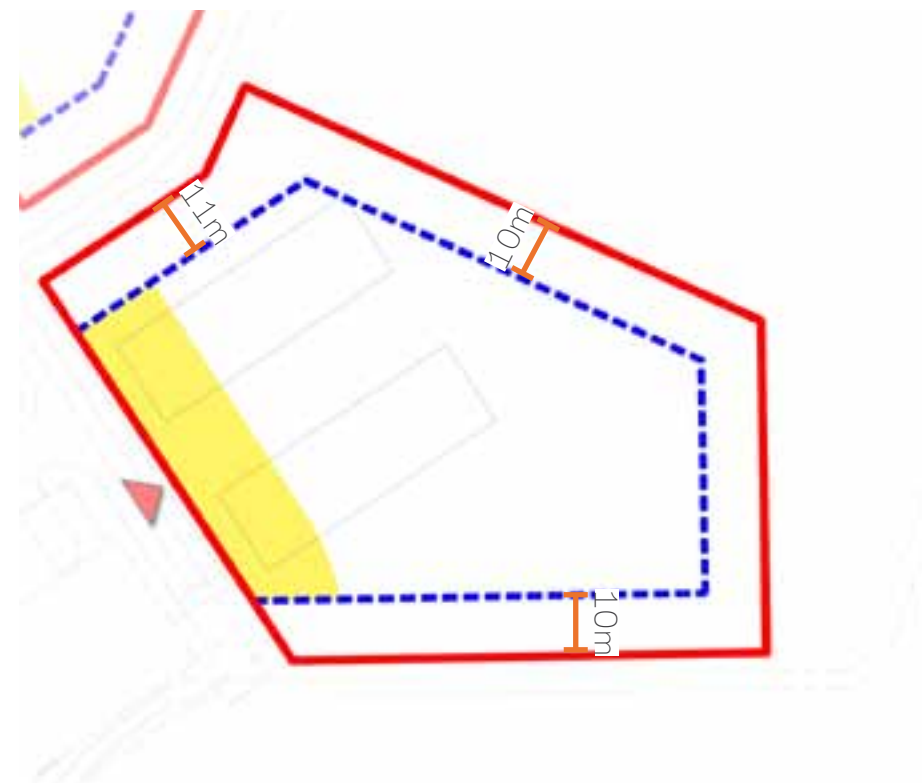
Plot identity



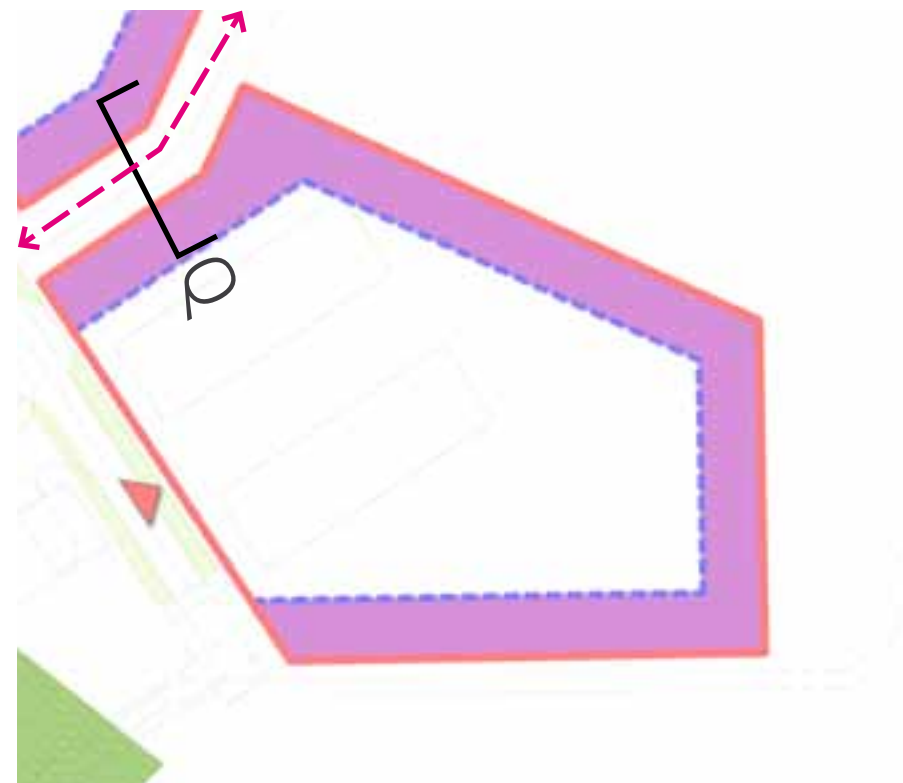
# Plot 14: Plot guidance



Build zone and active frontages



Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to future central landscape area
- arrange car parking to rear of plot

