



Notes:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- Key
- Application boundary (120.4 ha)
 - Residential use (C3) 57.4 ha (including Homes for the Elderly, Student Accommodation, primary, secondary and tertiary streets, footways, cycleways, incidental open space, and children's play areas)
 - Indicative location for Homes for the Elderly (C3)
 - Indicative location for Student Accommodation (C3)
 - Community hub (A1, A2, A3, A4, A5 and D1) 1.0 ha (including healthcare facility and community hall)
 - Existing buildings to be retained
 - Mixed use neighbourhood centre 2.1 ha (including residential uses (C3) and commercial / retail uses (A1, A2, A3, A4, A5))
 - 3 FE Primary School (D1) 3.0 ha
 - Employment use (B1) 5.9 ha
 - Employment use (B2 and/or B8) 3.2 ha
 - Formal sports pitches and associated parking 1.0 ha
 - Sports Hall, Health & Fitness and associated parking 0.3 ha
 - Open Space 39.9 ha (including public open space, children's play areas, allotments, orchards, existing hedgerows and trees, existing utilities exclusion areas, buffers, pedestrian and cycle links, surface water attenuation features, and some elements of hard landscaping, primary, secondary and tertiary roads)
 - Central Square 0.3 ha
 - Indicative location for incidental open space
NB. The minimum sizes of the main proposed green/public spaces within development areas will be agreed through design coding work, prior to the submission of reserved matters applications.
 - Vista stopper public art, or similar
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
 - Bus / pedestrian / cycle only route
General location of bus gate to be determined at detailed design stage
 - Indicative location of access to employment
 - Existing Public Bridleway
 - Existing Public Footpath
 - Other Routes with Public Access
 - Proposed pedestrian / cycle only access
 - Pedestrian / cycle access to existing Bridleway
 - Pedestrian access to existing Footpath

Rev	Date	Description	Drawn	Chkd
P6	02.11.17	Amended following CDC Comments	RF	GP
P5	06.10.16	Amended following CDC Comments	RF	GP
P4	27.06.16	Amended following CDC Comments	RF	GP
P3	03.05.16	Amended following CDC Comments	RF	GP
P2	20.05.16	Amended following public consultation	RF	GP
P1	06.01.16	First Issue	RF	GP

FOR PLANNING

Client
Bathurst Development Ltd



Project
Land South of Chesterton, Cirencester

Drawing Title
Parameter Plan
Land Use and Access

Scale @ A2 1:5000 Job Ref. 00884
Drawing No. 00884_PP_01 Revision P6
Scale Bar 0 50 100 150m