

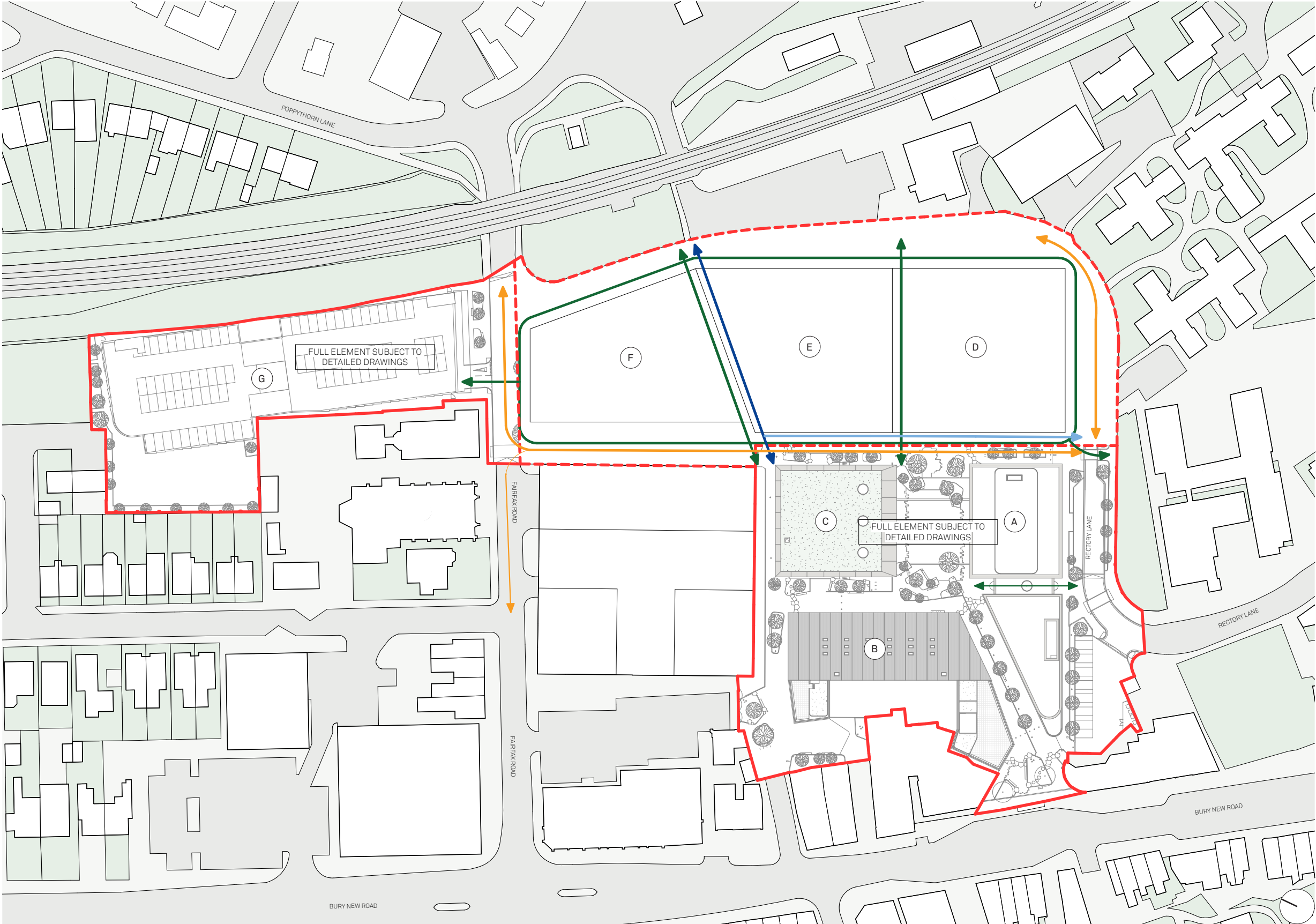
4.1.4 Outline Planning
Access & Movement - 207-JMA-MP-ZZ-DR-A-002103