# Plot 15: Summary



Plot in site context

Plot area: 1.35 Ha / 3.34 Acres

Character area: Satellite Buildings

Existing watercourse on/adjacent to plot: No

Future public route through plot: No

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storey (8m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



# Plot 15: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



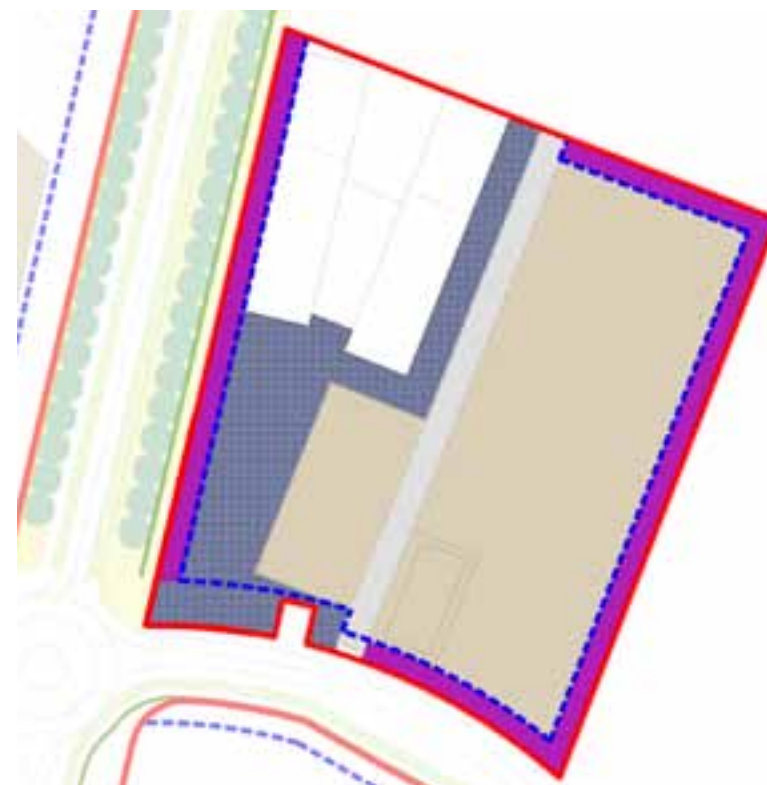
# Plot 15: Guidance



Build zone and active frontages



Boundaries and relevant sections



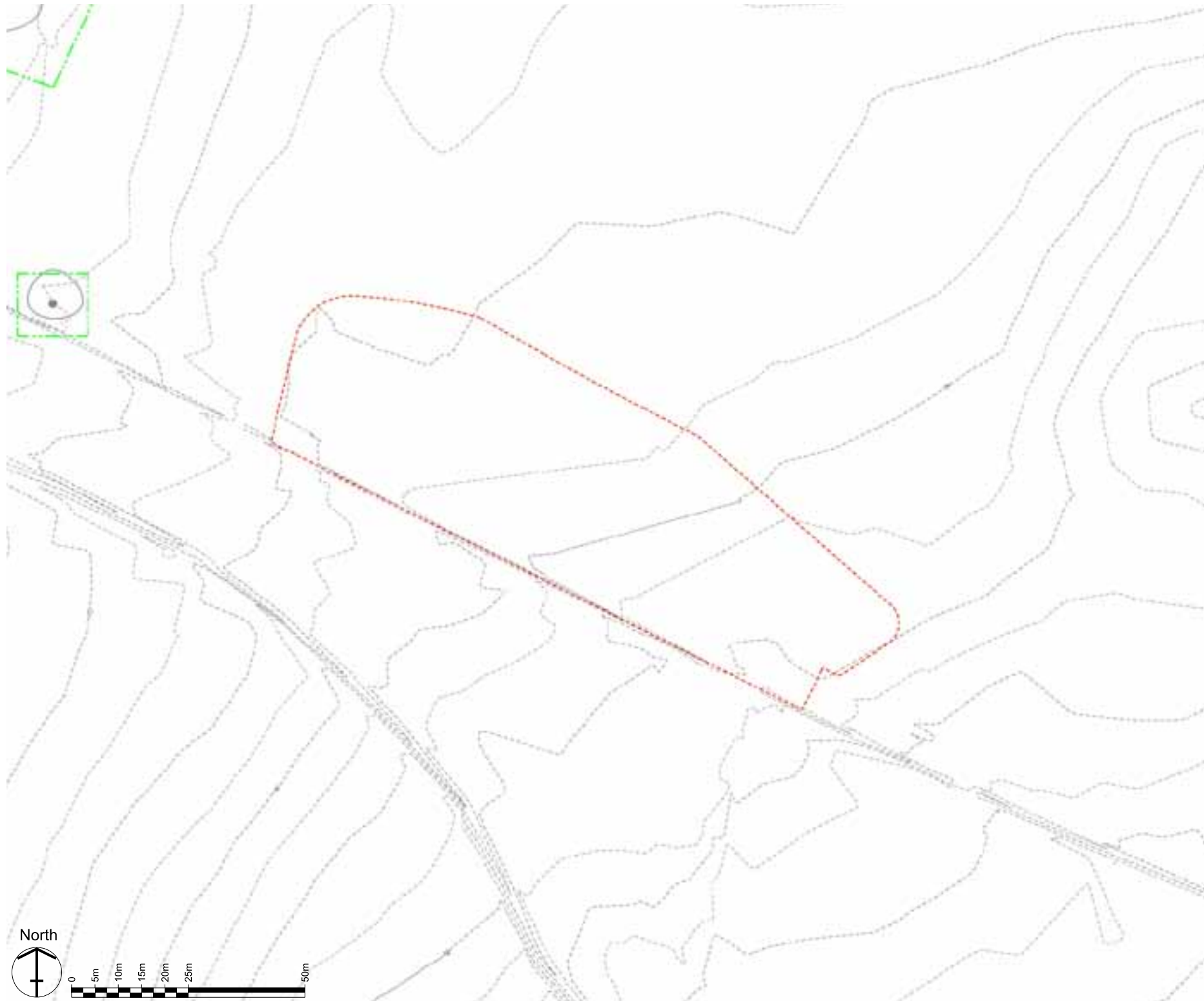
Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

Development **must**

- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- avoid 'slab' building forms on the principal frontage
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- allow maintenance access of boundary treatments as constructed by Estate
- orient building with short side to future central landscape area
- arrange car parking to rear of plot



# Plot 16: Summary



Plot area: 0.49 Ha/1.21 Acres

Character area: Campus ancillary

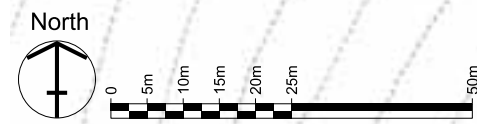
Existing watercourse on/adjacent to plot: Yes

Existing trees on/adjacent to plot: Yes

Maximum Building Height: 2 storeys (8m above adjacent ground level)

Building Heights refer to approved planning information (see appendix)

