



**KEY**

- Site boundary
- Residential
- Employment
- Gypsies/travellers site
- District centre
- Local centre
- Landscape infrastructure
- Strategic green corridors

\* See note 5



Project **NEoLSUE**

Title **Development Parameters**

**5. Land Use**

Client **CEG**

Date **December 2013**

Scale **1:12,500 at A3**

Drawn by **CP**

Drg. No **PS12152 070 Rev G AS**



## 5. Land Use

The area in grey denotes the location for residential uses (Use Class C3, including affordable homes, and Class C2 (specialist) and play facilities.

The area hatched purple denotes the principal location for employment (Use Classes B1(a), (b) and (c), B2 and B8). Employment uses can also be provided within the local centres LC1 and LC2 and district centre DC1. The total provision will be no less than 13.0 ha.

The location of the district and local centres (including uses in Use Classes A1 - A5, B1a, C1, D1 and D2) with associated car parking; and healthcare facilities are shown at DC1, LC1 and LC2. Based upon the provisional uses outlined for the area for DC1 could be up to 5.5 ha but this is subject to detailed design.

The District Centre at DC1 will need to be of sufficient area to accommodate the following:

1. Food store – 4,500 sq.m gross
2. Small convenience stores – 1,200 sq.m gross
3. Comparison stores – 6,000 sq.m gross
4. Service - 5,300 sq.m gross
5. Hotel
6. Employment (offices)
7. A GP practice
8. Dentists
9. A library/Community Centre
10. An indoor sports facility
11. Car parking areas.

Together, the local centres at LC1 and LC2 will need to accommodate:

1. Small convenience stores – up to 1,600 sq.m gross
2. Comparison stores – up to 700 sq.m gross
3. Service - up to 700sq.m.
4. Car parking areas.

A 'reserve' site for secondary school of a minimum 7.8 ha and a primary school of a minimum

2.0 ha will be provided within DC1. Primary school sites of a minimum 2.0 ha will need to be provided within LC1 and LC2 respectively. (The precise area and number of primary schools will be the subject of detailed analysis.)

A reserve site for gypsies and travellers will be provided within the area identified.

There will be two strategic gaps in the development area to provide a physical visual break in the built development at the locations indicated at A and B.

Area A is a green corridor (GC3 with reference to the Landscape Infrastructure Parameter Plan 6) that includes an existing PROW that crosses from Thurmaston. The space of Area A will be of a minimum area of 2 ha. It must provide a continuous link from the site's western boundary to the open space on the eastern edge of the build area (as defined by LP1).

Area B is situated at the entrance into the development from the south. It will accommodate an area of recreational open space (with reference to the Landscape Infrastructure Parameter Plan) and will be of a minimum 2.0 ha. in area. It must provide a continuous link between the landscape infrastructure areas to the south and north of the built area.

Both areas of A & B can contain infrastructure (see list of examples attached to PP1).