



Disposition of Uses

Parameter Plan

- Non-Residential uses at Ground Floor Level**
(Use Classes - E Commercial, Business and Service Uses, F2 Local Community Uses, and mobility hub for shared parking, electric vehicles and bicycles and delivery drop-off and pick-up).
- Residential**
(Use Class C3).
- Commercial**
(Use Classes E a) shop, b) food and drink, g) office, gii) research and development, C1 hotel).
- Commercial/Commercial Ground Floor with Residential on Upper Levels**
(Use Classes C3, E a) shop, b) food and drink, g) office, gii) research and development, C1 hotel).
- Education/Commercial**
(Use Classes - F1 education, E g) office, gii) research and development, giii) industrial processes compatible with residential amenity, Suis Generis energy infrastructure).
- Residential/Student Accommodation**
(Use Classes C3/Suis Generis).

Notes:

The area shown in white will form part of the main access, with no buildings on it. Other parts of the site will also accommodate vehicular, pedestrian and cycle routes free of buildings and uses - see Access Parameter Plan.

Amount:

The mix of uses will be determined at reserved matters stage. This Parameter Plan sets out the Maximum Area for 4 possible Scenarios.

Proposed Use Class	Maximum Area (Scenario 1)	Maximum Area (Scenario 2)	Maximum Area (Scenario 3)	Maximum Area (Scenario 4)
Residential (Class C3)	920 dwellings	900 dwellings	980 dwellings	950 dwellings
Student (Suis Generis)	250 student beds	290 student beds	250 student beds	290 student beds
Commercial & Non-Residential (Use Classes C1, E & F)	40,000 m ²	40,000 m ²	36,000 m ²	36,000 m ²

All depicted areas and features subject to a lateral tolerance of +/-10m unless otherwise specified.

- Outline Application Boundary
- Indicative Block Layout (Detail to be confirmed at reserved matter stage).
- Existing Buildings