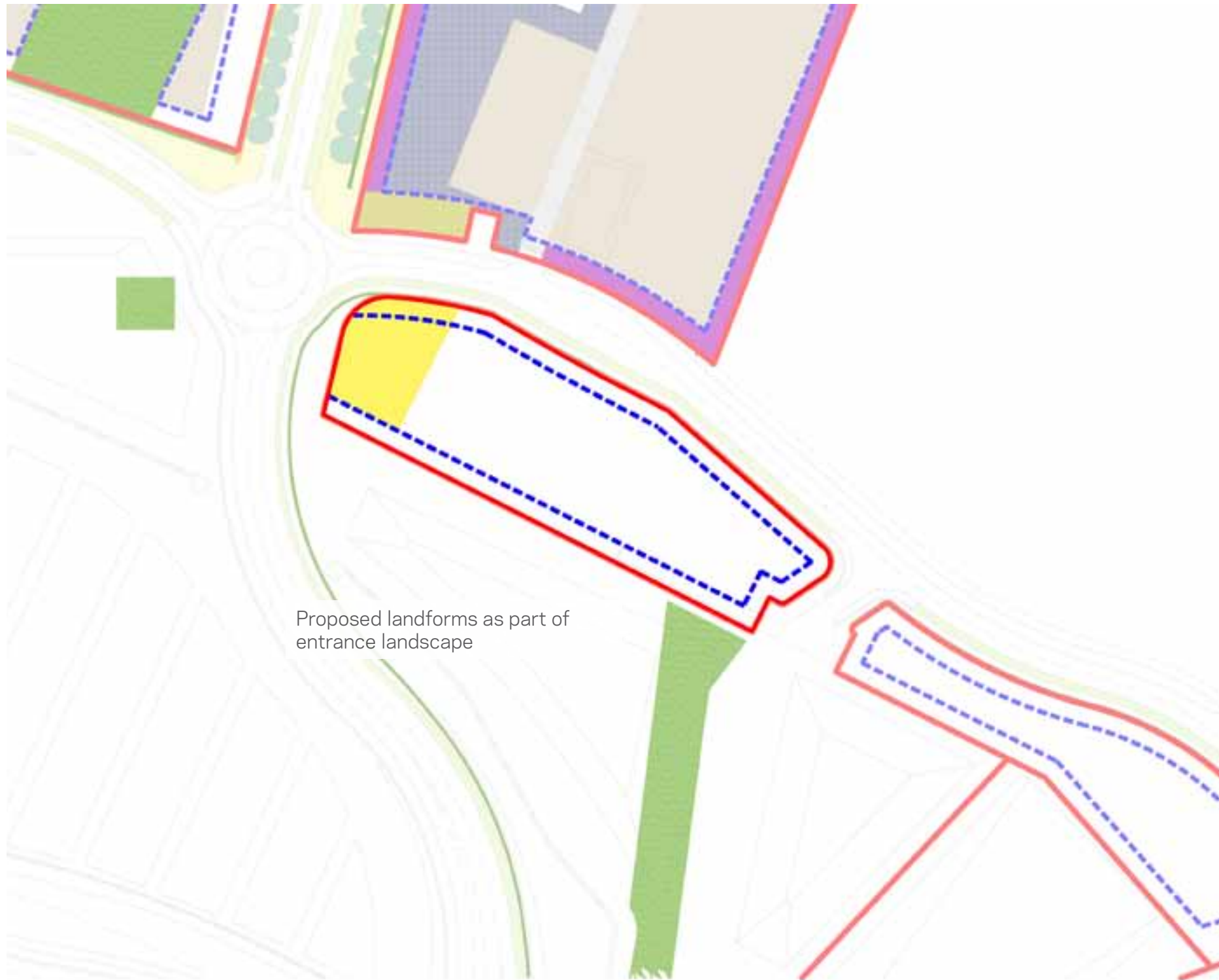
Please note: these summary details are provided for information only and do not constitute final plot boundaries or area measurements.



Plot in site context

# Plot 16: Parameters

	Plot boundary		Landscape buffer		Parking zone
	Build zone		Existing watercourse buffer		Estate elements
	Active frontage		Existing tree zone		Estate wall
	Preferred plot access point		Permeable paving		Estate hedge
	Building entrance zone		Hardscape		Future ped/cycle route
					Setback



Plot 16 is intended as the location for a temporary gatehouse/ security building and marketing pavilion.

The plot contains both a very visible portion (to the west, adjacent to the Campus roundabout) and quite secluded portion (to the east, tucked behind the retained hedgerow and proposed earthworks). It is therefore suitable for both uses which are both public-facing and also those more geared towards maintenance functions. Any public facing component should address the proposed roundabout and the bus stop on the secondary access road. A visual barrier should then separate that space from more functional spaces behind.



