

6.3 PARAMETER PLANS

The Masterplan Proposals include 15 Parameter Plans which show how the proposed redevelopment can be accommodated on the site. These work together with the Development Specification and the Design Code to define the parameters of 'Layout', 'Scale' and 'Use' against which applications for approval of reserved matters involving appearance will be assessed.

6.3.1 SITEWIDE ACCESS

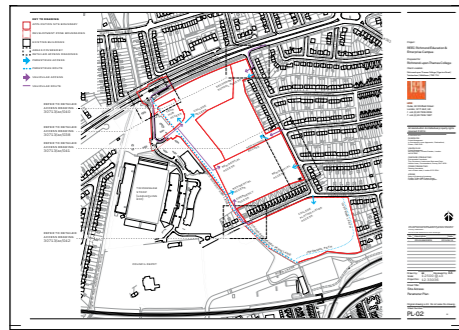


DIAGRAM 6.3.1 PARAMETER PLAN - ACCESS (PL-02)

General site access arrangements for vehicular traffic (including servicing and deliveries), pedestrians and cyclists to the site as a whole are shown on the Site Access Parameter Plan (PL-02), as presented in diagram 6.3.2.

This plan ensures that the overall patterns of access to the site minimises the impact on neighbouring properties, and that the overall access strategy is coherent and acceptable.

6.3.2 DEVELOPMENT ZONES

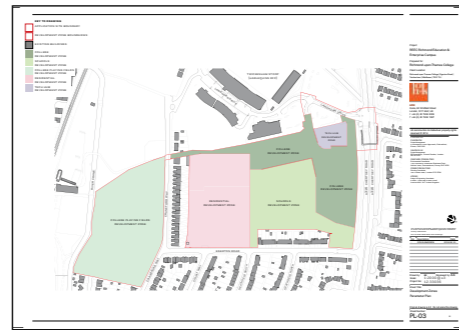


DIAGRAM 6.3.2 PARAMETER PLAN - DEVELOPMENT ZONES (PL-03)

The Outline Planning Application envisages the site being developed as a series of Development Zones - namely:

1. College Development Zone
2. Tech Hub Development Zone
3. Schools Development Zone
4. Residential Development Zone
5. College Playing Fields Development Zone

The extents of these development zones are identified in Parameter Plan (PL-03) as presented in diagram 6.3.1.

This plan ensures that each part of the redevelopment reflects a clear use located in a suitable part of the site, and that together these form a coherent and acceptable whole, subject to detailed approval of reserved matters.

6.3.3 SITEWIDE BUILDING ZONES

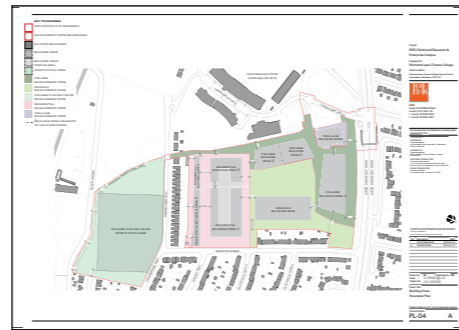


DIAGRAM 6.3.3 PARAMETER PLAN - BUILDING ZONES (PL-04 A)

The zones within which an individual building, or buildings, will be located within each Development Zone and across the site as a whole are shown on the Building Zones Parameter Plan (PL-04), as presented in diagram 5.6.3.

This plan ensures that any buildings will be located on suitable parts of the site, and that together these form a coherent and acceptable whole, subject to detailed approval of reserved matters.

This plan identifies the minimum setbacks that will be required of the redevelopment in order to ease comprehension as to where these zones will be located. Further guidance on each of the setbacks identified on the Parameter Plan and on permissible projections is provided in the Design Code.

6.3.4 SITEWIDE BUILDING HEIGHT

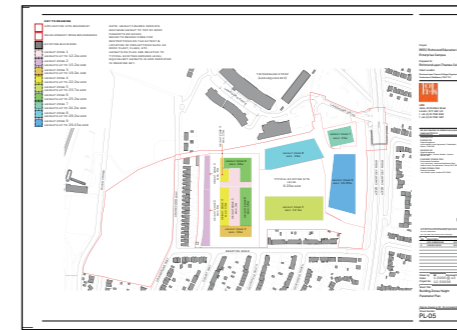


DIAGRAM 6.3.4 PARAMETER PLAN - BUILDING HEIGHTS (PL-05 A)

The maximum height of any buildings within these specific Building Zones is defined on the Building Zone Height Parameter Plan (PL-05), as presented in diagram 6.3.4.

This plan ensures that the overall height of buildings will be appropriate within their context, limiting impact on neighbouring properties and forming a coherent and acceptable overall built form, subject to detailed approval of reserved matters.

Further guidance on maximum heights and on permissible projections is provided in the Design Code.

Although the maximum extent of these Building Zones is greater than could be built out due to other constraints (including maximum Gross External Area of buildings), it has been used to assess a theoretical 'worst-case' scenario in the Environmental Statement.

