



Key

Site Boundary



Phase 1

Phase 1 Boundary



Phase 1 Indicative Parcels (based on Phase 1 Housebuilder Composite Layout ref: H0000-001-01 RevT, overlay), including:

- Developable Area: 604 Dwellings;
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people and sports provision); and
- Phase 1 Primary School: circa. 2000 2300sqm GEA floorspace*
- Local Centre Site.



Phase 1 Main Street and Southern Access Road.



Works within Hamilton Country Park/Leicester City (Parcel 1.8) subject to approval under separate conditions on LIGC permission.



Phase 2

Phase 2 Boundary



Phase 2 Indicative Parcels (with Illustrative Masterplan ref: IL12152-012 Rev AT overlay) including:

- Developable Area: 1014 - 1240 Dwellings;
- District Centre and Local Centre: including 12,000 - 25,000sqm GEA floorspace, A1-A5, C1, D1 and D2 uses;
- Employment land: 2 - 4ha to include B1, B2 and/or B8 uses; and
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people, allotments and sports provision); and
- Primary School: circa. 2000 - 2300sqm GEA floorspace*.



Phase 2 Main Street



Phase 3, 4 and 5

Phase 3, 4 and 5 Boundary



Phase 3, 4 and 5 Development Parcels (with Illustrative Masterplan ref: IL12152-012 Rev AT overlay) including:

- Developable Area: 2709 - 2935 Dwellings;
- Local Centre: including 700 - 1500sqm GEA floorspace, A1-A5 uses;
- Employment land: 9 - 11ha to include B1, B2 and/or B8 uses;
- Open Space (including parks, natural and semi-natural space, amenity green space, provision for children and young people, allotments and sports provision);
- Phase 3 Primary School: circa. 0 - 1500sqm GEA floorspace*; and
- Phase 1 Secondary School: circa. 8600 - 10800sqm GEA floorspace*.



Phase 3, 4 and 5 Main Street



NOTE:

The Phase 1 development parcel is based on Housebuilder Composite Layout ref: H0000-001-01 RevT; informed by the Masterplan Rev AT (ref: IL12152-012 Rev AT).

Location of plots and parcels within Phases 2,3,4 and 5 is based on Masterplan Rev AT (ref: IL12152-012 Rev AT). The final location of land uses and infrastructure within each phase will be based on the approved Parameter Plans (refs: PS12152 066 Rev H, PS12152 067 Rev I, PS12152 0681 Rev H, PS12152 070 Rev H, PS12152 071 Rev I), under planning permission ref:20132317 and will be defined by future reserved matters applications.

Open Space will be delivered in accordance with the Landscape Framework Plan (Ref:1603/P211).

The Southern Access Road will be constructed as per approved plans PLO01 D, PLO02 B and PLO03 B and in accordance with condition 19 of the CBC permission (or as subsequently varied).

The location of the main street within each phase is based upon approved 'Parameter Plan 4: Access' (ref: PS12152 069 Rev H and will be defined by future reserved matters applications. As per Parameter Plan 4: Access, vehicular access points should be provided from Barkby Lane (minimum of two), Barkbythorpe Lane, Barkbythorpe Road and Hamilton Lane.

* The GEA floorspace assumptions for the primary and secondary schools are based upon the pupil numbers as referred to within the S106 Agreement (dated 20th July, 2016) and the Department of Education and Education Funding Agency, 'Area Guidelines for Mainstream School Building Bulletin 103' (June 2014) and Schedule of Accommodation Tool V.6.2 (March 2015).



Project	Thorbury (NEoL Sustainable Urban Extension)
Title	Site Wide Phasing Programme Development Areas and Open Space (Based on Housebuilder Composite Layout ref: H0000-001-01 RevT and Rev AT Masterplan ref: IL12152-012 Rev AT)
Client	CEG
Date	23.10.2019
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