# Plot 16: Plot guidance



Build zone and active frontages



This plot is intended as the location for a marketing suite/pavilion which will provide information and support to Occupiers and potential new users during the initial phases. The plot will also be the initial location for a 'Gateway' building which will house security and other Estate functions. As such defining specific design guidelines in the same manner as the other plots is not appropriate.

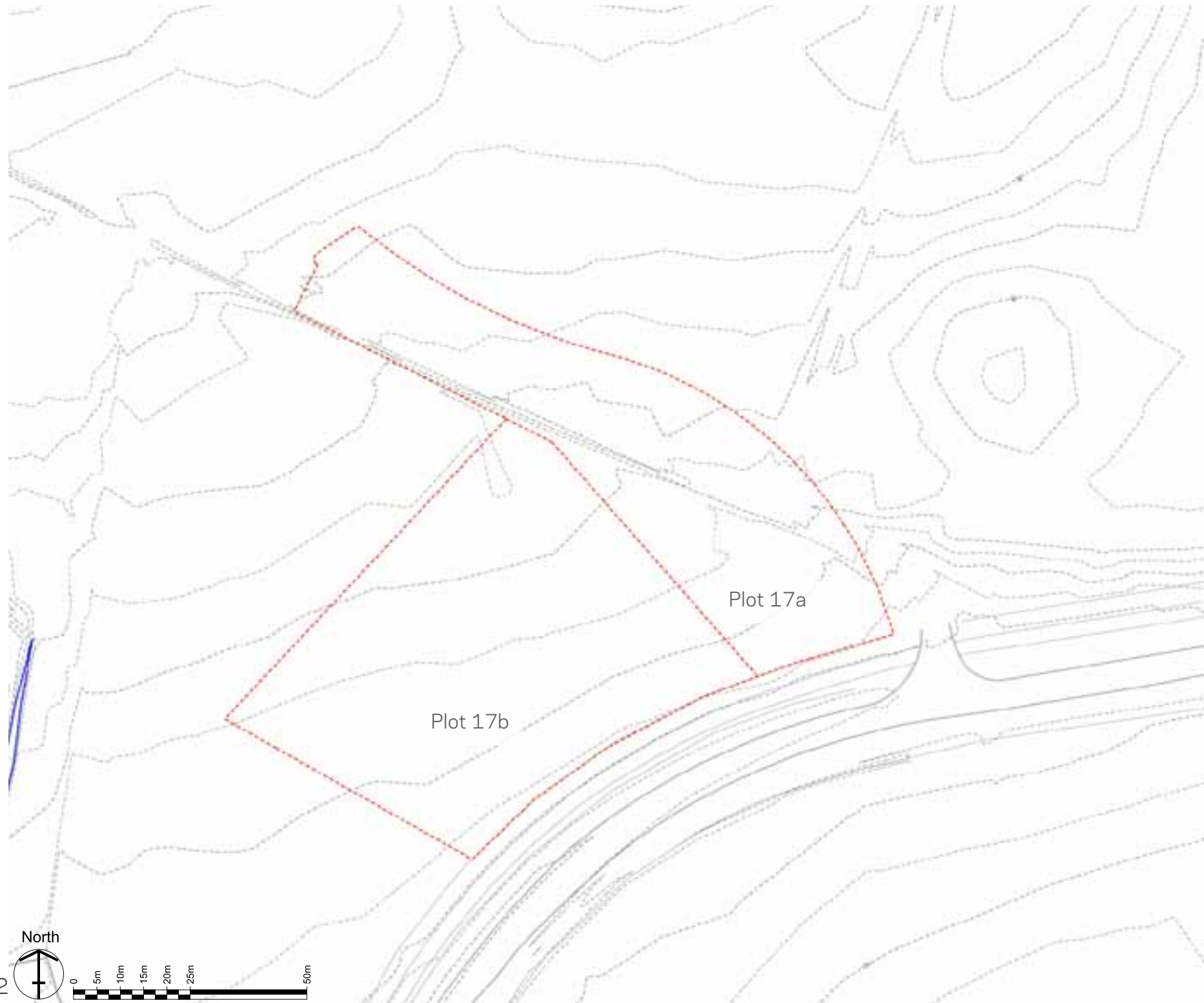
The plot will be highly visible to visitors and thus lends itself to an orientation and information function. Although a temporary structure may be envisaged in the first instance, the high visibility of the plot should be considered and a high quality design is demanded.

