



5.10 SANG STRATEGY



Figure 35. SANG Artist Impression





6

Parameter Plans

- 6.1 Land Use**
- 6.2 Green Infrastructure**
- 6.3 Access & Movement**
- 6.4 Building Heights**



6. PARAMETER PLANS

6.1 LAND USE

The following section describes the Parameter Plans, which form a key part of the OPA. The plans set out the proposed parameters for key design elements of the Masterplan and indicate where key land uses should be located and the alignment of principle routes and spaces. The Parameter Plans are as follows:

- Land Use
- Green Infrastructure
- Access and Movement
- Building Heights

The Parameter Plans will be used to guide the detailed design of subsequent Reserved Matters Applications (RMA) for the Site. Collectively, they establish the parameters on which the Illustrative Masterplan is based.

Each RMA when it comes forward, will be assessed against the approved parameter plans. Full scaled drawings of the parameter plans are included as part of the OPA submission.

Land Use

The land use parameter plan, **Figure 36**, sets out the disposition of uses as well as the broad size of development parcels across the Site, shaped by the landscape and other constraints of the Site.

The primary land uses across the Site are defined as follows:

- Residential - up to 660 dwellings
- Elderly care
- Green Infrastructure – publicly accessible formal and informal open space, SANG, space for Biodiversity Net Gain, provision for children's play and SuDS
- Primary road network – secondary and tertiary streets are included within the development parcels

Affordable Housing Mix

The application proposes policy compliant affording housing in accordance draft Policy H3 (Affordable Housing) of the emerging Local Plan Update.

The Council's Affordable Housing SPD (July 2013) provides guidance on the tenure of on-site affordable housing, which is to be assessed on a site-by-site basis. The SPD sets out that, generally, a 70% social rented and 30% shared ownership split would be appropriate.

The Applicant is committed to working positively with the Local Planning Authority with regard to an appropriate tenure/mix for on-site delivery, to be secured through a Section 106 Agreement.

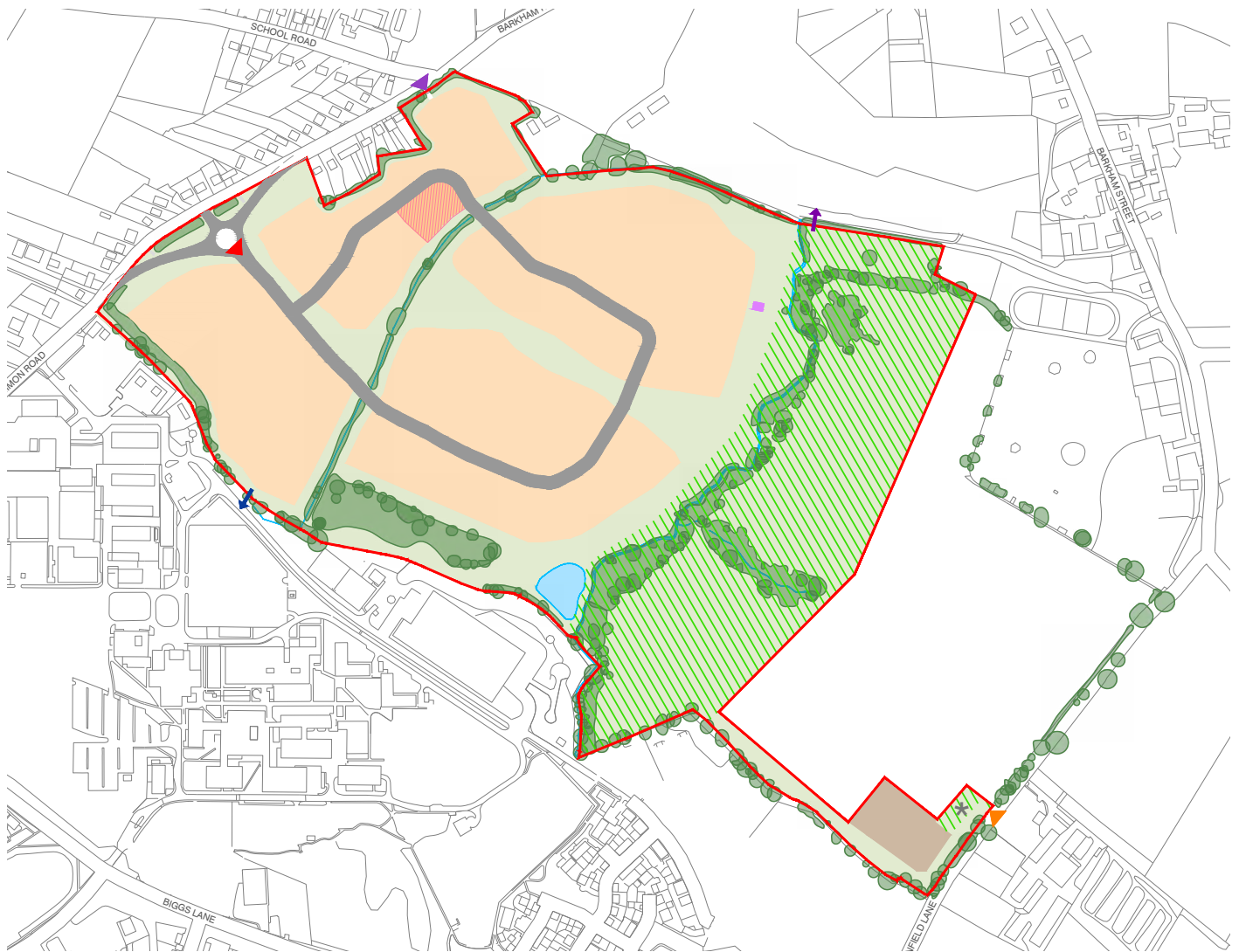


Figure 36. Land Use Parameter Plan