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

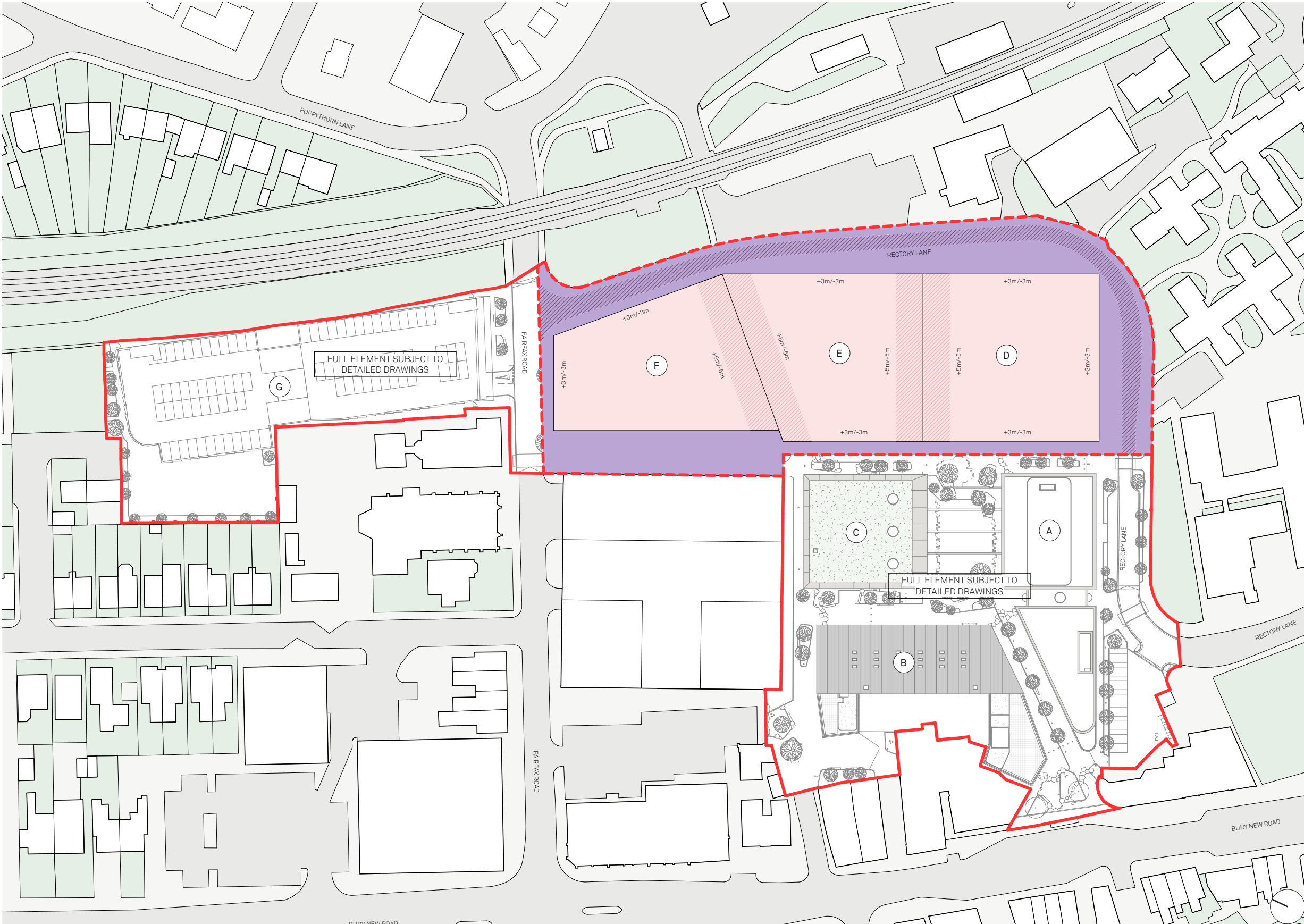


Detailed proposals for public realm and landscaping will come forward as part of future reserved matters applications and in accordance with Parameter Plan P4 – Public Realm (ref: 207-JMA-MP-XX-DR-A-001604 P00).

The Public Realm Parameter Plan, P4 defines the key areas of public realm and the maximum plot extents.

