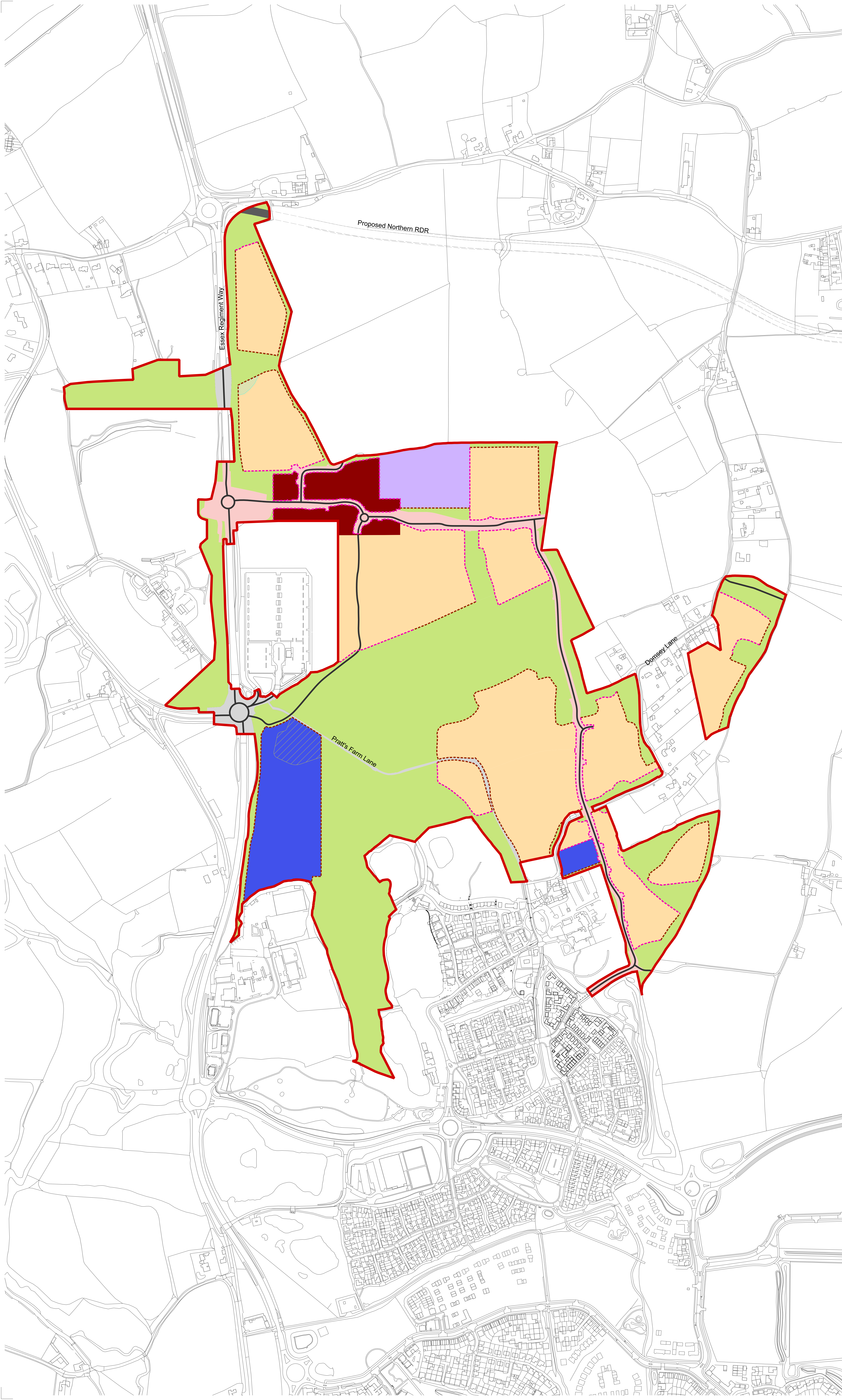


Notes:
 All contractors must visit the site and be responsible for taking and checking Dimensions.
 All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- Application boundary
- Residential (including internal access, parking, incidental open spaces, drainage features, and associated infrastructure) - Use Class C3*
- Mixed uses (including retail, commercial, community, leisure and residential uses) - Use Classes C3, E(a), (b), (c)(i)(ii)(iii), (e), (f), (g)(i) and F1(e), F2(b) excluding E(d), (g)(ii)(iii)**
- Education - Use Class F1(a) (including early years provision - Class E(i)*)
- Employment Use - Use Class E g(i)(ii)(iii) (including ancillary E(b), E(c) and E(d)*)
- Landscape and open space (Refer to Drawing no. 01660C_PP02_Green Infrastructure and Open Space Parameter Plan for the details of the landscape and open space)
- Primary streets (Refer to Drawing no. 01660C_PP04_Access and Movement Parameter Plan for the details of access and movement parameters)
- Proposed infrastructure (refer to detailed planning application drawings)
- Existing infrastructure (within redline)
- Northern RDR
- Development constraint*
- Development constraint**
- Deviation permitted +/-5m within application boundary
 Partial boundaries along these edges can deviate +/-5m within the application boundary, subject to on-site constraints and proposed attenuation features.
- Deviation not permitted

NOTES
 *Potential for pluvial flooding
 **Development of the Innovation Hub will adhere to the GI Strategy and Mitigation Hierarchy that are inherent within the embedded mitigation designed into the proposed development. This will aim to avoid adverse effects on ecologically important features; where negative impacts cannot be avoided then appropriate mitigation and compensation measures will be required to ensure that Biodiversity Net Gain is delivered.



Rev	Date	Description	Drawn	Check
P20	13.07.23	Developable area updated	VB	JCA
P19	06.07.23	Developable area updated	VB	JCA
P18	30.05.23	Proposed infrastructure updated	VB	JCA
P17	12.10.22	Key adjusted	VB	IS
P16	06.10.22	Planning issue - redline adjusted	SM	IS

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Project:
Chelmsford Garden Community - Zone 1 Planning Application

Drawing Title:
Land Use Parameter Plan

Scale @ A0 1:2500 Job Ref. 01660C
 Drawing No. 01660C_PP01 Revision P20
 Scale Bar: 0 20 40 60 80 100m