Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated. All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent. Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential prior to work commencing. Responsibility is essential that the ground conditions are apparent, and that the ground in the area of any proposed works is suitable. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

Residential
- Approximately 130 ha within which up to 4,500 residential dwellings will be provided, including incidental green space, access, drainage and infrastructure.

Employment
- To include a mixture of the following:
  - Retail (A1 - A5, up to 3,000 sq.m GEA)
  - Employment (B1 up to 7,700 sq.m GEA)
  - Residential C2 & C3
  - Community & Leisure D1 & D2

Community
- D1

Public Open Space
- To include public open space, landscaping, incidental green space, drainage, new planting, play areas, other associated open space, retained green infrastructure and infrastructure including access & habitat creation.

Existing Woodlands
- To be retained and strengthened with connections.

Proposed Site Entrances & connection to Corby Town Centre
- PROW
- Existing Public Right Of Way to be retained or realigned where necessary.

Site Boundary
- 40m corridor within which the spine road will be provided
  * Widens at sharp bends
- 25m corridor within which Mixed Use Street will be provided
  * Widens at sharp bends

Potential School sites
- Approximately 11 ha within which 3x 2FE Primary Schools, 1x 5FE Secondary School.

Potential School Expansion Sites
- Secondary School: Approximately 5 ha for 3 to 4 FE additional Secondary School.
- Primary School: Approximately 2 ha for 1 FE additional Primary School.

Mixed Use
- To include a mixture of the following:
  - Potential School sites
  - Employment (B1 - A5, up to 3,000 sq.m GEA)
  - Residential C2 & C3

Key:
- Residential
- Employment: B1 & B2
- Retail: A1 - A5
- Community: D1
- Existing Woodlands
- Public Open Space
- PROW
- Site Boundary

PROJECT
- West Corby Urban Extension

TITLE
- Parameter Plan - Proposed Land Use

DATE
- 03/2017

SCALE
- 1:5000 @ A1

DRAWING No.
- RA 483/01/PP 01

DRAWN
- KN