Public Realm Key

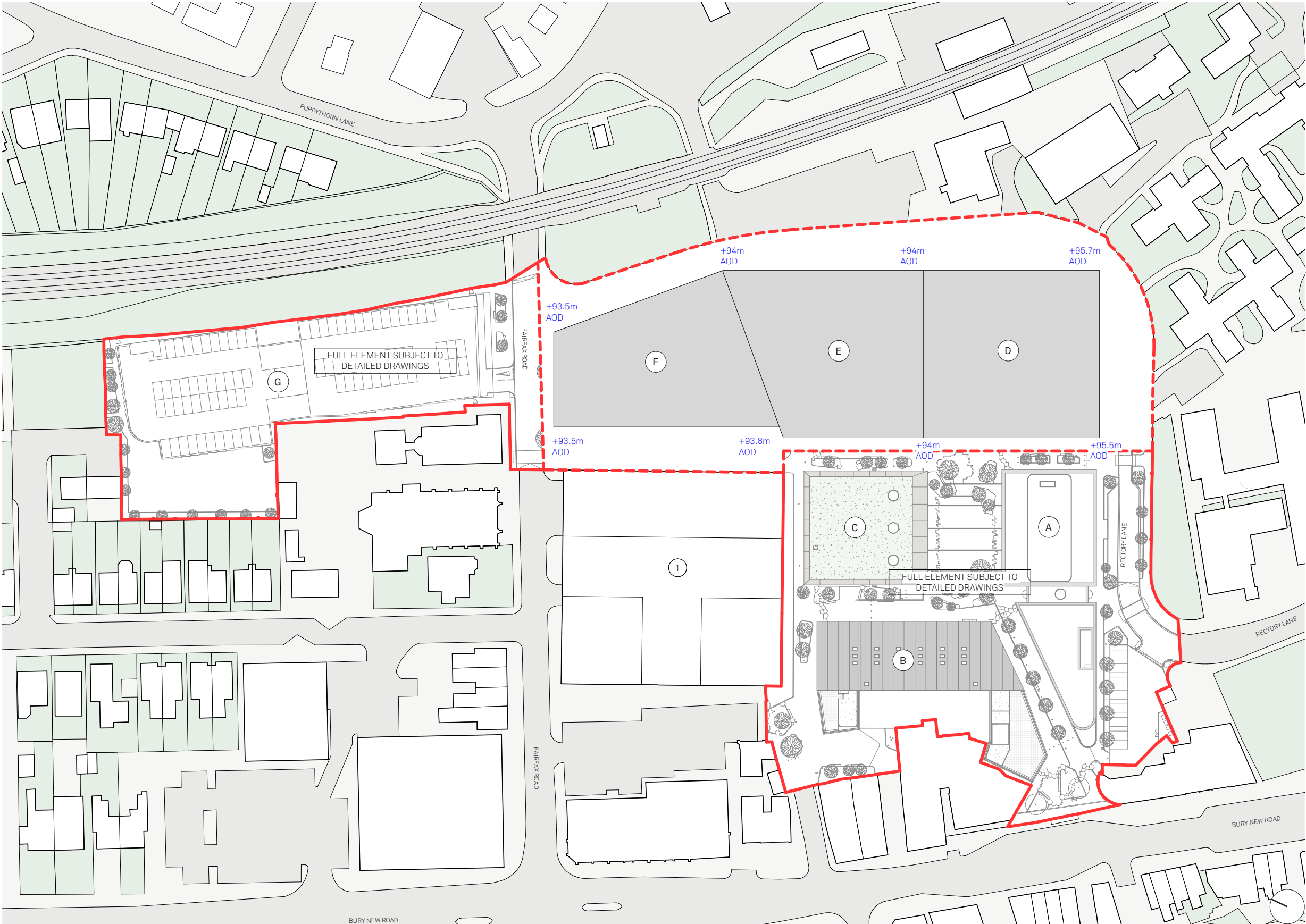
- Site boundary
- Outline Element
- Development Plots
- Routes between plots min. 15m
- Development zone including public realm
- De-engineered Rectory Lane



4.1.6 Outline Planning
Building Levels - 207-JMA-MP-ZZ-DR-A-002105

Detailed proposals for landscaping levels will come forward as part of future reserved matters applications and in accordance with Parameter Plan P5 – Building Levels (ref: 207-JMA-MP-XX-DR-A-002105).

