# DERWENT

Strategic masterplan framework

November 2020

Allies and Morrison



## FOREWORD

I am very pleased to introduce you to the Derwent Forest Strategic Masterplan Framework. This document is designed to provide information about how we currently are envisaging the physical development of the site. What it can't do is convey the passion, dedication, commitment and sacrifice made by so many, that has got us to this point.

The concept, that was to become utropia, was born in 1995 following a life-changing experience that showed me how profoundly life, living, and relationships could be dynamically and positively reshaped when given the right conditions and environment.

The first opportunity to realise, what had become an obsessive vision, came in 2001 when expressions of interest were first sought for the development of Derwent Forest. A team came together from a variety of relevant disciplines and met bi-weekly to work up the first proposal for the site. After much frustration and persistence we finally acquired the site in 2011. Since that time much has needed to be dealt with before we could get to the point at which we now find ourselves. I don't think that anyone who has been involved with the project over the years could have imagined that it would take so long to get here. But as the saying goes 'Nothing truly worthwhile is ever easily achieved'.

The 'utropia' vision for Derwent Forest is to create a place that models a harmonised and conscious balance between development and nature to the mutual benefit of both. Driven and underpinned by the 'utropia Foundation Principles', this development will be completely accountable to these principles. It will strive to be as self-sufficient as possible, modelling excellence and replicable examples of how we, as a society, can very positively sustainably develop in the future. These are lofty aspirations and the success of this project will be dependent on those who, not only, share the dream of building a consciously aware society, but who are prepared to commit to making this happen. The legacy that we leave behind us for future generations will say much about who we are as a people and how much we care. It is for that very reason that the majority ownership of this project will always sit within the community.

My lasting thanks to those who have shared the vision, played their part and believed in what is possible when we all come together to seek to build a better world for us all.

#### Nigel Cattersor

Chairman – Derwent Forest Development Consortium Ltd / utropia Ltd 2nd December 2020

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# PARTA LOCATION AND CONTEXT FOR GROWTH

## 1 REGIONAL LOCATION

Situated in the north west of England, Derwent Forest, formerly RNAD Broughton Moor, is located between the dramatic West Cumbrian coastline and the stunning landscape of the Lake District National Park.

Located 25 miles from Carlisle, the site benefits from the nearby train station in Flimby and is a short drive from Cockermouth to the east and the larger town of Workington to the west.



Figure 1 The site in its West Cumbrian context



#### NEWCASTLE UPON TYNE

SHEFFIELD

YORK

#### MANCHESTER

Figure 3 The Derwent Forest site looking north, with Maryport and the Solway Firth beyond



**2 CONTEXT FOR GROWTH** 

#### 2.1 Housing market and economic drivers of change

Since the site was formally decommissioned at the end of 1992, bringing the site back in to some form of productive use has been a priority for Allerdale Borough Council and its partners.

The large majority of the buildings and bunkers remain along with underground storage and an extensive network of storage sheds and other military buildings. Ownership of the site was transferred from the Ministry of Defence to Allerdale Borough Council in 2008 and attempts, led by Cumbria County Council, were made to attract interest from the development industry to bring the site back into use in October 2008. It was at this time that the site was re-branded Derwent Forest.

In the summer of 2018 the Derwent Forest Development Consortium revealed ambitions to develop the site including to include the provision of between 1,200 and 2,000 new homes, a hotel, holiday lodges and other facilities. It is from this initial vision that this latest strategic masterplan has emerged.

#### 2.2 Policy context

The site is formally designated under **Policy S18 Derwent Forest** of the adopted Allerdale Local Plan. The policy outlines a range of appropriate uses for the site including:

- A large scale, predominantly open, leisure development;
- Hotel/restaurant and conference centre;
- A festival site; and
- Residential development, sufficient to achieve the viability of the project and secure the overall restoration of the site;
- Small scale employment uses;
- Renewable energy schemes.



Figure 4 The adopted Allerdale Local Plan, 2014

This masterplan supports a number of initial planned phases of development on the site. In 2014 and 2017 outline planning and reserved matters applications were submitted respectively to Allerdale Borough Council for the development of 24 self build homes on a south-eastern part of the site accessed directly off Moor Road.







