

4.0 Hybrid Planning Application

- The hybrid application will be formed of two components:
- The full component, proposing the demolition of existing buildings, and the erection of a mixed use development comprising community, retail and commercial floorspace alongside a travel hub.
 - The outline component, proposing the erection of a mixed-use development comprising residential, retail and commercial uses.

Full Components:

- Plot A – Community Hub
- Plot B – Commercial Building
- Plot C – Market Hall
- Plot G – Travel Hub

Outline Components:

- Plot D – Residential with flexible ground floor commercial uses
- Plot E – Residential with flexible ground floor commercial uses
- Plot F – Residential with flexible ground floor commercial uses



Key

-  Site boundary
-  Outline Element
-  Full Element
-  Application Plot

4.1 Outline Planning Components

Outline Component – Plots D, E and F

The outline element of the hybrid application seeks approval for up to 210 homes and up to 900sqm of flexible ground floor space (Use Class E / F / Sui Generis) to be delivered across 3 plots. Accordingly, the application seeks to reserve the following matters of detail for future approval with a sufficient level of detail provided as part of this planning application in accordance with Planning Practice Guidance (PPG) and EIA regulations:

- Layout – an illustrative layout showing a potential future configuration for the Site.
- Scale – maximum parameters for height, within each development plot across the outline component for which approval is sought.
- Appearance – illustrative CGI's and illustrative design principles are provided within the DAS.
- Landscaping – an indication of the potential landscaping scheme within an Illustrative Landscape Masterplan
- Access – an indication of access into the Site for cycles, cars and pedestrians within the site and where circulation will occur.

The exact number of car and cycle parking quantum will be determined at reserved matters stage, however a maximum number is proposed for the outline element, comprised of the following:

- Up to 37 car parking spaces to be allocated within the Travel Hub for use of residents within Plots D, E and F.
- Up to 33 car parking spaces proposed within Plots D, E and F vehicular access to these plots will be applied for at the reserved matters stage
- Up to 210 cycle parking spaces are proposed to come forward as part of Plots D, E and F



Key

- Site boundary
- Outline Element
- Outline Only Plot

4.1.2 Outline Planning
Land Use - 207-JMA-MP-ZZ-DR-A-002101

Parameter Plan P1 – Land Use defines the residential development as follows:

- Development Plot Use Class C3 (light brown colour); and
- Ground floor frontage Use Class E (commercial, business and service), Use Class F (local community and learning), Sui Generis or Use Class C3 (residential) (dark brown colour).
- Development Plot Use Class C3 (light brown colour); and
- Ground floor frontage Use Class E (commercial, business and service), Use Class F (local community and learning), Sui Generis or Use Class C3 (residential) (dark brown colour).

