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SCALE: 1:5000
 100m 200m 400m

- Application Boundary
- Area Subject to Full Details Submitted
- Local Authority Boundary
- Sustainable Transport Corridor (STC) Alignment (limit of plan deviation +/- 20m)
- STC Roundabout Junctions
- Area safeguarded for future M1 Bridge Crossing
- Built Development Area (Residential-Led)
- Area within which Local Centre and Primary School are to be accommodated
- Area within which Primary School is to be accommodated
- Secondary School Site
- Commercial Development Area
- Repurposing of Existing Farmsteads
- Area within which Gypsy & Traveller Pitches and Primary Substation are to be accommodated
- Area within which Sports Hub is to be accommodated
- Green Infrastructure (see Parameter Plan 02)

Note: Parameter plans to be read in conjunction with the Development Specification.

PROJECT TITLE			
EAST HEMEL			
DRAWING TITLE			
OUTLINE PLANNING APPLICATION PARAMETER PLAN 01 LAND USE			
DATE	DRAWN	CHECKED	APPROVED
24/11/2025	AA	KK	CP
FOR APPROVAL		SCALE	DATE
1:6000		16/000	A1
EHLK: PRP_XXX_XXX_DR_T_00001 Land Use Parameter Plan			REV
			11

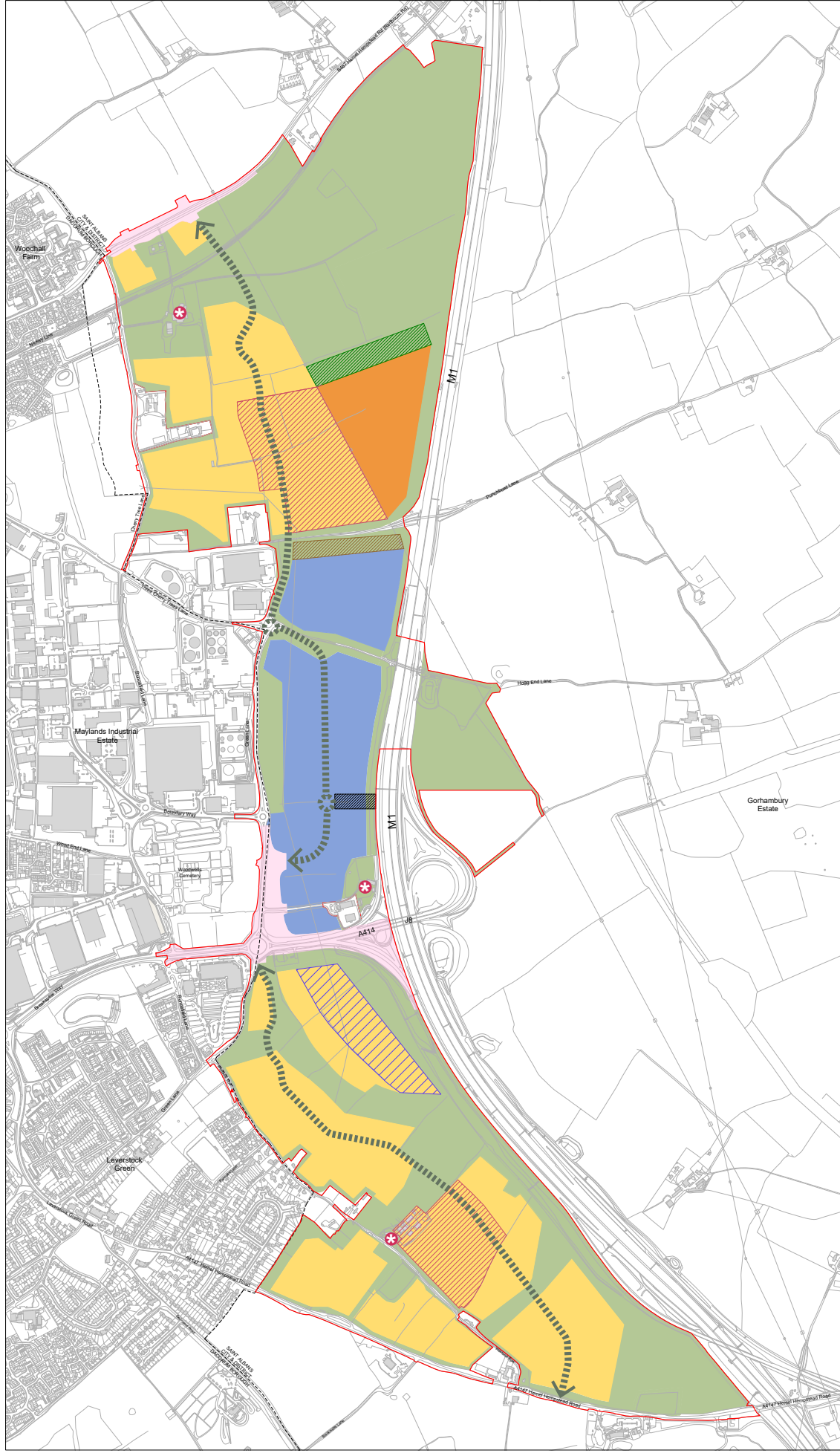


Fig 06.52 Land Use Parameter Plan

Building Heights Framework

The Building Heights Plan sets the maximum building heights across the Site that have been tested through the Landscape and Visual Impact Assessment (LVIA) which forms part of the Environmental Statement submitted in support of the Outline Planning Application. The purpose of the LVIA is to inform the proposed building heights by assessing the impact of the Development on 'key receptor sites' i.e. locations which may or may not be sensitive to views of the Development.

Within the residential areas, heights shown are in metres from existing site levels Above Ordinance Datum (AOD), measured to the ridge height of any buildings.

Within the commercial area, due to the larger footprint buildings proposed, heights are shown in meters above proposed Finished Floor Levels (FFL) which themselves have set maximum heights AOD.

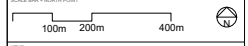
These building heights allow for architectural expression in respect of the vertical form of development, whilst ensuring that the height of buildings are appropriate to their surrounding context. The maximum heights should be read as a maximum envelope within which cuts and setbacks can be incorporated where appropriate in order to respond to the context, ensure that the development is not uniform, provide the flexibility to deliver varied roof heights and appearance.