It is envisaged that proposals for this plot will receive an additional level of design review to ensure that an appropriate structure is designed.





# Plot 17: Summary



Plot 17a: 0.35 Ha/0.86 Acres  
Plot 17b: 0.48 Ha/1.19 Acres

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**Total plot area: 0.83 Ha/2.05 Acres**

Character area: Campus ancillary

Existing watercourse on/adjacent to plot: Yes

Existing trees on/adjacent to plot: No  
Maximum Building Height: 2 storeys (8m  
above adjacent ground level)

Building Heights refer to approved planning information (see  
appendix)

Please note: these summary details are provided for information  
only and do not constitute final plot boundaries or area  
measurements.



# Plot 17: Parameters

- |   |                             |   |                             |   |                        |
|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Plot boundary               |  | Landscape buffer            |  | Parking zone           |
|  | Build zone                  |  | Existing watercourse buffer |  | Estate elements        |
|  | Active frontage             |  | Existing tree zone          |  | Estate wall            |
|  | Preferred plot access point |  | Permeable paving            |  | Estate hedge           |
|  | Building entrance zone      |  | Hardscape                   |  | Future ped/cycle route |
|   |                             |   |                             |  | Setback                |



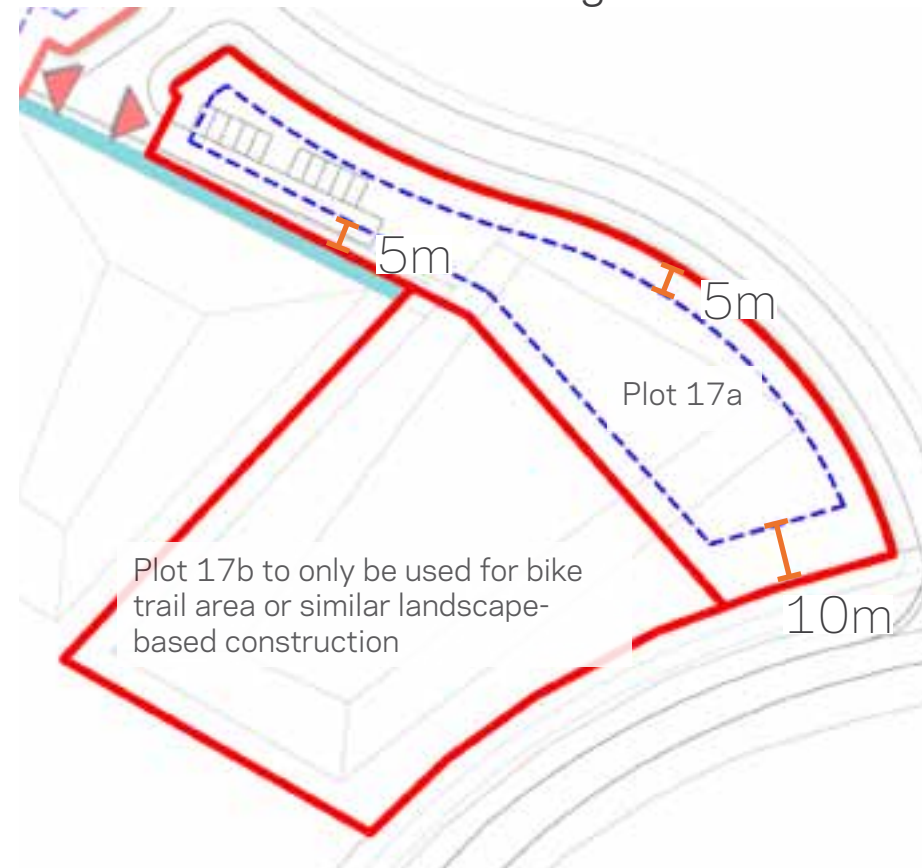
Plot 17 is intended as a potential location for a bike skills/trail area. A feasibility study has previously indicated the size and visual implications of such a facility and the form of the earthwork would be best accommodated within this segment of the entrance area, utilising the screen properties of the existing hedgerows and treelines. Additional landscape screening/ buffering will be required around the landform and should be positioned as indicated.