The Building Parameter Plan, P5 defines the key landscape levels in the public realm.



Building Levels Key
— Site boundary
- - - Outline Element
■ Development Plots
+90.0m Proposed Site Ground Level AOD
AOD

4.2 Full Planning Components

4.2.1 Full Application Use and Amount

Phase 1

The masterplan opposite shows the full application components as listed below and identified on the plan opposite.

To enable the delivery of the full application proposal, the masterplan requires the demolition of the existing shopping centre, Library and Longfield Centre.

A mix of non-residential uses are proposed as part of the full and outline components of the hybrid planning application.

The overall quantum of non-residential development GIA is:

5,365m² Use Classes E/ F / Sui Generis.

The application is seeking Full Planning approval for the following:

- Demolition of Longfield Centre and site preparation
- Plot A Community Hub (including new library space and NHS facilities)
- Plot B Retail and Leisure Hub
- Plot C Market Hall
- Plot G Travel Hub
- Village Square
- Other infrastructure such as public realm, utilities, landscaping and green spaces.

The use and amount of the full application components are as follows:

Plot A – Community Hub:

Ground Floor - Plot A - Library and Community Uses: 475m²
1st-3rd Floor - Plot A - Office / Medical and Health Services: 1914m²
Ground Floor Plot A - Retail Pavilion: 340m²

Plot B – Retail and Commercial Hub:

Ground Floor - Plot B - Retail Uses: 1110m²
Ground Floor - Plot B - Flexible Office / Gymnasium Uses: 70m²
1st Floor - Plot B - Flexible Office / Gymnasium Uses: 940m²

Plot C – Market Hall:

Ground Floor - Plot C - Sui Generis (hot food takeaway & bar): 380m²
Ground Floor - Plot C - Retail Units: 210m²
Ground Floor - Plot C - Ancillary Uses: 15m²

Plot G Travel Hub:

A Travel Hub is proposed which will provide vehicle and cycle parking for the development. The Travel Hub is 2 storeys and will comprise a total of 275 spaces including:

- 20 accessible spaces
- 26 EV charging spaces
- 2 spaces for City Car Club
- 76 secure cycle spaces.