The height strategy has considered the principles of a compact development and show locations where density can potentially be increased (i.e. closer to transport nodes), therefore laying out the foundations for future typologies with lower form factor to support a sustainable development.

Although not fixed as part of this Outline Planning Application, the broad built form in the residential area of the Masterplan Framework is for a predominantly 2-3 storey urban fabric—with 2 storeys at sensitive edges—punctuated by small, 4-storey flats in certain gateway locations and rising to a maximum of 5 storeys within the southern local centre, and 6 storeys within the northern local centre.

Additionally, heights within the open space network are applied for to deliver a noise bund along the M1 motorway and a pedestrian-cyclist bridge across the A414.

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- Application Boundary
- Area Subject to Full Details Submitted
- Local Authority Boundary
- Area safeguarded for future M1 Bridge Crossing

- Built Development Area (Residential Led)**
- Maximum 7m Height
 - Maximum 10m Height
 - Maximum 14m Height
 - Maximum 17m Height
 - Maximum 18m Height
 - Maximum 21m Height

*Heights specified above are existing ground level AOD up to ridge height, but exclude any point features (e.g. spires).

- Commercial Development Area**
- Maximum finished floor level: 137.5m AOD
Maximum building height: 13.5m
 - Maximum finished floor level: 133m AOD
Maximum building height: 16m
 - Maximum finished floor level: 135m AOD
Maximum building height: 17.5m
 - Maximum finished floor level: 136.5m AOD
Maximum building height: 17.5m
 - Maximum finished floor level: 130m AOD
Maximum building height: 22.5m
 - Maximum finished floor level: 136m AOD
Maximum building height: 21.5m
 - Maximum finished floor level: 132m AOD
Maximum building height: 23.5m
 - Maximum finished floor level: 129m AOD
Maximum building height: 23.5m

*Finished floor level heights specified above are AOD. Building heights specified above are from finished floor level up to ridge height.

- Infrastructure**
- A414 Bridge Crossing Zone - Maximum 26m Height
 - A414 Bridge Ramp and Noise Bund - Maximum 17m Height to Top of Fence
 - Noise Bund - Maximum 17m Height to Top of Fence

Whilst the majority of buildings will be limited to the areas of built development, ancillary buildings required to serve the areas of landscape and utilities strategy - such as wildlife huts, small pavilions, substations - alongside public realm elements - such as lighting and play structures - will be permitted within areas of open space.

Note: The Maximum Building Heights Plan has been developed for EIA testing purposes and is not a plan for approval.