#### 2.3 Pipeline development



Figure 5 Story Homes self building scheme (image from Story Homes Design Code)

Figure 6 Subsequent application for new housing on the site immedaitely to the north of the Self Build site.

## **3 SITE CONTEXT**

The site covers a total of approximately 425 Ha. Over 130 former magazine buildings remain on the site, with some being of a lightweight construction and others of a more permanent nature. A detailed conditions survey was carried out recently.

Principal vehicular access points are located along Moor Road which forms the eastern boundary of the site, with secondary access points along the northern boundary.

Despite much of the rail infrastructure being removed from the site and sold in 1992, the track-beds are still evident across the entire site.

The landscape character varies quite dramatically across the site. The ancient field boundaries of early farming practices are evident in the southeastern corner of the site. Bands of ancient woodland connect the site with the channel of the River Derwent to the south and there are areas of mature woodland - Ribton Wood - in the heart of the site.

Dramatic views toward both the coast and the Lake District are afforded from the higher land on the north western side of the site.













**Figure 7** Site photographs showing the varied landscape character, the spoil heap as a legacy from the site's mining history and some of the different types of magazine buildings, some bunded.



### **4 SITE HISTORY**

Flimb

Whilst the site has remained largely rural in character throughout its history, there are been three distinct historical phases through which the sites has been used and managed. Each phase has played an important role in determining the sites current features, attributes and character.

Through most of the nineteenth century the site was farmed. Buckhill Colliery which opened in 1873 until operations closed in 1932 saw the site mined for coal with the spoil heap in the heart of the site the most prominent legacy.

The site was then used as a Royal Naval Armaments Depot from 1939, passing hands between NATO allies until it was finally decommissioned the end of December 1992.

Each phase of this unique historical sequence of events has left its mark on the site.



Figure 9 Historic mapping - 1865: Farming field boundaries, some early water channels and drains and the oldest areas of woodland



1904: Mining activity and associated and passenger rail infrastructure, historic woodland and field boundaries remain



Figure 10 Historic field boundaries



Historic Mining Activity





1957: The site now in active military use - with mapping information removed



RNAD Broughton Moor with the associated magazines and connecting small gauge railway

## 5 ASSETS AND OPPORTUNITIES

The site has wonderful environmental assets which any future uses should seek to respect and utilise. Principal opportunities can be summarised as follows:

- Topography The level changes across the site present a number of opportunities. The lower and flatter terrain of the south eastern part of the site - likely to be the most fertile land as the sites reaches towards the channel of the River Derwent - lends itself to a continued agricultural use. The higher land to the north west provides magnificent long views towards both the coast to the west and the Lake District to the east.
- Natural landscape the expansive mature woodland of Ribton Wood is central to the landscape character of the site. Fingers of ancient woodland connect with the River Derwent, but it is Ribton Wood which gives the site its unique character.
- Settlement context the sites site between settlements which vary in size and character. There is an opportunity to create new settlements which complement this context.





Figure 12 Potential Woodland Connections



## 6 MASTERPLANNING CONTEXT

Whilst the masterplan framework outlined here is a long term strategy, it also sets the context for the earliest phases of development on the Derwent Forest site.

The Story Homes self build scheme, which secured outline planning permission in 2014, has commenced. The masterplan considers how both the Story Homes scheme and the adjacent larger housing development can form a fully integrated part of the initial phases of development.

The form of these developments are designed to facilitate the provision of further new homes in this part of the site. In doing so, these initial phases will establish connections to the site's central area where the spoil heap and cluster of lab buildings are located. The masterplan envisages that this central area of the site forms a natural heart and focal point for a cluster of activities which will serve new as well as existing residents in the wider area.



Figure 14 Initial development phases and the strategic masterplan framework context





Figure 16 Story Homes self build scheme (Story Homes Design Code)



Figure 17 The adjacent larger housing scheme immediately to the north



# PART B VISION AND MASTERPLAN FRAMEWORK

## VISION STATEMENT

The vision for the development of the Derwent Forest site is to create an environment that has been designed to entertain, educate, engage and empower in order to enlighten.