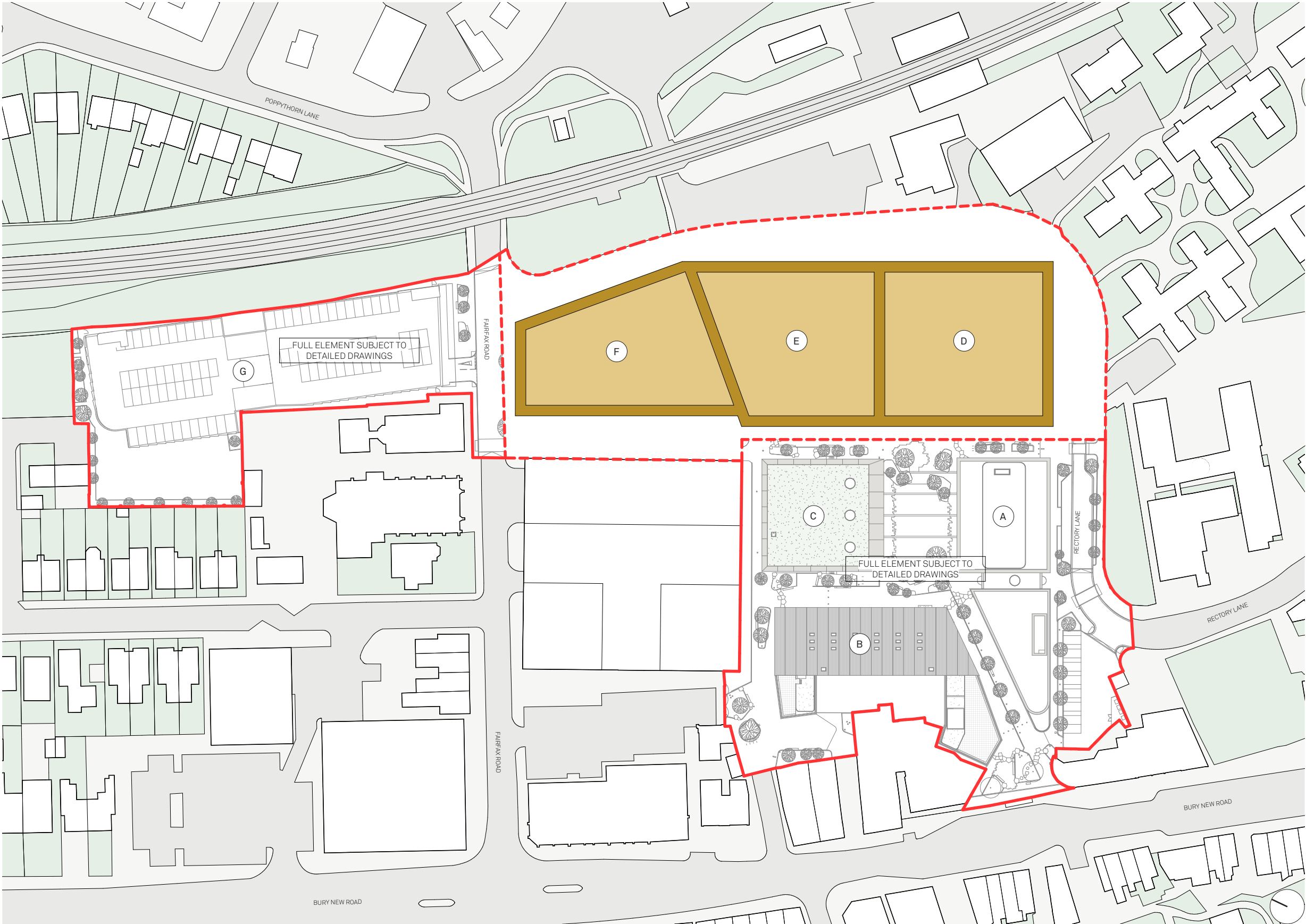
Land Use Key

Site boundary

Outline Element

Development Plots Use Class C3
(Residential)