Key

- Site boundary
- Full Element
- X Application Plot

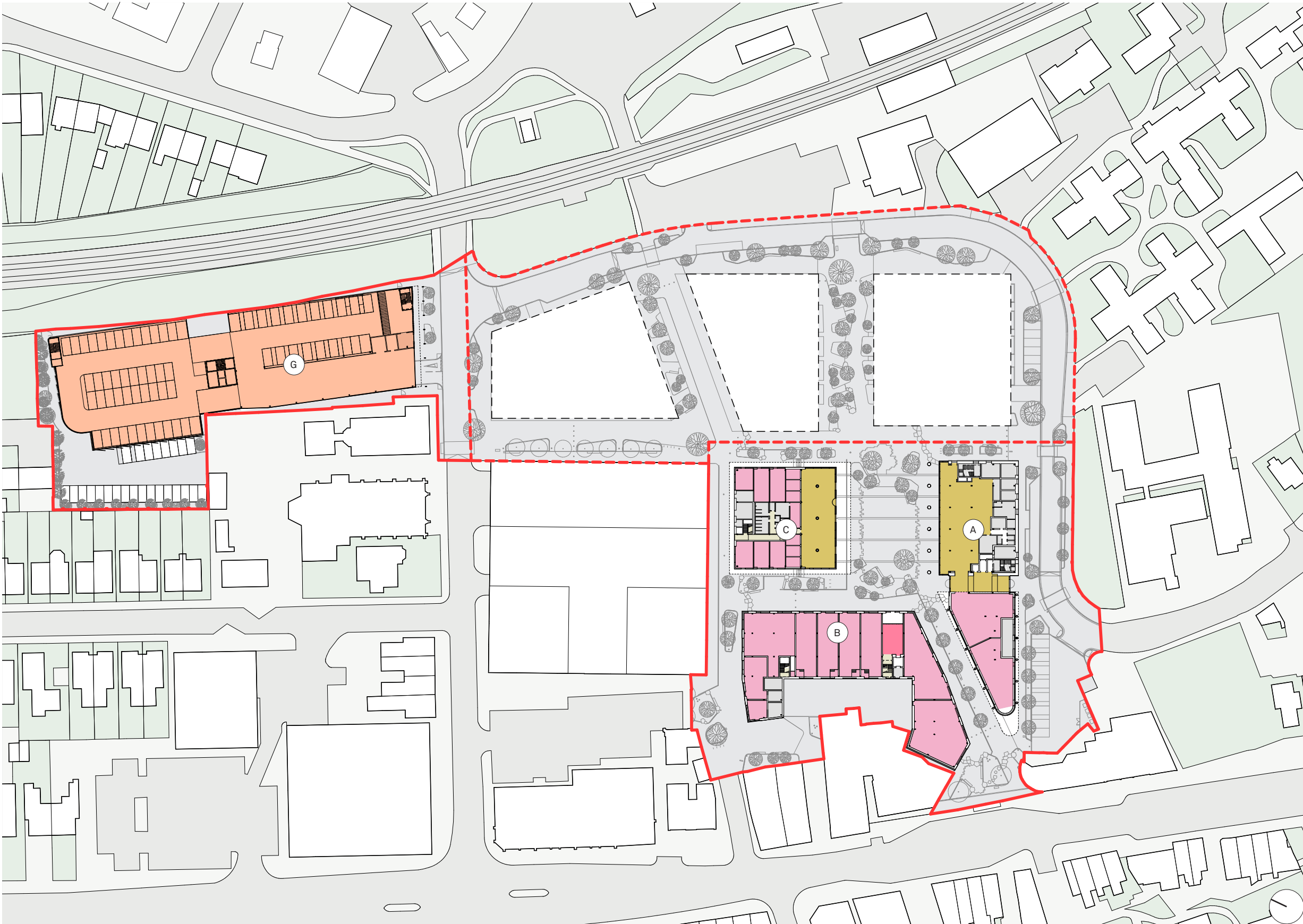
4.2.2 Full Application
Use - Ground Floor

Plot A - Mixed Use
· Ground floor library and community
uses plus retail uses

Plot B - Mixed Use
· Ground floor retail uses

Plot C - Market Hall
· Ground floor food hall/flexible space
and retail uses

Plot G - Travel Hub (total parking figures)
· 275 spaces for general use
· 20 accessible spaces
· 26 EV charging spaces
· 76 cycle spaces