The development model and masterplan is based upon sustainability in all its multidimensional . Using a range of renewable energy technologies the objective is to move the site towards self-sufficient in energy and food production as well as taking care of the site's own waste in a sustainable way on-site.

The vision is to create a flagship project at Derwent Forest that will demonstrate a new model of sustainable living, working and being There are a variety of component concepts to the model which will work in harmony with, and have respect for, the existing natural environment of the site. These component parts are designed to create maximum opportunities for employment and to help meet the needs and aspirations of West Cumbria. This could include:

- Inspirational executive homes on individual plots
- Community based eco hamlet (full range of housing)
- Visitor Centre
- Hotel & Conference Centre
- Holiday Lodges and camping provision
- Demonstration farm highlighting sustainable farming from the past and food provision for 21stcentury
- Education centre
- Environmental Sciences Innovation Centre
- Green energy manufacturing facility
- Exploration wildlife and cycling trails
- Art in the Landscape
- Festival site
- Reforestation of 50% of the site creating a working forest.



### Harmony and respect

A development which respects the site's natural, agricultural, industrial and social history

#### Fostering community living and learning

A development which will support the gradual establishment of new, diverse communities



A place of

#### Beautiful and open

A development that reintegrates and nurtures a long-lost west Cumbrian landscape, with adapted and new buildings and facilities that are sensitively designed and scaled







## Diversifying the local economy

A development which makes a positive contribution to already established local economies including agriculture, tourism and energy production

#### Towards self-sufficiency

A development which embraces all aspects of sustainability, with strategies to reduce, reuse and recycle waste, reduce water and energy use and support food production

## 8 MASTERPLAN FRAMEWORK

#### 8.1 Masterplan concept

The evolution of the masterplan has followed a number of key steps and stages:

- Understanding local terrain and respecting the existing woodland - the expansive Ribton Wood and other areas of mature and ancient woodland create a wonderful, mature landscape character.
- 2. Woodland connections New, mixed species woodland plantation improve the wider landscape ecology by linking isolated existing patches of planting.
- 3. Green + Blue Infrastructure Nework of open spaces double as important sustainable drainage and protected habitat corridors.
- 4. Opening the site new connections will enable the site to be opened up to the wider communities. Journeys which once had to orbit the site will be able to run through the site. This will include the opportunity to integrate part of the National Cycle Network across the site along the axis of the old railway line.
- 5. Settlements in scale supported by appropriate improvements to road and other infrastructure, the pattern and distribution of small settlements surrounding the site will be reflected in the establishment of three new settlements within the masterplan all different in character and connected by landscape.



Figure 19 Concept masterplan

#### 8.2 Movement strategy

Pedestrian access: Opening the site up for new uses and activities - much of which will be public - creates an amazing opportunity to integrate a completely new network of public footpaths and bridleways. The current application seeks to create new footpaths with the self build development to the south and north along Flamigg Gill.

Bicycles: The remnants of the extensive network of small gauge railway routes which once connected all magazine buildings provide the basis of a permeable and open series of paths, bridleways and tracks which can connect and open up all parts of the site. National Cycle Network Route 71 currently diverts around the southern boundary of the sites using the local road network. The masterplan proposes to continue the route right across the entire thereby extending the off-road network and improving the quality of this national network.

Road access: Moor Road and the wider existing network of routes will provide access to the site for the initial phases of development. The level of development envisaged by local policy and the Consortium will require carefully considered upgrades of the local highways network and new vehicular connections. Initial highway modeling has been undertaken and options are being reviewed. The options for upgrade include linking the site to the A66 to the south, as well as to the A594 to the north.



Figure 20 Transport and movement opportunities

otential improved access to the A594 between Cockermouth and Maryport

here are potentially multiple vehicular access points to the site where the site borders ne existing local road network

> LITTLE BROUGHTON

GREAT **BROUGHTON** 

III MININITY

Potential improved access to the A66 between The Lakes and Workington

#### 8.3 Landscape strategy

A landscape strategy of green and blue infrastructure underpins the masterplan for Derwent Forest. A number of key principles are particularly important:

Retaining the existing woodland: Ribton Wood and other areas of established woodland should be retained and managed. A woodland management plan should be developed to transform mature, mono-cultural planting to dynamic, healthy forest which better support wildlife. Existing woodland can serve as major recreation and leisure destination with magazine buildings transformed into wood lodge accommodation.

