



Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
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Key - Land Use

- Site boundary
- Land for a new Primary School (Up to 2 FE)
- Residential Use (Up to 391 dwellings) - to include roads, parking and associated infrastructure and incidental areas of open space *
- Green Infrastructure - to include Public Open and Amenity Space, Children's Play Areas, Landscaping and Ecological Enhancement Works, footpaths, cycleways, drainage, utilities and service infrastructure. Green Infrastructure may also be crossed by roads**

1. Children Play Areas (i.e. LEAP, LAP)
2. General Amenity Areas

* Development Cells can deviate by up to 10m upon detailed design

** A landscape buffer of 5 metres (minimum) or more in places is safeguarded along the western site boundary/new settlement edge at this outline stage. The final width of the buffer will be determined at the detailed design stage taking into account site specific conditions (including the protection of any existing vegetation), and the requirement to deliver effective landscape and visual mitigation. Any deviation from this parameter plan is to be agreed in writing with Hertfordshire County Council's Landscape Department and St Albans City and District Council's Planning Department *

P4	Drawing amended following HCC Landscape Department comments	14.10.2022
P3	Issued for planning approval	29.04.2022
P2	Issued for planning approval	30.03.2022
P2d	Issued for comments	30.03.2022
P1	Issued for comments	21.02.2022

Revision	Amendment	Date
CA	POR	POR
Drawn by	Reviewed by	Approved by
61860	MAR '22	2500 @ A3
MCB Number	Date created	Scale

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Client
CALA **REDINGTON CAPITAL**

Project
Land South of Chiswell Green Lane
St. Albans

Drawing Title
LAND USE PARAMETER PLAN

ARCHITECTURE

RED01 - MCB - ZZ - ZZ - DR - A - 0223	D5 - P4							
Project Idem	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision

