

- 5.21 The area within which the Tech hub building can be developed is shown on the **Site Building Zones Parameter Plan** (PL-04) which shows the minimum 'set back' of any new buildings from existing site boundaries and the adjoining Development Zones and the **Tech Hub Building Zone Parameter Plan 1** (PL-09) which defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed building zone.
- 5.22 The **Tech Hub Building Zone Parameters Plan 2** (PL-10) then defines the maximum and minimum block sizes and height of the proposed Tech Hub. It reflects the building zone shown on the **Site Building Zones Parameter Plan** (PL-04) and the maximum building heights shown on the **Site Building Heights Parameter Plan** (PL-05) as well as indicative arrangement of open spaces as shown on the **Site External Parameter Plan** (PL-06).
- 5.23 The total floorspace for the ancillary 'Tech Hub' (Use Class B1) proposed in the Tech Hub Development Zone will not exceed 1,600 sq metres. When combined with floorspace proposed on the remainder of the application site, it will not exceed the overall floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Where relevant applications for reserved matters in the Tech Hub Development Zone should also adhere to the Design Code which is also submitted for Approval as part of the application.

3. School Development Zone

- 5.24 Within the Schools Development Zone the application proposes:
- a new Secondary School (Use Class D1) of up to 7,000 square metres (GEA) providing five-form entry for up to 750 students aged 11-16; and
 - a new school (Use Class D1) of up to 4,000 square metres GEA providing spaces for up to 120 students between 11-16 with special education needs.