New woodland planting: There are currently multiple opportunities to create new woodland planting which can increase the landscape ecology of the site by linking together disparate patches of existing woodland. Further studies are required to facilitate additional planting and management opportunities.

New public open space network: Between established and planned areas of woodland and linking the three planned settlements, a new park with a range of features including a sustainable drainage network, protected species corridors, children's play areas, and cycleways which will be established as development phases come forward.



Figure 21 Site-wide landscape opportunities

#### 8.4 The masterplan

Development of the Derwent Forest site will be complex and is a long term opportunity. Market conditions will change, housing needs will change and economic cycles will come and go.

The masterplan cannot therefore be a blueprint for development. Flexibility and the ability for the masterplan to continue to adapt and respond to changes in circumstances will be essential.

Within these context of the landscape and movement frameworks outlined above, a number of key principles have however been instrumental in underpinning the development strategy within the masterplan, as follows:

- Three new settlements are proposed each with their own character, and each of a scale which reflects the scale of surrounding settlements.
- 2. Access to these settlements will initially be served from existing roads. Moor Road will provided access to the first settlement.
- Community, commercial (hotel) and other shared public facing facilities will cluster in the central area of the site, in the vicinity of the spoil heap.

- 4. Initial work on the transport implications has been undertaken and options are being reviewed. Provision of a new highway connection linking the site to the A66 to the south is an option that could provide some of the additional capacity required.
- 5. The Moor Road settlement will be a community settlement with an emphasis on mixed family housing with good access to open space.
- 6. The northern settlement is likely to be smaller and may present good opportunities for the provision of workspaces and space for new employment uses.



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7. The settlement to the south will support agribusiness. Its character and form will respect the prevailing ancient field boundaries in this part of the site

Potential new connection to A66

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A holiday village form of development could encompass parts of Ribton Wood in the centre of the site.

9. Land parcels to the west of the site present opportunities for energy generation.

#### 8.5 Land use framework

To inform the land use framework, precedent studies have placed relevant existing developments on the site at scale to get an understanding of the capacity of the site to accommodate a range of different uses and activities.

- - Site Area 425 hectares approx

#### Leisure

Centre Parcs Whinfell Forest

Langdale Hotel and Timeshare Estate

The Eden project

Landschaftspark Duisburg-Nord

Grizedale Go Ape and Biking Centre

#### Housing

Accordia, Cambridge

Carrowbreck Meadows, Norwich

The Avenue, Saffron Walden

#### Business

Staveley Mill Yard

Low Sizergh Barn



8.6 Residential precedents

Village











Self-build

The Glade, David De La Mare Architects

8.7 Leisure precedents

#### Hotel and managed open estate





Langdale Hotel and Estate



#### Camping

#### 8.8 Activities and attractions precedents

#### Agriculture







#### **Destination activities**





#### Light industry





Staveley Mill Yard, Kendal







7 Harestanes, Scottish Borders

#### Creative and micro businesses

Harestanes, Jedburgh, Scottish Borders

#### 8.10 Land use framework

The masterplan is underpinned by a strategic land use framework. This attributes a land use to each prospective development parcel. In so doing, it is possible to provide an estimate of the overall level of development including an estimate of the overall number of new homes across the three settlements.

The total area of the site is approximately 425 Ha. The masterplan framework proposes a total of approximately 80 Ha of land to be developed, 57 Ha of which approximately 72 Ha will be associated with the delivery of new homes.

Other uses include employment uses, 'central mixed' uses which characterise the central area and community uses which we anticipate being health and education uses.

The land use framework also charts the distribution of different categories of open space. This includes established and mature woodland, new public open spaces (parks) and the proposed Jubilee Wood.

Some land to the west of the site is also earmarked for energy production.



