

APPENDIX 2.A SCHEDULE OF MIXED USE DEVELOPMENT

A NEW BUILD DEVELOPMENT

Employment – 23.1Ha

- Up to 1 million sq ft of employment space.
- B1 offices and B2 / B8 industrial / warehouse units.

Residential – 55.9Ha

- Net residential area 55.9 hectares accommodating up to 1700 dwellings @ an average density of 31 dwellings per hectare.

Local Centre – 3.7 Ha

Comprising the following uses: -

- Community Facilities
- Retail space
- Health Centre

Commercial – 4.3 Ha

- Envisaged to comprise a hotel and leisure complex with associated parking and landscaping.

Primary School – 2.1 Ha

- 1.5 form entry Primary School on 2.1 ha site.

Cemetery – 8.9 Ha

- Land for new Cemetery, to include minimal built facilities and services.

B PROPOSED GREEN INFRASTRUCTURE (47.2 Ha)

- Forest Stone Community Park (includes formal sports facilities) – 15.15ha
- On-site – Structural Landscaping
- On-site – Green Links & Children’s Play

C DISTRIBUTOR / SPINE ROADS (3.6Ha)

D RETAINED USES (20.2 Ha) WITHIN RED LINE APPLICATION SITE -

- Existing highway land, including Sherwood Way, flood attenuation ponds, verges and associated tree / heathland planting.