

Application for a non-material amendment following a grant of planning permission

S96A TCPA 1990

Supporting Statement

Introduction

King's Cross Central General Partner Ltd (KCCGPL) acting on behalf of King's Cross Central Limited Partnership (KCCLP) is seeking to make a non-material amendment to the floorspace figures within Table 1 and Annex B, and referenced in Condition 34 of the Outline Planning Permission (reference 2004/2307/P, the 'Outline Planning Permission') for the King's Cross Central Development Site, without increasing the maximum permitted floorspace total within the development site, or increasing the maxima of the individual land uses permitted for the site as a whole.

Table 1 and Annex B set out the maximum permitted total floorspace figures and floorspace figures per use class that are permitted, as assessed by the Environmental Statement approved under the Outline Planning Permission. Table 1 divides the figures between the north and the south of the Regent's Canal, and Annex B further divides the figures between the individual Development Zones within the site. The wording of Condition 34 contains the maximum figures permitted to the north and south of the Regent's Canal from Table 1.

The conditions within the Outline Planning Permission allow for some flexibility to adjust floorspace across Zones within the site. As we are now nearing the final phase of Development for the KXC site as a whole, there is greater clarity on the uses, and in some case users, for the remainder of the site. As such, we are seeking to resolve the final position of the floorspace within the Zones and uses within the KXC site. The proposed non-material amendment has no impact on the parameters of the Outline Planning Permission, for example in terms of height, scale and massing.

The Outline Permission gives consent for a comprehensive, phased, mixed use development within the King's Cross Opportunity Area for a maximum of 713,090sqm GEA floorspace in total. There is no change to this total, nor is there any change to the maximum total permitted for residential, office or any other permitted land use within the site, as assessed within the Environmental Statement for King's Cross Central. The proposal:

- a) Recognises the fact that we have used less total floorspace than originally envisaged in Zone A, and redistributes this unused total floorspace elsewhere in the site (to Zones P/S and Zone R);
- b) Allows for an increase in the B1 office use maximum floorspace permitted within Zone F, to allow an office building to be developed in this zone;
- c) Codifies the T zone to reflect the approved position in the Reserved Matters submission for Building T2-T4 in the floorspace schedules;
- d) Reflects the opposite to c) (above) in Zone J/K/Q, where the floorspace for the T Zone is transferred from, as there is remaining unused total floorspace and B1 use in this zone; and
- e) Adds B1 floorspace back to Zones P/S and R, to reflect the transfer from Zone A

Section 96A of the Town and Country Planning Act 1990

Section 96A (1) of the Town and Country Planning Act 1990 (as amended) states;

- (1) a local planning authority may make a change to a planning permission relating to land in their area if they are satisfied that the change is non-material. This includes the power to alter existing conditions (s.96A (3)).
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any changes made under this section, on the planning permission as already granted.

National Planning Practice Guidance (NPPG) on making non-material amendments explains that there is no statutory definition of 'non-material' because what may be non-material in one context may be material in another, i.e. it is dependent on the context of the overall scheme.

Rationale for Proposed Non Material Amendment

The proposed non-material amendment seeks to

- Transfer 17,500sqm of remaining, unused total floorspace within Zone A to Zones P/S (15,000sqm); and Zone R (2,500sqm), both in the north of the site;
- Transfer 9,115sqm of remaining unused B1 floorspace from Zone A to Zone F (2,200 sqm); Zones P/S (4,000 sqm); and Zone R (2,915sqm); and transfer 3,585 sqm of remaining unused B1 floorspace from Zone T to Zone R; and
- Transfer 3,965 sqm of unused total floorspace from Zones J/K/Q to Zone T.

The proposed Table 1, Annex B and Condition 34 are within Schedules 1-3, for approval.

Existing and annotated proposed floorspace schedules for each of the relevant Development Zones, as well as the existing and annotated proposed Table 1 and Annex B, are contained within the appendices of this submission for information.