79.01       Area of developed land         56.74       Total residential area *         18.25       Total homesteads area         1952       Total dwellings *         4.27       Total employment area **         2.26       Total employment area area         6.54       Total employment area area         2.38       Total community area excluding playing fields         0.89       Total leisure area         130.78       Total existing woodland area ****
56.74       Total residential area *         18.25       Total homesteads area         1952       Total employment area **         2.26       Total employment area **         2.36       Total employment and central mixed use area combined         2.38       Total community area excluding playing fields         0.89       Total existing woodland area ****         8.44       Total existing woodland area ****
56.74       Total residential area *         18.25       Total homesteads area         1952       Total dwellings *         4.27       Total employment area **         2.26       Total employment area entral mixed use area combined         2.38       Total employment and central mixed use area combined         2.38       Total community area excluding playing fields         0.89       Total lesisure area         130.78       Total Ancient Woodland area ***
18.25       Total homesteads area         1952       Total dwellings *         4.27       Total employment area **         2.26       Total employment area area         6.54       Total employment and central mixed use area combined         2.38       Total leisure area         130.78       Total Ancient Woodland area
1952       Total dwellings *         4.27       Total employment area **         2.26       Total mixed use central area         6.54       Total employment and central mixed use area combined         2.38       Total employment area excluding playing fields         0.89       Total leisure area         130.78       Total existing woodland area ***         8.44       Total Ancient Woodland area
4.27 Total employment area **     2.26 Total mixed use central area     6.54 Total employment and central mixed use area combined     2.38 Total community area excluding playing fields     0.89 Total leisure area     130.78 Total existing woodland area ***     8.44 Total Ancient Woodland area
2.26 Total mixed use central area     6.54 Total employment and central mixed use area combined     2.38 Total community area excluding playing fields     0.89 Total leisure area     130.78 Total existing woodland area ***     8.44 Total Ancient Woodland area
6.54 Total employment and central mixed use area combined     2.38 Total community area excluding playing fields     0.89 Total leisure area     130.78 Total existing woodland area ***     8.44 Total Ancient Woodland area
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130.78 Total existing woodland area *** 8 44 Total Ancient Woodland area
130.78 Total existing woodland area *** 844 Total Ancient Woodland area
8 44 Total Ancient Woodland area
73.48 Total proposed woodland area
32.42 Total Jubilee woodland area
36.08 Total proposed Public Open Space
70.24 Total agricultural area
20.93 Total area for energy generation (also existing woodland)

- \* Including mixed use areas \*\* Excluding mixed use and town centre areas, including Leisure built

## 9 VIEWS

## 9.1 What might Derwent Forest look like in the future?

To help envisage what Derwent Forest might look like in the future, the following pages present a number of prospective artist impressions from a selection of locations across the site, as follows:

- Holiday village Ribton Wood offers enormous potential for the development of an environmentally sensitive holiday village concept development. Lightweight structures connected along the alignments of the former railway lines will provide a secluded and private woodland experience, with quick and convenient access to a range of shared support and community facilities.
- 2. Community view At the heart of the site and in the location of the former lab cluster, shared community facilities will be open for hotel visitors as well as the wider community.
- 3. Homesteads Inspired by the existing magazine structures, an array of homestead plots will be available combining wonderful family homes with the opportunity for community and commercial farming initiatives.



Figure 25 Strategic masterplan framework

Figure 26 Prospective view 1 Holiday Village: Potentiaten within Ribton Woods. The former track alignments will

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rigure 28 Prospective view 3 Homesteads: Inspired by the array of magazine buildings, new homesteads provide wonderful family homes combined with opportunities to foster community and commercial farming initiatives

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# PART C DELIVERY AND PHASING

## 10 DELIVERY AND PHASING

## 10.1 New development and infrastructure

The masterplan is a flexible and long term framework. It sets out the scope and scale of the exciting and unique opportunities presented by the Derwent Forest site to deliver new homes, jobs, education and community facilities and environments which are in keeping with their setting but aspirational in their ambition.

The phased delivery of the masterplan will depend on an emerging understanding of the infrastructure improvements and investments required to support development and growth.

