



- Key
- Application Boundary (95.21 ha)
  - Primary road corridor
  - Proposed pedestrian and cycle connection (indicative location, exact alignment to be confirmed at detailed design stage) (flexibility to move within exclusion zone for underground utilities when determined)
  - Cross parcel permeability (to be achieved through minor streets and footpaths/ cycleways)
  - Residential uses (C3) (To include secondary and tertiary streets, footways, cycleways and incidental open space)
  - 1 FE Primary School (D1)
  - Community uses (A1and/or A2 and/or A3 and/or D1and/or D2)
  - Formal sports pitch
  - Expansion area for Whitecross School
  - Park & choose (to include planting where it adjoins residential use)
  - Employment use (B1 and/or B2 and/or B8)
  - Community square
  - Open space (includes Yazor Brook, Yazor Brook flood storage areas and functional flood plain, POS, children's play areas, allotments, orchards, existing hedgerows, existing utilities and exclusion areas, buffers, disused railway corridor, pedestrian and cycle links, SuDS, and some element of primary, secondary and tertiary roads)
  - Buffer zone/buffer planting
  - Indicative location of proposed tertiary road, pedestrian/cycle links
  - Existing trees and hedgerows substantially retained
  - Structural planting to mitigate tree loss
  - Huntington Lane - cycle/pedestrian /emergency vehicle route (vehicular crossings where required)
  - Safeguarded corridor for Hereford Relief Road
  - Indicative location of access to employment
  - Indicative location of access to Park & Choose
  - Notification Area
  - Indicative location of underground utilities (exclusion zones to be provided on either side upon determination of the exact location of the utilities)
  - 10m exclusion zone either side of water main
  - 8m exclusion zone either side of raw water main
  - 3m exclusion zone either side of water main

Project Details	WIB14013-111: Three Elms, Hereford
Figure Title	Figure 4.1: Land Use Parameter Plan
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