6.3.5 SITEWIDE EXTERNAL SPACE

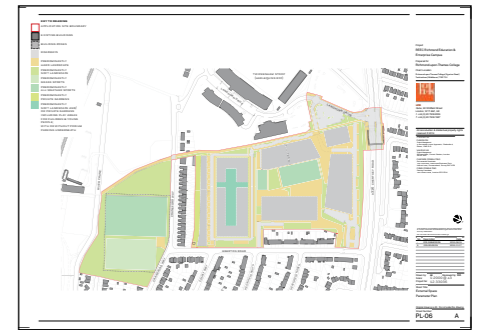


DIAGRAM 6.3.5 PARAMETER PLAN - EXTERNAL SPACE (PL-06 A)

The locations of proposed open space, amenity space and landscaping within the individual Development Zones and across the site is shown on the External Space Parameter Plan (PL-06), as presented in diagram 6.3.5.

This plan indicates the general disposition of open spaces, including areas of predominantly hard and soft landscaping, sports pitches, roadways, and areas on the residential site that may be used to provide car parking with shared or private amenity spaces on top. Further guidance on open spaces is provided in the Design Code.

There will be additional open spaces within the parts of the Building Zones that are not occupied with buildings; however, in order to retain flexibility these areas cannot be identified until Reserved Matters Applications. An indication of the amount of such area that may be provided can be seen in the Illustrative Scheme.

6.3.6 COLLEGE BUILDING ZONES

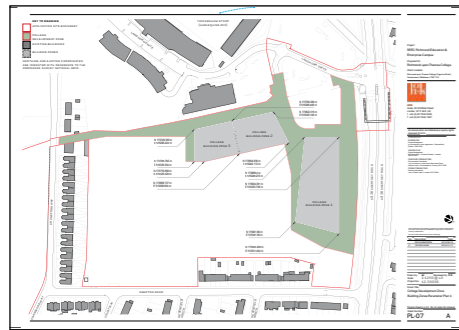


DIAGRAM 6.3.6 PARAMETER PLAN - COLLEGE BUILDING ZONES 1 (PL-07 A)

The College Building Zone Parameter Plan 1, shown in diagram 6.3.6, specifically identifies the location of the College Building Zones, by providing northings & eastings for each corner of each Building Zone.

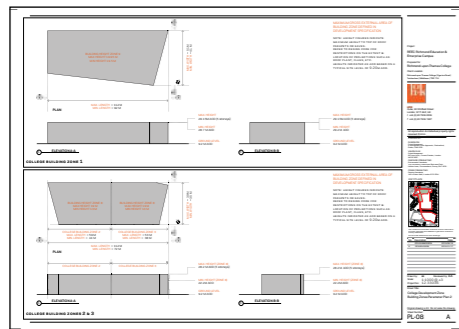


DIAGRAM 6.3.7 PARAMETER PLAN - COLLEGE BUILDING ZONES 2 (PL-08 A)

College Building Zone Parameter Plan 2 identifies the maximum extents of the College Building Zones, illustrated in plan and in elevation, as shown in diagram 6.3.7. This plan enables each Building Zone to be perceived in isolation.

6.3.7 TECH HUB BUILDING ZONE

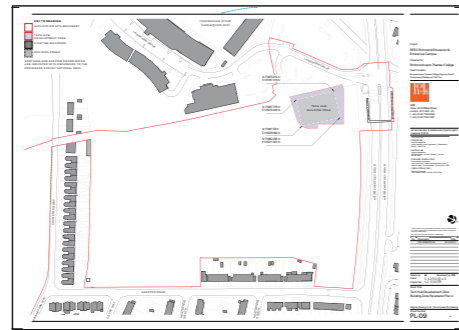


DIAGRAM 6.3.8 PARAMETER PLAN - TECH HUB BUILDING ZONES 1 (PL-09)

The Tech Hub Building Zone Parameter Plan 1, shown in diagram 6.3.8, specifically identifies the location of the Tech Hub Building Zone, by providing northings & eastings for each corner of the Tech Hub Building Zone.

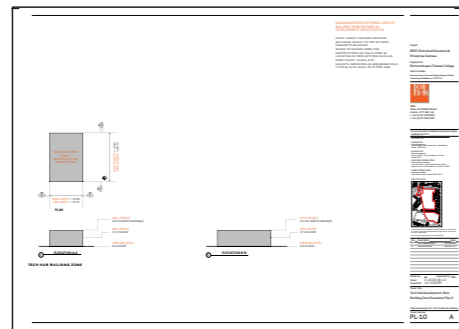


DIAGRAM 6.3.9 PARAMETER PLAN - TECH HUB BUILDING ZONES 2 (PL-10 A)

Tech Hub Building Zone Parameter Plan 2 identifies the maximum extents of the Tech Hub Building Zone, illustrated in plan and in elevation, as shown in diagram 6.3.9.