THE CROWN ESTATE
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 01203 501 522

PROJECT TITLE: EAST HEMEL

DRAWING TITLE: OUTLINE PLANNING APPLICATION
MAXIMUM BUILDING HEIGHTS

DATE	DRAWN	CHECKED	APPROVED
24/11/2025	AA	KK	CP
FOR INFORMATION		1:6000	A1
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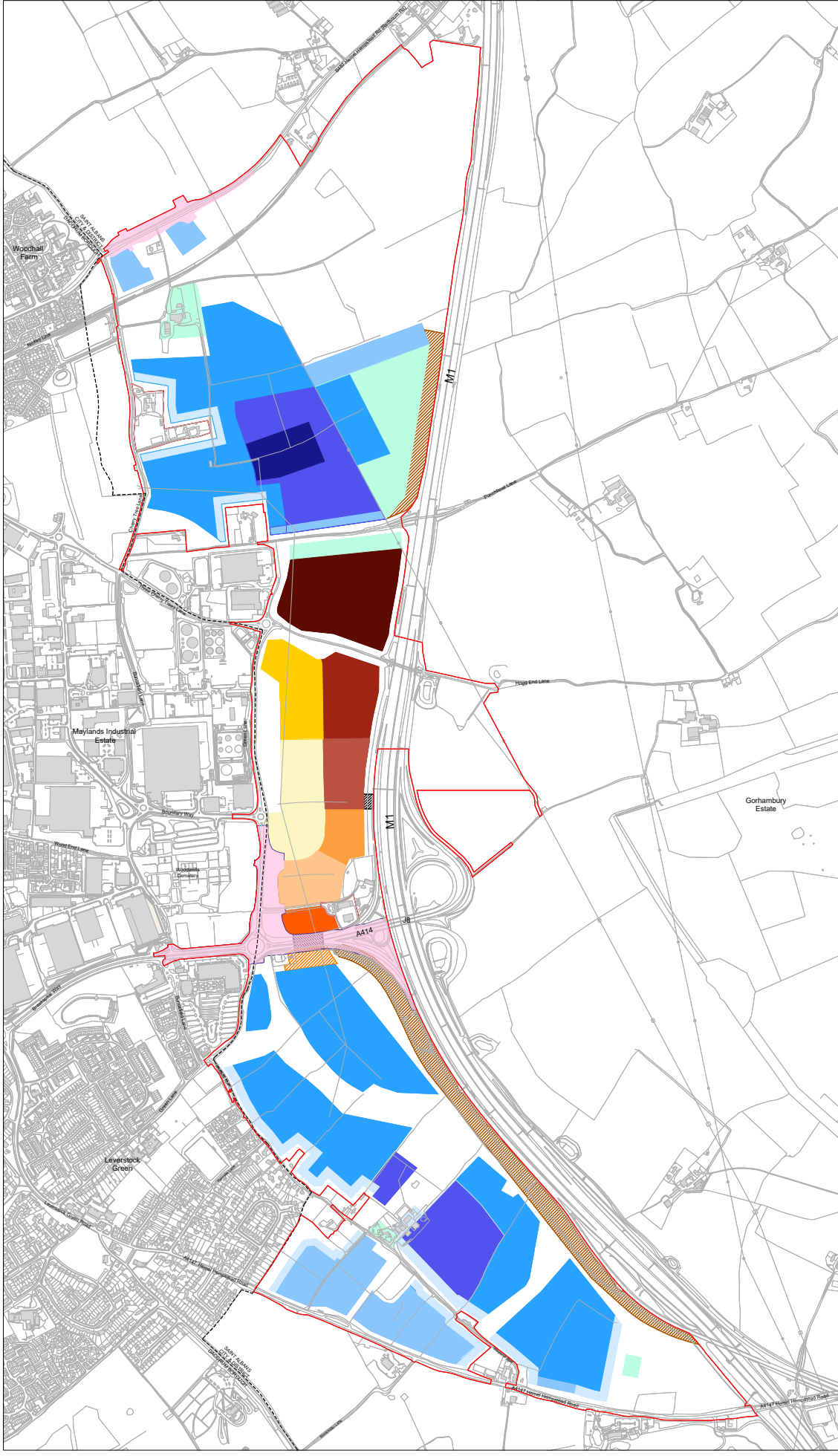


Fig 06.53 Heights Framework Plan