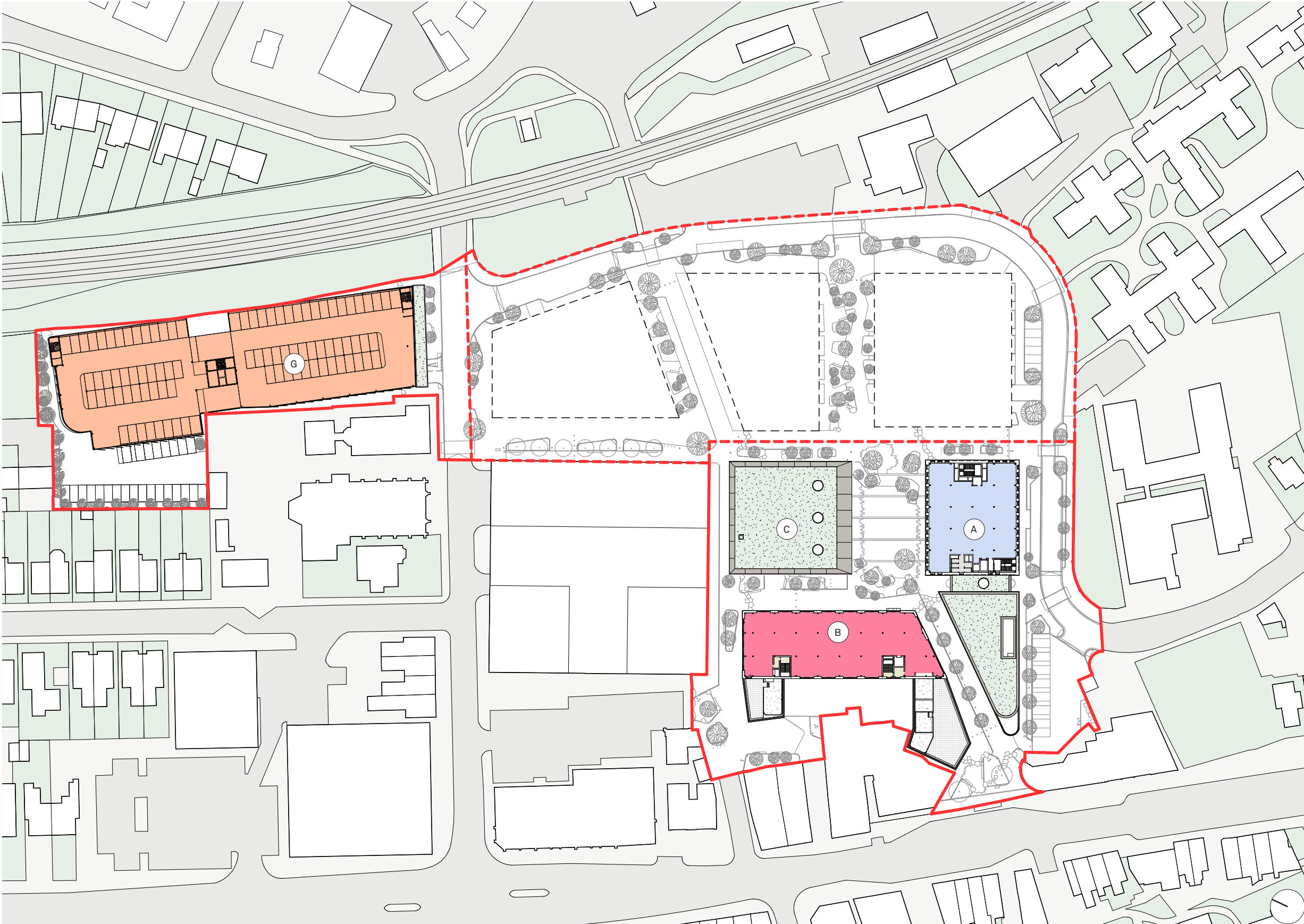


Key

A. Plot A - Community Hub	Retail Space
B. Plot B - Retail/Leisure Hub	Gym / Office
C. Plot C - Market Hall	Community
D. Plot D - Residential	Circulation
E. Plot E - Residential	Office
F. Plot F - Residential	BOH/Core
G. Plot G - Travel Hub	Travel Hub

