



Key	
	Site boundary
	Area of residential development
	Commercial area
	Area of replacement sports pitches
	Area of enhanced open space
	Area of surface water attenuation
	Enhanced riverside corridor
	Existing St Cuthbert's playing field
	Spine roads

Table 3/1: Schedule of Development

Use/Level of detail	Site Area Hectares	Numbers/Floorspace	Heights	Parking Standards	Open Space
Residential Outline with maximum number of units, defined developable area and other parameters as identified.	25.8	1000 dwellings maximum Mix of types incorporating affordable housing as specified in the Section 106 agreement No minimum density	Generally 2-3 storeys Up to 4 storeys in circumstances set out in Design Brief	To conform to SHHC standards (SPG2) and PPS3 maximum of 1.5 spaces per dwelling across the site. Detailed provision to be in accordance with principles in the Design Brief.	2 Village Greens and numerous (at least 4) "pocket parks" of 0.15ha minimum (e.g. garden squares) which are capable of accommodating children's play areas - all totalling 2.7 hectares of usable open space.
Commercial Outline with schedule of uses (use list) fixed developable area and other parameters as identified.	0.3	300 square metre maximum of retail Otherwise no restriction	Retail on ground floor only. Buildings up to 3 storeys maximum	To be determined at Reserved Matters - dependent on use - in accordance with SHHC parking standards	
Sutton Mill Brook Full detailed proposals	2.1 6.6	attenuation areas			Retained open space, including landscaping, footpaths and water garden
Sutton Brook Fully detailed proposals	1.55	Open space			Retained as watercourse, open space, footpath/cycleway
Cromdale Grove Recreation Ground Fully detailed proposals	4.1 4.8	4.1 proposed pitches 2.8 enhanced open space 2.8 School fields	Up to 250 square metre changing rooms Up to 5m high to hip of roof	Use SHHC standard	Retained as open space, incorporating proposed playing pitches, existing playing field and landscaped areas.
Spine Roads, Earthworks and Infra-Structure Fully detailed proposals	1.0				
BT Depot and W/ Depot Unlikely to be developed as part of scheme	1.0				
Total	52.0				

Notes:

A	Amendment to the colour attributed to 'Sports Pitches' for clearer differentiation.	MJR	JJH	02.02.11
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Revision: Description: Dm: Chk: Date:

Scale: 0m 25m 50m 75m 100m 125m

Source information:

Drawn: MJR Cng: JJH Checked: JJH App: 27.01.11

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Planning Application Drawing 03a

Project: Moss Nook

Title: Parameters Plan

Scale: 1:2500@A1 Ref: HJB / PA511 / 226a Sheet: 1/1

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