

HEYFORD MASTERPLAN

DESCRIPTION OF DEVELOPMENT

(revised 09-03-2020)

A hybrid planning application consisting of:

- **demolition of buildings and structures as listed in Schedule 1;**
- **outline planning permission for up to:**
 - > **1,175 new dwellings (Class C3);**
 - > **60 close care dwellings (Class C2/C3);**
 - > **929 m2 of retail (Class A1);**
 - > **670 m2 comprising a new medical centre (Class D1);**
 - > **35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8);**
 - > **2,415 m2 of new school building on 2.4 ha site for a new school (Class D1);**
 - > **925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2);**
 - > **30m in height observation tower with zip-wire with ancillary visitor facilities of up to 100 m2 (Class D1/A1/A3);**
 - > **1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis);**
 - > **2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1);**
 - > **creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.**
- **the change of use of the following buildings and areas:**
 - > **Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);**
 - > **Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8);**

- > **Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1);**
- > **Buildings 73 and 2004 (Class D1);**
- > **Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use);**
- > **Building 340 (Class D1, D2, A3);**
- > **20.3ha of hardstanding for car processing (Sui Generis); and**
- > **76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);**
- **the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.**
- **associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.**