4.2.3 Full Application Use - 1st Floor

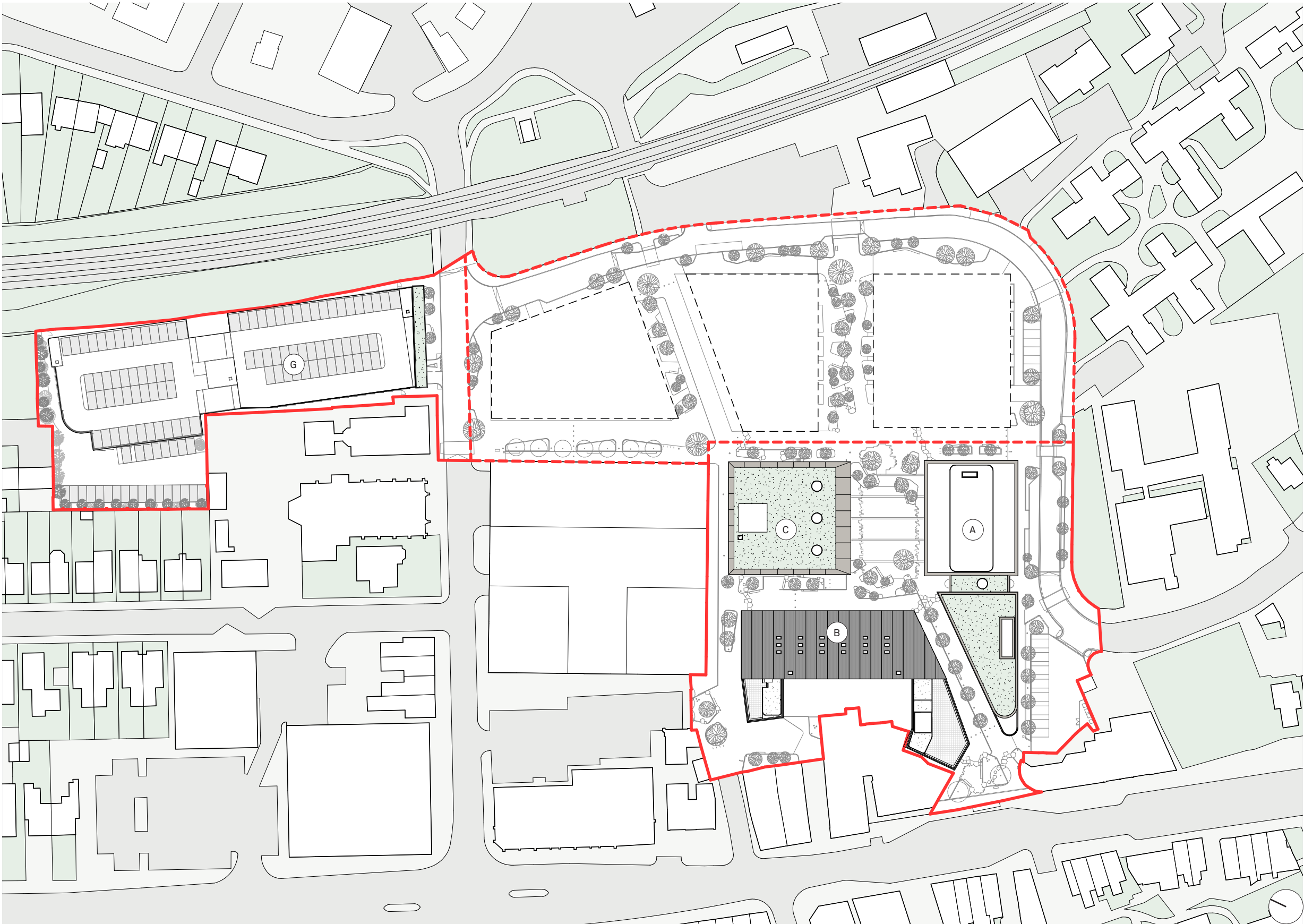
- Plot A - Mixed Use
- Upper floor will be commercial office/ NHS use over floors 1-3.
- Plot B - Mixed Use
- Upper floor is a gym with access to two external terraces.
- Plot C - Market Hall
- Plant is located on the upper floor of the market hall.
- Plot G - Travel Hub (total parking figures)
- 275 spaces for general use
 - 20 accessible spaces
 - 26 EV charging spaces
 - 76 cycle spaces



Key

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B. Plot B - Retail/Leisure Hub	Gym / Office
C. Plot C - Market Hall	Community
D. Plot D - Residential	Circulation
E. Plot E - Residential	Office
F. Plot F - Residential	BOH/Core
G. Plot G - Travel Hub	Travel Hub

- Plot A - Mixed Use
- The single storey retail block has a green roof.
 - The roof to the taller block contains a plant enclosure.
- Plot B - Mixed Use
- A series of pitch roofs address the Village Square.
 - Photovoltaic panels are located on the south face of the pitch with rooflights on the north.
- Plot C - Market Hall
- A green roof is proposed, with a large canopy to the south face to improve solar shading.
 - 3 large glazed roof lights provide natural daylight to the food hall.
- Plot G - Travel Hub
- The top floor of the travel hub is an open car park.



Key

A. Plot A - Community Hub	Retail Space
B. Plot B - Retail/Leisure Hub	Gym / Office
C. Plot C - Market Hall	Community
D. Plot D - Residential	Circulation
E. Plot E - Residential	Office
F. Plot F - Residential	BOH/Core
G. Plot G - Travel Hub	Travel Hub