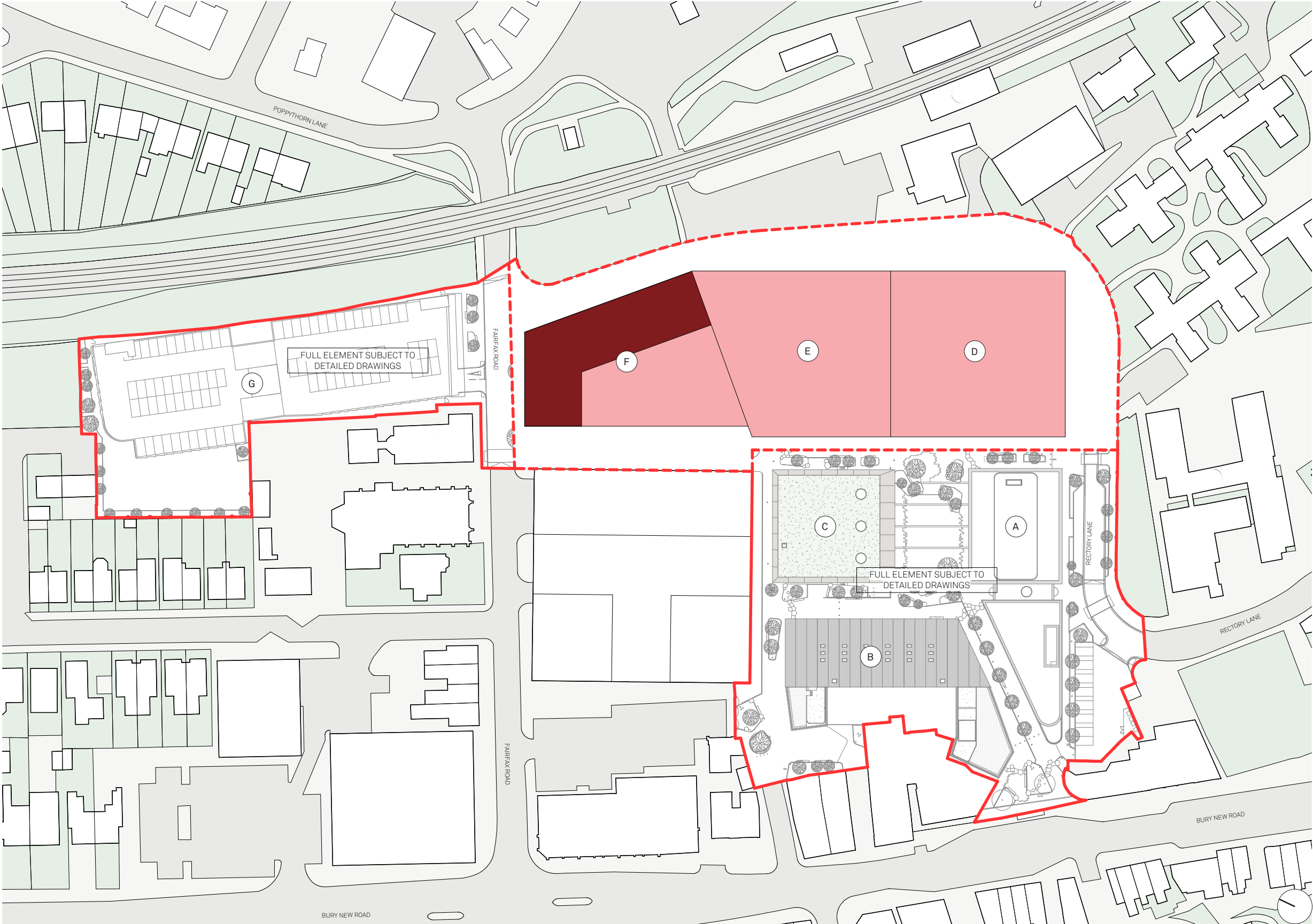
Ground Floor Frontage use class E
(Commercial Business & Service) F (Local
Community & learning), Sui Generis or C3
(Residential)



The Heights Parameter Plan, P2, seeks approval for the scale parameters which vary across the outline application area:

- Plots D and E – Up to 6 storeys (plus plant).
- Plot F – Up to 7 storeys (plus plant).

Illustrative drawings and CGIs have been submitted with the Hybrid application (not for approval), which demonstrate potential scale and massing of the residential led elements.



Building Heights Key

- Site boundary
- Outline Element
- Up to 7 Storeys (Plus Plant)
- Up to 6 Storeys (Plus Plant)

4.1.4 Outline Planning
Access & Movement - 207-JMA-MP-ZZ-DR-A-002103

Parameter Plan P3, details the primary and secondary service routes, alongside pedestrian and emergency vehicle routes across Plots D, E and F.

The Plan demonstrates that all plots can be safely accessed by emergency and servicing vehicles. The Plan also shows that the masterplan will be easy to navigate for pedestrians and cyclists, which will encourage more sustainable modes of transport and reduce reliance on the private car.

Access & Movement Key

- Site boundary
- Outline Element
- Development Plots
- Primary Servicing Routes
- Secondary Service Routes
- Pedestrian Route
- Emergency Vehicle Route

