DRIVERS JONAS

1.1 The table sets out the floorspace maximums that will apply across the whole site and on a plot by plot basis. The minimums across the site are also detailed.

1.2 It is not intended that each of the plot by plot maximums would be delivered in combination hence the need for further restriction as provided by the overall maximums across the site.

Use	Plot 1	Plot 2	Plot 3/4	Plot 5	Minimum Across Site	Maximum Across Site (1)
A1	0-1,000 sq m	2,000-2,499 sq m	0-500 sq m	0	2,000 sq m	2,499 sq m
A2-5, D1, D2	0-1,150 sq m	2,000-6,600 sq m	0-1,000 sq m	0	2,000 sq m	6,600 sq m
Hotel (C1)	0	0-10,000 sq m	0	0-10,000 sq m	0	10,000 sq m
B1	0-15,000 sq m	0-13,000 sq m	14,000-95,600 sq m	0-16,000 sq m	60,000 sq m	120,000 sq m
C3	460units - 64,061 sq m	80 units – 16,500 sq m	0 units – 28,520 sq m	0	800 units	97,950 sq m (1,300 units)
Parking Spaces	1,070	633	1,750	413	-	2,818
Overall Maximum	**70,000 sq m**	**35,000 sq m**	**96,000 sq m**	**16,000 sq m**	-	**210,140 sq m**

Notes

1. The Maximum and Minimum Across Site floorspace figures apply only to each individual use.
2. Overall Maximums restrict development of Floorspace on a Plot by Plot basis. The Maximum Built Floorspace across the whole site will be 210,140 sq m.
3. The figures exclude car parking areas, roof top plant, plant rooms and ancillary service and maintenance buildings including secure cycle storage, waste storage and recycling facilities and basement floorspace to be used for plant, services and equipment, storage and parking.
4. The proposed residential development figures include Serviced Apartments.
5. Residential development is indicated as a minimum number of units and a maximum floorspace in sq m for each Plot. A planning condition will outline the mechanism through which the mix of units to be developed will be controlled. This may vary over time by size and type of unit. A maximum floorspace figure is quoted to enable the maximum developable area to be controlled.
6. A Minimum of 800 and a Maximum of 1,300 residential units will be provided.