



Overall Site Areas:

—	Total Site Area (incl. vis splay):	22.20 ha
—	Development (see below for detail):	8.18ha (37%)
—	Heritage / Ecology / Amenity Zone:	14.02ha (63%)

Development Area Schedule:

Plots	Use Class	GFA (m2)	Car Parking No.	Dev. Ratio (%)
1. Total: 0.94 ha	B1 Light	4,000	133	44%
2. Total: 1.11 ha	B1 Light	5,000	166	45%
3. Total: 0.94 ha	B8	3,150	32	33%
4. Total: 1.12 ha	B8	4,700	47	42%
5. Total: 0.78 ha	B8	3,200	32	41%
6. Total: 0.90 ha	B8	3,150	32	34%
7. Total: 1.13 ha	B1 Light	5,000	166	44%
8. Total: 0.86 ha	Roads & Visibility Splay			
9. Total: 0.4 ha	SUDs / Landscape			
Totals:	8.18 ha	28,200m2		

Rev.	Description	Date	By	Chk'd
A	Areas revised to incl. Heritage & new pt.	22.03.19	SR	SR
B	Road alignment, Ecology increase, GFA added	26.03.19	SR	SR
C	Areas and site boundaries revised	28.03.19	SR	SR
D	Plots 4 & 5 combined, plot 5 access removed	23.04.19	SR	SR
E	Internal access road minor amends.	03.05.19	SR	SR
F	Footpath connections added, notes added	16.05.19	SR	SR

Reproduced from Ordnance Survey material with the permission of the controller of Her Majesty's Stationary Office under the Licence No 186287

PRELIMINARY
 client: CEFN PARK DEVELOPMENT LTD
 project: THE OAKS
 drawing title: PROPOSED SITE PARAMETERS PLAN