Should the requirement for such a facility change over time, a portion of the plot may still be suitable for development, although this is entirely dependent on the future line of the TLR and any consequent conditions placed on the land. If permanent structures are allowed, they should typically conform to the use and function of the adjacent plot 16. Due to the remote position of the plot on the edge of the Campus and the the TLR uncertainty, this is not a plot which should be promoted for the usual Campus activities and should be considered for support and landscape functions only.

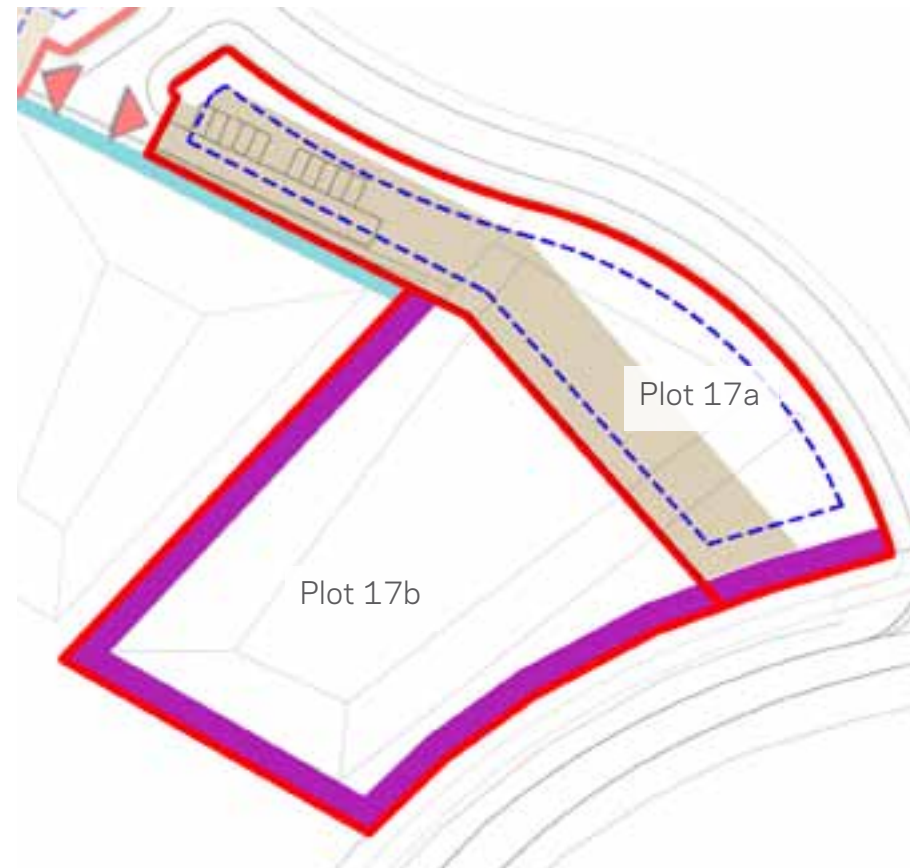
# Plot 17: Plot guidance



## Build zone and active frontages



## Boundaries and relevant sections



Development must demonstrate adherence to the following guidance. Where this guidance is deemed to be not achievable, then it must be demonstrated why departures from the guidance are justified.