A submission of revised Reserved Matters for Zone A was approved on 31st May 2017 (with reference 2017/3133/P) which approved a total of 80,819 sqm GEA for the forthcoming Google building within Zone A. The building utilised less floorspace than envisaged, and there is currently unused remaining floorspace within this zone. As all of the Buildings to the south of the Canal in Zones A, B, C, D and E are either completed or under construction (with the exception of the one building within Zone F), there is no possibility of this unused floorspace being utilised elsewhere to the south of the Regent's Canal. This amendment therefore seeks to transfer 17,500sqm of unused total floorspace from Zone A to Zones P/S and to Zone R, and correspondingly, to transfer 9,115sqm of unused B1 floorspace from Zone A to Zones P/S, R and to Zone F, to be utilised by the remaining forthcoming buildings within the site.

Building S3 has just been approved by the London Borough of Camden for a predominantly B1 office Building, with flexible units at ground floor (ref. 2019/5379/P). Whilst the residential market remains challenging, there continues to be sustained interest from office tenants, in particular from tech companies who are looking for large floorplates and buildings and are attracted to the Knowledge Quarter in this part of Camden. There is a significant tenant interested in occupying Building S3 from this industry, who would complement the existing and forthcoming mix of tenants in the site. We have been working with them in developing the proposals, and the now approved scheme for S3 reflects their space requirements. This scheme could be accommodated within the existing floorspace for Zone P/S, however it would severely compromise the future residential Building S4.

Building S4 will occupy a prominent position within the KXC Development Site, completing the north west perimeter of Cubitt Park to the north of the site and providing the backdrop to the future Chilton Square within Zone S, along with the other residential building in the Zone, Building S5. The building is in the initial design stages and is subject to pre application discussions with LBC. The emerging proposal is for a residential building, comprising market residential and social rented homes. Building S4, together with the revised

proposal for Building R8, will provide the remaining affordable housing provision for King's Cross Central, meeting the obligations in relation to the Baseline Mix on affordable housing in the S106 Agreement for the site.

These proposals for Buildings S3 and S4 are in accordance with the character of Zone S in the Revised Development Specification (2005):

Mixed use new development including both business and employment (B1) and residential land uses. The application also provides for uses within D1; a cinema and other uses within D2; night clubs; and shopping/food and drink (A1/A2/A3/A4/A5) uses. New local play/amenity space would be provided within the development zone for the benefit of residents and potentially others.

Building R8 was granted Reserved Matters approval on 8th July 2016 (with reference 2016/1877/P) for a mixed use B1 office and market and social rented residential building. However, this will be superseded by a revised proposal for the building which is in the early stages of design, comprising a mix of social rented homes and smaller office use, along with the Voluntary Sector Space and Small Business Space required by the S106 Agreement for the site.

Building R8 is being redesigned to provide a different offer within King's Cross Central; smaller office and co-working spaces, to respond to increasing demand for this type of workspace in London, especially adjacent to the Knowledge Quarter and to complement the larger office floorplates within King's Cross Central. This offer by its nature comprises larger areas of circulation space and provision of facilities within the building, as well as communal areas; both amenity and break out spaces within the building.

These remaining buildings would therefore benefit from the remaining unused floorspace in Zone A.

The maximum B1 permitted floorspace in Development Zone A is proposed to be reduced, along with the total floorspace. The non-material amendment seeks to reduce the Zone A B1 figure to equal the revised total floorspace figure. This B1 floorspace would be utilised by Zone F, and Zones P/S and R. Some of the unused B1 floorspace would also be transferred from Zone T to Zone R.

Development Zone F is currently home to what was the Gas Holder Triplets marketing suite building (approved under separate planning permission reference 2014/7724/P) and more recently the Chapel Down restaurant and bar (ref. 2018/4837/P). Design development has not started for what will be the permanent building in Zone F under the Outline Planning Permission at this time.

The permitted floorspace within Zone F (4,700sqm) allows for a building that is approximately half office and half residential in nature. Since the Outline Planning Permission was granted, it has become apparent that a building comprising both residential and office use and the complexities this would involve to achieve both uses, including separate cores and entrances, is unfeasible in this plot due to its size, location and proximity to the canal.

The proposed non-material amendment would allow for future flexibility to build an office building within Zone F, by increasing the maximum permitted B1 floorspace in the zone. The total floorspace maximum within the zone is not exceeded, nor the maximum B1 floorspace for the site as a whole, as it would be transferred from Zone A, as above.

