



- PROPOSALS KEY**
- LAND USE**
- EXISTING BUILT DEVELOPMENT/PROPOSALS
  - EXISTING COMMERCIAL AREAS
  - EXISTING APPLICATIONS WITHIN MASTERPLAN AREA  
LAND SOUTH OF CAMP ROAD, VILLAGE CENTRE NORTH, DAY NURSERY & PYE HOMES
  - RESIDENTIAL
  - CREATIVE CITY / COMMERCIAL
  - CAR PROCESSING
  - MIXED USE
  - FLYING FIELD PARK
  - CORE VISITOR DESTINATION AREA
  - EDUCATIONAL SITE WITH POTENTIAL EARLY YEARS PROVISION  
(AGE TBC) INCLUDING NEW BUILDING
  - ANCILLARY OPEN ACTIVITY SUCH AS PARKING
  - FILMING ACTIVITY AREA
  - HEYFORD FREE SCHOOL SITES  
TO BE EXTENDED/EXPANDED
  - UP TO 60 EXTRA CARE DWELLINGS (CLASS C2/C3)  
0.9HA
  - AREA FOR COMMUNITY USES
  - CONTROL TOWER PARK
  - GREEN INFRASTRUCTURE  
INCLUDING CHILDREN'S PLAY AREAS
- GREEN INFRASTRUCTURE**
- STRATEGIC LANDSCAPE BUFFER
  - COMMUNITY ORCHARD / ALLOTMENTS
  - SPORTS PARK
  - APPROXIMATE LOCATION OF ATTENUATION AREAS
  - PROPOSED SCREENING
  - VIEWPOINT ACROSS SITE
  - EXISTING VEGETATION  
SUBJECT TO DETAILED TREE SURVEY  
(CLASS 'C' HATCHED GREEN)
- ACCESS & MOVEMENT**
- BUS ROUTE, VEHICLE ACCESS & FOOTWAYS
  - PRIMARY VEHICULAR ACCESS
  - PRIMARY HGV ACCESS
  - MAINTENANCE ACCESS
  - PRIMARY PEDESTRIAN / CYCLE ROUTES  
WHERE NOT IN ASSOCIATION WITH VEHICLE ACCESS
  - PRIMARY CAR PROCESSING ACCESS
  - SECONDARY COMMERCIAL ACCESS
  - POTENTIAL BUS STOP LOCATIONS
  - FOOTPATH/BRIDLEWAY ROUTE
- OTHER**
- SECURITY FENCE
  - PARCEL NUMBER
  - OBSERVATION TOWER & ZIPWIRE
  - APPROXIMATE LOCATION OF ENERGY  
INFRASTRUCTURE / FACILITY

HEYFORD RESIDENTIAL PROVISION (RELATES TO P16-0631\_081)

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
10	120	311
11	60	151
12	120	297
13	6	14
21	102	244
23	470	1123
35	27	65
<b>TOTAL</b>	<b>925</b>	<b>2235</b>

DORCHESTER LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
15	49	117
17	62	148
<b>TOTAL</b>	<b>111</b>	<b>265</b>

THIRD PARTY LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
16	178	425
17	62	148
<b>TOTAL</b>	<b>240</b>	<b>574</b>

THIRD PARTY LAND NOT PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
15	49	117
PYE HOMES	79	189
<b>TOTAL</b>	<b>128</b>	<b>306</b>

TOTAL	NO. OF DWELLINGS
ON PARAMETER PLAN	1600
PART OF THIS APPLICATION	1175
NOT PART OF THIS APPLICATION	425

NOTE: NO. OF PEOPLE IS BASED ON 2.39 PERSONS PER DWELLING

**FIGURE 4.2a**  
**Composite Parameter Plan**  
 DRWG No: P16-0631\_08-1 REV: A1  
 Date: 25/02/2020  
 Scale: 1:12,500 @ A3