



- Notes:**  
 Do not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking Dimensions.  
 All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
 This drawing and the works depicted are the copyright of JTP.  
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.
- Key**
- Redline boundary
  - ▨ Application detailed zone. Information on highways and associated works being sought as part of the detailed component in this zone are shown for illustrative purposes only (the proposed detail refer to WSP drawings as indicated in MOD-Design-Rev 2)
  - ▨ Residential use (C2, C3) including homes for the elderly, Secondary and Tertiary Streets, footways/cycleways, incidental open space, drainage features, and children's play areas
  - ▨ Zone within which all new habitable room windows are 4.4m or more from existing habitable room windows at Pynes Stables
  - ▨ Mixed use Community Hub including residential (C3), commercial, businesses and services (E, F1), Health Hub (E), community hall (F2) and transport interchange
  - ▨ Zone within which local centre (C2, C3, E) is located
  - ▨ Employment (E, B2, B8), or residential (C2, C3) including homes for the elderly, Secondary and Tertiary Streets, footways/cycleways, incidental open space, drainage features, and children's play areas
  - ▨ No residential development within this zone, subject to detailed acoustic testing
  - ▨ Employment use (E, B2, B8) (potential location for primary sub-station)
  - ▨ Location of existing furniture warehouse outside of site boundary (access retained from internal estate road)
  - ⊗ Existing pumping station, to be retained or relocated (20% access retained from estate road)
  - ⊗ Zone for location of potential primary sub-station or alternatively, potential primary sub-station located within employment use zone
  - ▨ Primary school and playing fields (F1)
  - ▨ Secondary school and playing fields (F1)
  - ▨ Formal sports pitches and associated parking (F2)
  - ▨ Zone within which community sports pavilion (F2) is located
  - ⊗ Zone within which community building/visitor centre (F2) is located
  - ▨ Open space including wetlands, drainage features, footpaths/cycleways, vegetation/planted areas, play areas, retained trees and hedgerows, burial grounds, community woodlands, orchards and allotments, community gardens, and some elements of Primary, Secondary and Tertiary Streets
  - ▨ Open space with retained archaeology in-situ or residential (C2, C3), or sports provision (F2), subject to detailed archaeological investigation
  - ▨ Route sub-allocated for possible Mass Rapid Transit (MRT) scheme (with +/- 30m limit of deviation from centre line along route shown)
  - ▨ Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
  - ▨ Road corridor (refer to the Movement and Access Parameter Plan for detailed information)
- Note:** The redline and associated area shown in this drawing are based on guidance provided for others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.  
**Note:** All features and areas are subject to a lateral tolerance of +/- 10m unless stated otherwise.  
**Note:** Access arrangements into the site will need to accord with the approved detailed element drawings.

P2	10.09.21	updated following changes to highways	LB	GP
P1	31.03.21	first issue	LB	GP
Rev	Date	Description	Drawn	Chkd

**PLANNING**

Client  
**St James**



Project  
**Milton Keynes East**

Drawing Title  
**Land Use Parameter Plan**