### Development **must**

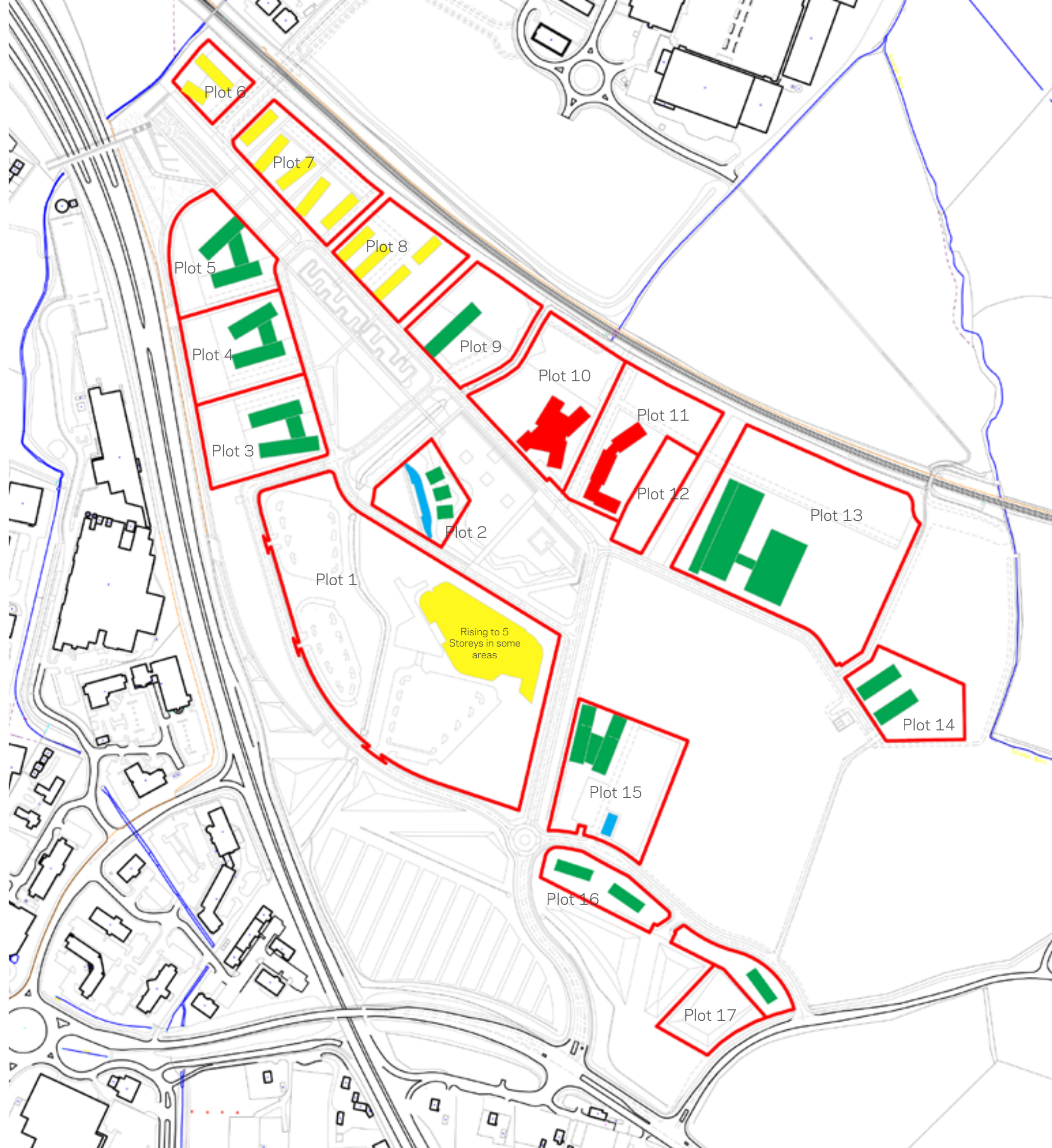
- adhere to lighting guidance as set out in the relevant section: Specific guidance will be given on facade lighting, car parking and plot pathways.
- adhere to wayfinding guidance as set out in the relevant section: location and general guidance for site signage
- adhere to the materials guidance for the relevant character area
- adhere to building setbacks as marked
- adhere to building heights as set out in the approved Planning documents
- allow maintenance access of boundary treatments as constructed by Estate
- allow for SUDS construction on their plot with reference to the site-wide strategy
- locate service/vehicular access points as marked
- retain identified existing trees
- provide active frontages in the zones marked
- locate car parking to the rear of the plot with limited disabled and visitor parking in the area of the plot frontage
- reduce the visual impact of car parking areas by forming "parking courtyards" contained by landscape planting
- avoid construction which impacts on the existing boundaries along the existing watercourse running through the plot



# Appendix: Maximum Building Heights

Maximum building heights set out in this document have been informed by drawing **P009 - Masterplan Bulk and Massing** which formed part of the approved Outline Planning Submission.

-  Up to 5 Storeys
-  Up to 4 Storeys
-  Up to 3 Storeys
-  Up to 2 Storeys
-  Up to 1 Storey





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