Initial work on the transport implications has been undertaken. This needs to continue through detailed transport modelling. This work will help to inform discussions and decisions on the level of transport infrastructure investment required and the approppriate programme of this investment.

As stated above, it is important that the masterplan is flexible and carefully considers the local network and the level of infrastructure required for each of the phases as the development comes forward.

Similarly, liaison with the local education and health authorities will be required to agree

trigger points when additional capacities in local schools and health services will be required.

At this stage, it is clear that Settlement 1, off Moor Road, will become established as the initial settlement. Within this settlement there will be a number of development phases.

Whilst it is therefore premature to commit to specific development phases, the masterplan has been prepared to be flexible and capable of being delivered in a variety of different ways.

Whilst not representing phases as such, the establishments of the settlements across the site and the green and blue infrastructure which links them can is represented in the diagrams opposite.

> Figure 29 'Stages' rather than phases of development - each settlement has the potential to have its own distinct character



The existing Derwent Forest site. Land to the west of the Derwent Forest site present immediate opportunities to contribute towards energy production.



Supported by further phases of tree planting and a maturing new landscape, the area north of Ribton Wood is the setting for an additional settlement which will be accessed from the existing site access off Seaton Road. This area will be another collection of residential communities but will also, perhaps in the longer term, also be an area suitable for employment uses and business start ups.

Incorporating the initial current housing developments phases, the first settlement will be accessed directly off Moor Road with subsequent phases of development to the west to help connect the settlement with the central community hub. Additional infrastructure upgrade may also be required to support the delivery. This central area will host of hotel / holiday accommodation which engages with Ribton Wood together with other community and commercial facilities which will be used be surrounding existing communities and new residents of the proposed settlements

A new settlement in the south of the area - more dispersed in nature and relating directly to the pattern of farming field boundaries will be established in the south of the site. This settlement could be accessed principally via a new road connection to the A66 which may be required earlier in the development phasing. 'Homesteads' will be a particular feature here, with the opportunity for agricultural smallholdings in a landscape which respects and works within the ancient field boundaries that remain.

#### The local community

Engagement with the local community will be an important step in delivering this transformational development. Feedback and discussion will help refine the masterplan that has been developed and in future test each stage of the delivery.

#### Infrastructure providers and stakeholders

Thia initial masterplan framework will be used to engage further on infrastructure requirements, phasing and end uses. This will build on the extensive body of work already undertaken and will seek to refine the masterplan and inform a delivery strategy.

#### Delivery strategy

The selivery strategy will be further developed and refined alongside the masterplan. There is increasing interest in the site from potential development partners and Government bodies. The masterplan work undertaken so far will be used to engage with Government funding opportunities and test the market with developers.



Figure 30 (above) Artist's impression of new homes Figure 31 (right) Artist's impression of lodges in Ribton Woods





