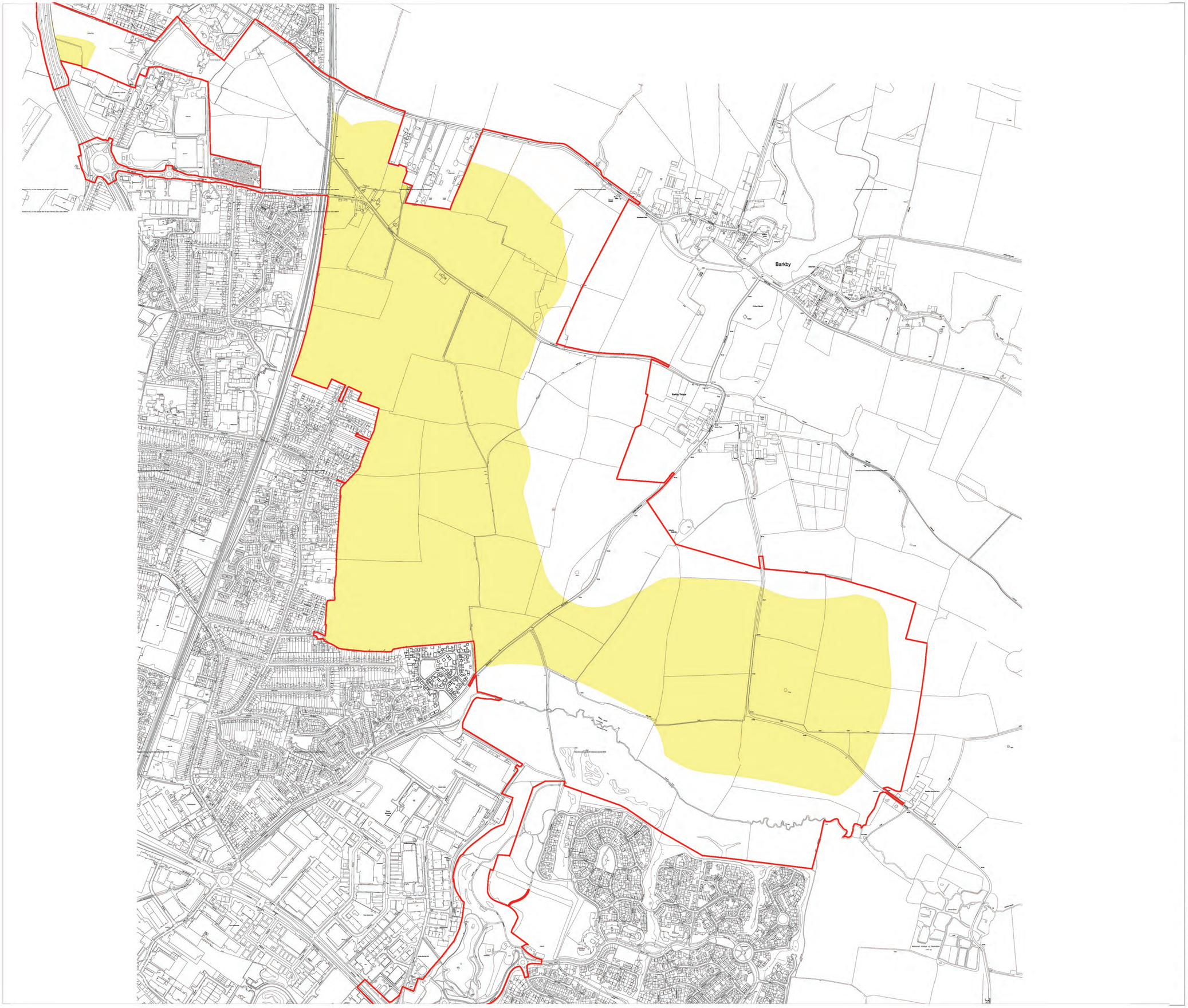

KEY

Site boundary

Maximum built extent of NEoLSUE

* See note 1

0 100m 200m 300m 400m 500m 600m

Nathaniel Lichfield & Partners
Planning. Design. Economics.

Project	NEoLSUE
Title	**Development Parameters** **1. Development Extent**
Client	CEG
Date	June 2014
Scale	1:12,500 at A3
Drawn by	CP
Drg. No	PS12152 066 Rev H AT

N

CL12152

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1. The Extent of Development

The area in yellow denotes the maximum extent of built development within the NEoLSUE for the uses as set out in the table opposite and associated engineering and landscaping works, including SuDS.

Outside of this area and within the site boundary, features and 'development' that may take place within the open land will include:

1. cycleways
2. footpaths
3. lighting
4. roads/bridges, (e.g. link to A607)
5. street furniture
6. changing rooms
7. infrastructure
8. SuDS
9. allotments
10. fencing
11. sports pitches

In effect, the physical features required to serve the development and implement the green infrastructure strategy.

Land Use	Use Class	Site Area
Approximately 4,500 residential units (including affordable housing) and specialist housing	C3 and C2	Approximately 133.2 ha
Employment Land	B1, B2 and B8	Up to 13.0 ha
District Centre	A1-A5, B1, C1, D1, D2 and C3	Including up to 17,000 sqm of A Class uses which includes: a foodstore of up to 4,500 sq.m, small convenience stores of up to 1,200 sq.m, comparison stores of up to 6,000 sq.m and service of 5,300 sq.m)
Two Local Centres	A1-A5, B1, C1, D1, D2 and C3	Combined area of 1.2 ha comprising: small convenience stores of up to 1,600 sq.m, comparison stores of up to 700 sq.m and service of 700 sq.m
Up to 3 no. Primary schools	D1	Total site area of 6.2 ha (including playing fields)
A reserve site for a secondary school	D1	Site area of minimum 7.8 ha
A reserve site for gypsies and travellers	Sui Generis	Site area of 1.1 ha