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PROJECT TITLE
Southend United - Fossetts Farm

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Aerial Photography - ESRI, DigitalGlobe, GEOEye, i-cubed, USDA FSA, USGD, AEX,
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REV.	DESCRIPTION	APP. DATE
04	Issued for Planning - Consultation Amendments	MW 16.03.21
ISSUED BY	London	T: 020 7467 1470
DATE	17 Sept 2020	DRAWN AK
SCALE@A3	1:2,000	CHECKED NB
STATUS	Planning	APPROVED MW

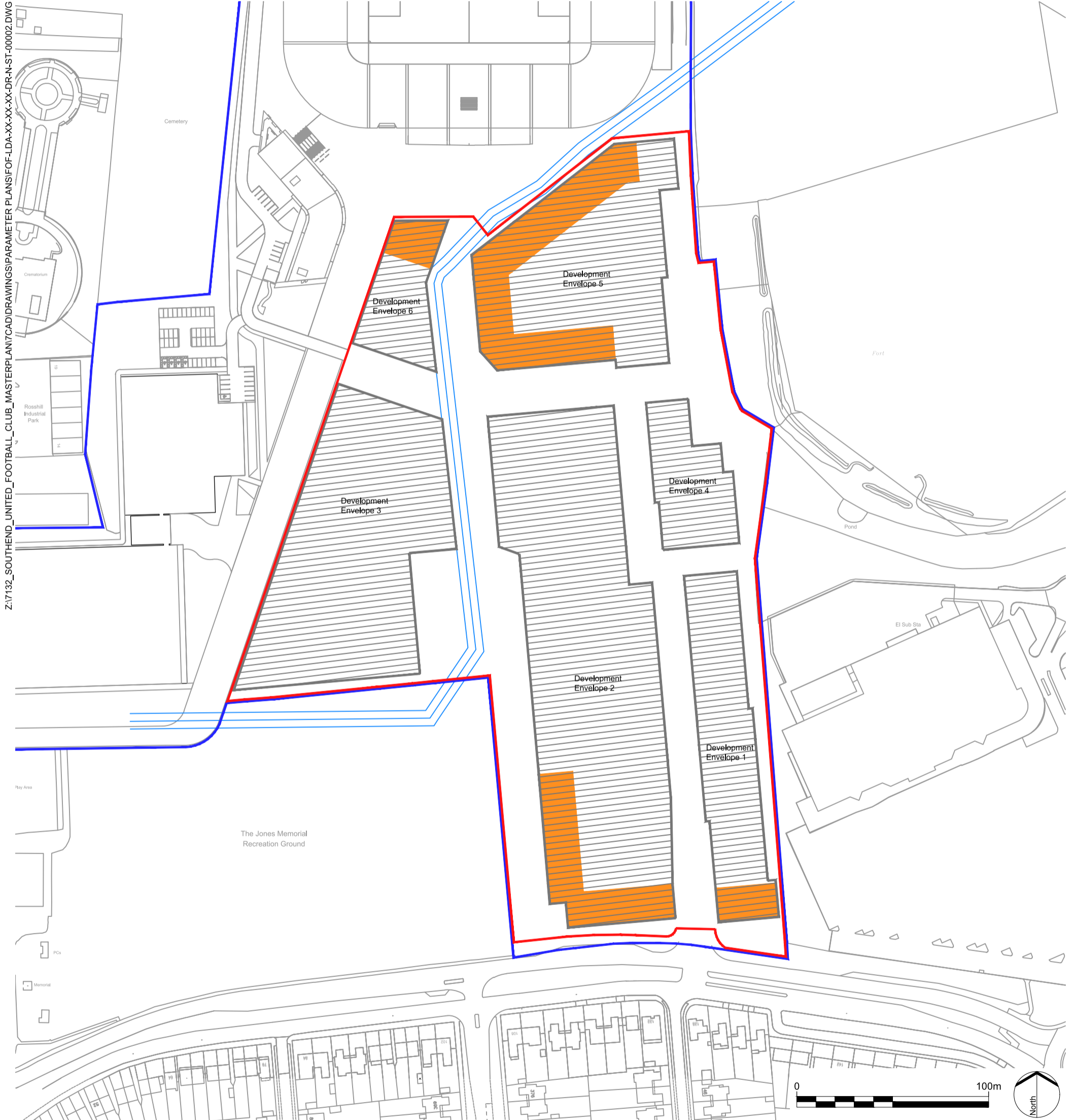
DRAWING TITLE
Land Use Parameter Plan

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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FOF-LDA-XX-XX-XX-DR-N-ST-00002

Sources Ordnance Survey



LEGEND

	Outline Area of Hybrid Planning Application
	Hybrid Planning Application Boundary
	High Pressure Sewer Easement
	Development Envelope

- Notes**
- The land use within the six identified development envelopes is described in the Area Schedule to the right. The maximum areas are Gross Internal Areas (GIA) and provide an upper limit for the indicated use classes.
 - The maximum areas identified within the Area Schedule do not include enclosed on-plot parking (e.g. podium parking) for the identified use classes.
 - All enclosed on-plot parking must occur within the identified development envelopes. The maximum Gross Internal Area (GIA) for enclosed on-plot parking is 25,600m².
 - The public open space, public realm and streetscapes outside of the denoted development envelopes allow for the provision of structures for cycle parking and transport infrastructure.

Area Schedule

Key	Use Class	Maximum Area
	Residential - Class C3	Up to 118,000 m ²
	Non-Residential - Class E	Up to 1,609 m ²
	Non-Residential - Class F1 & F2	Up to 280 m ²

