



- KEY**
- APPLICATION SITE PHASE 9, RESIDENTIAL
 - OUTLINE CONSENT (NSA) BOUNDARY 10/01642/OUT APPROVED 22/12/2011
 - BASELINE
 - CUMULATIVE DEVELOPMENT STAGE 1
 - CUMULATIVE DEVELOPMENT STAGE 2
 - ✱ INDICATIVE PROVISION OF SPORTS PITCHES

- INDICATIVE RESIDENTIAL/EMPLOYMENT PROVISION**
- RESIDENTIAL DEVELOPMENT PARCELS
- 1 - 2.2HA / 60 DWELLINGS
 - 2 - 6.6HA / 43 DWELLINGS
 - 4 - 1.0HA / 24 DWELLINGS
 - 5 - 3.2HA / 77 DWELLINGS
 - 6 - 1.5HA / 37 DWELLINGS
 - 7 - 4.3HA / 102 DWELLINGS
 - 8 - 2.1HA / 49 DWELLINGS
 - 9 - 3.4HA / 77 DWELLINGS
 - 10 - 0.6HA / 5 DWELLINGS
 - 11 - 2.6HA / 62 DWELLINGS
 - 12 - 7.4HA / 178 DWELLINGS
 - 13 - 12.2HA / 294 DWELLINGS
 - 14 - 3.5HA / 84 DWELLINGS
- TOTAL NO. OF DWELLINGS: 1092
 NEW RESIDENTIAL: 485
 NEW MIXED USE: 23
 OVERALL TOTAL NO. OF DWELLINGS: 1600

COMMERCIAL / INDUSTRIAL DEVELOPMENT PARCELS

Use	Area	Type	Gross floorspace (assuming 80% ratio)	Gross floorspace (assuming 85% ratio)	Jobs
SBS Phase 1					
B1a	2,650	N/A	3,313	3,118	221
B1b/c	10,550	N/A	13,188	12,412	224
B2	9,900	GEA	9,900	9,900	129
Sub-Total	23,100		26,400	25,429	574
SBS Phase 2					
B1a	3,200	N/A	4,000	3,765	267
B1b/c	8,650	N/A	10,813	10,176	184
B2	9,300	GIA	9,300	9,300	258
Sub-Total	21,150		24,113	23,241	709
SBS Combined					
B1a	5,850	N/A	7,313	6,882	488
B1b/c	19,200	N/A	24,000	22,588	408
B2	9,300	GIA	9,300	9,300	258
B2	9,900	GEA	9,900	9,900	129
SBS Total	44,250		50,513	48,671	1,283
Mixed use area					
B1a	3,050	N/A	3,813	3,588	254
B1b/c	1,050	N/A	1,313	1,235	22
Mixed Use Total	4,100		5,125	4,824	276
TOTAL	48,350		55,638	53,494	1,559

Revisions:
 First Issue- 13/07/2016 AD
 A - 24/08/2016 - Amended to Stage 1-2 RVF
 B - 05/09/2016 - format and table changes AD
 C - 09/11/2016 - Revised red line AD

Phase 9, Residential Dwelling Baseline & Cumulative Development

Heyford Park

Client: Dorchester Group
 DRWG No: **D.0358_23** Sheet No: _ REV: **C**
 Drawn by: RVF/AD Approved by: AS
 Date: 09/11/2016
 Scale: 1:10,000 @ A3
Pegasus Environment