# APPENDIX

## Land use schedule

Zone &	Parcel a	irea Land Use	Additional Use	Housing	Housing	Built Parcels
plot	(m <sup>2</sup> )	(Ha)		Density (d/h)	potential	(Ha)
<b>S1</b> 1	4,850	0.49 Residential		30	14.6	0.5
<b>S1</b> 2	7,258	0.73 Residential		30	21.8	0.7
<b>S1</b> 3	13,148	1.31 Residential		30	39.4	1.3
<b>S1</b> 4	8,224	0.82 Residential		30	24.7	0.8
<b>S1</b> 5	8,781	0.88 Residential		30	26.3	0.9
<b>S1</b> 6	5,262	0.53 Residential		30	15.8	0.5
<b>S1</b> 7	18,197	1.82 Residential		30	54.6	1.8
<b>S1</b> 8	7,360	0.74 Residential		30	22.1	0.7
<b>S1</b> 9	10,437	1.04 Residential		30	31.3	1.0
<b>S1</b> 10	3,296	0.33 Mixed use residential		30	9.9	0.3
<b>S1</b> 11	2,483	0.25 Mixed use residential		30	7.4	0.2
<b>S1</b> 12	2,014	0.20 Mixed use residential		30	6.0	0.2
<b>S1</b> 13	6,497	0.65 Residential		30	19.5	0.6
<b>S1</b> 14	621	0.06 Mixed use residential		30	1.9	0.1
<b>S1</b> 15	4,656	0.47 Residential		30	14.0	0.5
<b>S1</b> 16	13,124	1.31 Residential		30	39.4	1.3
<b>S1</b> 17	12,025	1.20 Residential		50	60.1	1.2
<b>S1</b> 18	7,679	0.77 Residential		50	38.4	0.8
<b>S1</b> 19	2,874	0.29 Mixed use residential		30	8.6	0.3
S1 20	1,951	0.20 Mixed use residential		30	5.9	0.2
S1 21	656	0.07 Mixed use residential		30	2.0	0.1
S1 22	/,442	0.14 Employment				0.7
51 23	4,116	0.41 Employment		20	22.0	0.4
\$1 24	10,664	1.07 Residential		30	32.0	1.1
\$1 25	12,036	1.20 Residential		30	36.1	1.2
S1 26	12,715	1.27 Residential		30	38.1	1.3
S1 2/	9,433	0.32 Residential		30	28.3	0.9
51 28	7,092	0.02 Pasidential		30	23.1	0.8
\$1 29	9,828	0.98 Residential		30	29.5	1.0
52 1	13,446	1.34 Residential		30	40.3	1.3
S2 2	9,582	0.96 Residential		30	28.7	1.0
<b>S2</b> 3	6,588	0.66 Residential		30	19.8	0.7
<b>S2</b> 4	21,379	2.14 Residential		30	64.1	2.1
<b>S2</b> 5	8,415	0.84 Residential		30	25.2	0.8
<b>S2</b> 6	8,376	0.84 Residential		30	25.1	0.8
<b>S2</b> 7	4,521	0.45 Residential		30	13.6	0.5
<b>52</b> 8	14 126	1 41 Residential		30	42.4	1.4
52 0	1 800	0.18 Mixed use residential		20	5.4	0.2
52 10	1,800	0.00 Desidential		20	20.0	1.0
52 10	9,928	0.99 Residential		30	29.8	1.0
<b>52</b> 11	7,750	0.77 Residential		30	23.2	0.8
<b>S2</b> 12	15,137	1.51 Residential		30	45.4	1.5
<b>S2</b> 13	11,047	1.10 Residential		30	33.1	1.1
<b>S2</b> 14	10,594	1.06 Residential		30	31.8	1.1
<b>S2</b> 15	8,265	0.83 Residential		30	24.8	0.8
<b>S2</b> 16	14.359	1.44 Residential		50	71.8	1.4
S2 17	9.966	0.99 Residential		50	10.2	1.0
52 1/	2,000	0.22 Pasidential	Homostoode	10	49.5	1.0
52 18	2,222		nomesteaus	10	2.2	0.2
<b>SZ</b> 19	24,142	2.41 Residential	Homesteads	10	24.1	2.4
<b>S3</b> 1	11,791	1.18 Residential		30	35.4	1.2
<b>S3</b> 2	11,080	1.11 Community				1.1
<b>S3</b> 3	8,590	0.86 Community				0.9
<b>S3</b> 4	1,427	0.14 Mixed use residential		30	4.3	0.1
<b>S3</b> 5	20,380	2.04 Residential		50	101.9	2.0
<b>S3</b> 6	14,373	1.44 Residential		30	43.1	1.4
<b>S3</b> 7	12,048	1.20 Residential		30	36.1	1.2
<b>S3</b> 8	10,137	1.01 Residential		30	30.4	1.0
<b>S3</b> 9	10,514	1.05 Residential		30	31.5	1.1
<b>S3</b> 10	9,240	0.92 Residential		30	27.7	0.9
<b>S3</b> 11	9,371	0.94 Residential		30	28.1	0.9
<b>S3</b> 12	8,418	0.84 Residential		30	25.3	0.8
<b>S3</b> 13	7,025	0.70 Residential		30	21.1	0.7
<b>S3</b> 14	5,748	0.57 Residential		30	17.2	0.6
<b>S3</b> 15	6,846	0.68 Employment				0.7
<b>S3</b> 16	9,883	0.99 Residential		30	29.6	1.0

