



KEY

Site boundary



Up to 15dph*



Up to 20dph*



Up to 30dph*



Up to 40dph*



* See Note 2



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Project **NEoLSUE**

Title **Development Parameters**

2. Density

Client **CEG**

Date **December 2013**

Scale **1:10,000 at A3**

Drawn by **CP**

Drg. No **PS12152 067 Rev H AS**



2. Density

The density parameter plan prescribes the gradation of density through the 'extent' of built development corresponding with the yellow area shown on parameter plan 1. The parameter plan shows density bands responding to contour lines and relative to proposed and surrounding uses. The outer bands on the eastern side have been defined with reference to a typical perimeter block depth working from the edge of the development area.

The highest density will be within the centres of the built areas around the district and local centres and along the access road (typically 35 dwellings per hectare and up to 40 dwellings per hectare). The lowest density is to be located adjacent the NE corner of the NEoLSUE facing Barkby and adjacent to the housing along the eastern edge of Thurmaston. The next lowest density band is around the perimeter of the NEoLSUE, responding to the countryside and medieval village (SAM).

To enable variety to be introduced across the development, up to 10% of any one density band can be developed at the higher density of its neighbouring density band. This allowance does not apply in zones marked A - - - A.