6.3.8 SCHOOLS BUILDING ZONE

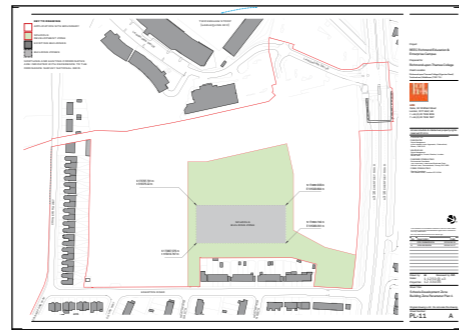


DIAGRAM 6.3.10 PARAMETER PLAN - SCHOOLS BUILDING ZONES 1 (PL-11 A)

The Schools Building Zone Parameter Plan 1, shown in diagram 6.3.10, specifically identifies the location of the Schools Building Zone, by providing northings & eastings for each corner of the Schools Building Zone.

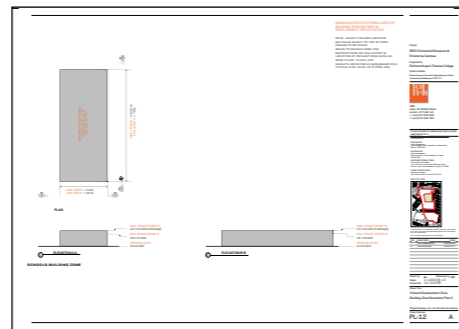


DIAGRAM 6.3.11 PARAMETER PLAN - SCHOOLS BUILDING ZONES 1 (PL-12 A)

Schools Building Zone Parameter Plan 2 identifies the maximum extents of the Schools Building Zone, illustrated in plan and in elevation, as shown in diagram 6.3.11.

6.3.9 RESIDENTIAL BUILDING ZONES

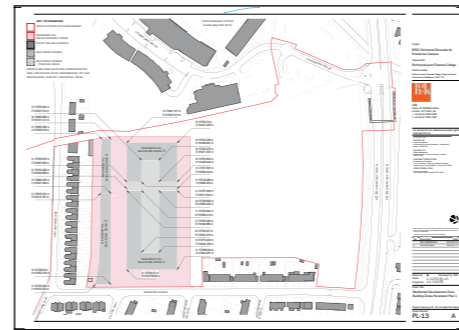


DIAGRAM 6.3.12 PARAMETER PLAN - RESIDENTIAL BUILDING ZONES 1 (PL-13 A)

The Residential Building Zone Parameter Plan 1, shown in diagram 6.3.12, specifically identifies the locations of the Residential Building Zones, by providing northings & eastings for each corner of each Residential Building Zone.

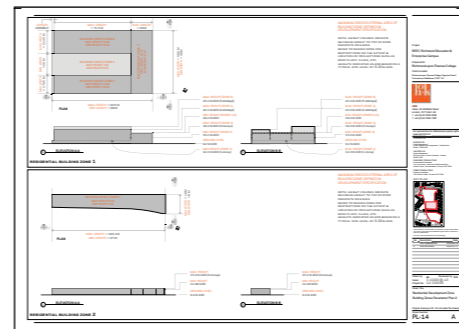


DIAGRAM 6.3.13 PARAMETER PLAN - RESIDENTIAL BUILDING ZONES 2 (PL-14 A)

Residential Building Zone Parameter Plan 2 identifies the maximum extents of Residential Building Zones 1 and 2, illustrated in plan and in elevation, as shown in diagram 6.3.13.

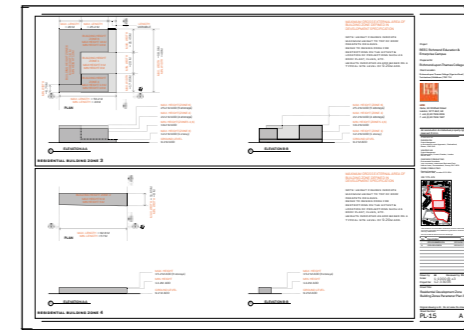


DIAGRAM 6.3.14 PARAMETER PLAN - RESIDENTIAL BUILDING ZONES 3 (PL-15 A)

Residential Building Zone Parameter Plan 2 identifies the maximum extents of Residential Building Zones 3 and 4, illustrated in plan and in elevation, as shown in diagram 6.3.14.

6.3.10 COLLEGE PLAYING FIELDS SPORTS PITCH ZONE



DIAGRAM 6.3.15 PARAMETER PLAN - SPORTS PITCH ZONE (PL-16)

The College Playing Fields Sports Pitch Zone Parameter Plan, shown in diagram 6.3.15, specifically identifies the location for sports pitches on the College Playing Fields Development Zone, by providing northings & eastings for each corner of the Sports Pitch Zone.

This ensures that the sports pitches will be located and set-out in an appropriate and acceptable manner, and will protect and preserve open soft landscape areas surrounding the sports pitches. This plan will also identify constraints on the upgraded Marsh Farm Lane. Further guidance on the redevelopment of the College Playing Fields is provided in the Design Code.