Zone &	Parcel	area Land Use	Additional Use	Housing	Housing	Built Parcels
plot	(m²)	(Ha)		Density (d/h)	potential	(Ha)
S3 17	8,659	0.87 Employment			0.0	0.9
S3 18	6,741	0.67 Employment				0.7
<b>S3</b> 19	81,311	8.13 Agricultural	Homesteads	10	81.3	8.1
S3 20	74,862	7.49 Agricultural	Homesteads	10	74.9	7.5
<b>C</b> 1	971	0.10 Mixed use central area		30	2.9	0.1
<b>C</b> 2	2,715	0.27 Mixed use central area		30	8.1	0.3
<b>C</b> 3	388	0.04 Mixed use central area		30	1.2	0.0
C 4	1,786	0.18 Mixed use central area		30	5.4	0.2
C 5	9,076	0.91 Residential		50	45.4	0.9
<b>C</b> 6	4,136	0.41 Community				0.4
C 7	770	0.08 Mixed use central area		30	2.3	0.1
<b>C</b> 8	5,042	0.50 Mixed use central area		30	15.1	0.5
<b>C</b> 9	4,879	0.49 Mixed use central area		30	14.6	0.5
<b>C</b> 10	701	0.07 Mixed use central area		30	2.1	0.1
C 11	694	0.07 Mixed use central area		30	2.1	0.1
C 12	4,681	0.47 Mixed use central area		30	14.0	0.5
C 13	1.633	0.16 Leisure built				0.2
C 14	2 402	0.24 Leisure huilt				0.2
C 15	1.848	0.18 Leisure built				0.2
C 16	3 038	0.30 Leisure built				0.3
1 1	402 765	40.28 Leisure	Existing Woodland			0.0
1.2	117 761	11 78 Leisure	Existing Woodland			
6.1	117,701	11.70 Leisure	Existing Woodland			
6.2	272.000	11.72 Ellelgy	Existing Woodland			
G 2	144 646	14.46	Existing Woodland			
g 5	144,040	14.40	Existing woodland			
64	158,072	15.87	Proposed Woodland			
6.6	100.004	1.39	Proposed woodland			
6.0	108,894	10.89	Existing woodland			
G /	50,694	5.07 Agricultural	Proposed woodland			
68	118,585	11.86	Proposed woodland			
<b>G</b> 9	16,552	1.66	Proposed woodland			
G 10	33,500	3.35	Public Open Space			
G 11	120,212	12.02	Public Open Space			
G 12	12,442	1.24	Public Open Space			
G 13	39,895	3.99	Public Open Space			
G 14	40,043	4.00	Public Open Space			
G 15	76,278	7.63	Public Open Space			
G 16	12,880	1.29	Public Open Space			
G 17	14,161	1.42	Public Open Space			
G 18	11,359	1.14	Public Open Space			
<b>G</b> 19	62,786	6.28	Proposed Jubilee Woodland			
G 20	50,033	5.00 Energy	Existing Woodland			
G 21	8,993	0.90	Proposed Jubilee Woodland			
G 22	28,216	2.82 Energy	Existing Woodland			
G 23	61,564	6.16	Ancient Woodland			
G 24	13,817	1.38 Energy	Existing Woodland			
G 25	25,562	2.56	Proposed Woodland			
G 26	252,388	25.24	Proposed Jubilee Woodland			
G 27	32,078	3.21	Proposed Woodland			
G 28	22,798	2.28	Ancient Woodland			
G 29	74,375	7.44	Proposed Woodland			
G 30	51,390	5.14	Existing Woodland			
G 31	137,779	13.78 Agricultural	Proposed Woodland			
G 32	46,530	4.65	Proposed Woodland			
<b>G</b> 33	188,390	18.84 Agricultural				
<b>G</b> 34	23,304	2.33 Agricultural				
<b>G</b> 35	146,102	14.61 Agricultural				
					1952.3	79.0

TOTAL	
DWELLINGS	C

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