This application also seeks to reconcile the exceedance in the total floorspace permitted in Development Zone T. The exceedance was approved under the Reserved Matters approval for Building T2-T4 dated 23 January 2017, with reference 2016/3195/P. The response to condition 36 within this submission states that the floorspace would be 'adjusted between the zones', as allowed under that condition. As explained previously, there has been sustained interest from office tenants in the King's Cross Central site, particularly from the tech sector, who are attracted to the adjacency to the knowledge quarter in KXC, and who are looking for large floorplates and buildings in this prime location in central London. It was always envisaged that this would be reconciled within the north of the site; there is enough unused B1 and total remaining unused floorspace to transfer across to Zone T to reconcile this position.

Assessment of Materiality for the purposes of Section 96A

In judging the materiality of the proposed amendment, we have considered a number of factors, specifically:

- Only seven previous applications for amendments to the Outline Planning Permission have been submitted under Section 96A since the Outline Planning Permission was granted in December 2006. The first of those applications was approved in February 2012, with ref. 2012/0669/P, which added Condition 50A to the Outline Planning Permission requiring details of the use of car parking spaces proposed within the development. A second application was approved in July 2015, with ref. 2015/1676/P, to increase the maximum residential floorspace that may be developed (but not the maximum number of residential units which remained unchanged). A third application was approved in August 2017, with reference, 2017/3442/P, alongside a Reserved Matters submission for the Zone A building, seeks to adjust the proportion of basement floorspace across the northern and southern parts of the site to facilitate a larger basement in Zone A. A further fourth application, approved in October 2017 (with ref 2017/4675/P) approved the introduction of a flexible primary route to facilitate the pedestrianisation of Granary Square. A fifth amendment, also approved in October 2017, with reference 2017/3995/P, approved changes to the percentage of three and four bedroom units required by Condition 42A of the Outline Planning Permission, from 23% to 19%. The sixth amendment to the Outline Planning Permission was approved in September 2018, with ref 2018/2841/P, which allows the addition of a Sui Generis theatre use under the Outline Planning Permission. The seventh and most recent approval of a non-material amendment was granted on the 20th December 2018 with reference 2018/5672/P, for a slight amendment to the footprint of Development Zone S, specifically to the north of Plot S5, to allow for the preferred configuration of Building S5 and the corresponding piece of public realm to the north of the building.
- The proposed non-material amendment does not increase the overall quantum of permitted floorspace for the King's Cross Central Development site, as assessed under the Environmental Statement approved under the Outline Planning Permission; nor does it increase the maximum floorspace amounts for any use permitted under the same, rather it proposes a transfer of a relatively small amount of floorspace between the zones.
- The conditions of the Outline Planning Permission allow for a transfer of this nature if agreed with the London Borough of Camden.
- The proposed transfer from Zone A to Zones P/S and Zone R of 17,500sqm represents a transfer of 2% of the total permitted floorspace in the site as a whole, a very small amount in the context of the overall site.
- The proposed transfer from Zone A (17,500qm) to Zones P/S (15,000sqm) and Zone R (2,500 sqm) and also from Zone J/K/Q to Zone T (3,965sqm) relates to the total floorspace permitted to be developed within the zones only; there is no requirement to increase the permitted floorspace per use within these zones as the proposals for all of the relevant buildings are in keeping with the envisaged character of the zones, i.e. none of these proposals exceed the permitted floorspace per use already permitted within the zones.
- Development in Zone A and Zone J/K/Q is fully approved. Therefore, there is no risk of any negative impact on the character of these zones through the transfer of some of the remaining, unused floorspace. Equally, as explained above, the character of zones P/S, R and T are fully maintained as envisaged within the development specification (2005) of the Outline Planning Permission and within Annex B of the same, as the proposals under this non-material amendment do not diverge from the aspirations or exceed the permitted floorspace by use within these zones.
- The floorspace that is proposed to be transferred is fully capable of and will be delivered within the principles and parameters of the Outline Planning Permission relating to, for example, height, scale and massing.
- All proposals will be subject to the usual pre application process and the submission and approval of Reserved Matters by officers of the London Borough of Camden.
- The Environmental Statement for the KXC development assessed the site as a whole. The total floorspace and equally the total floorspace per use were assessed and consented for the site as a whole. This proposed non-material amendment does not exceed these figures.

It is important to bear in mind, as the guidance referred to above makes clear, that the materiality of the amendment needs to be addressed in the context of the “overall scheme”. The “overall scheme” for King’s Cross is a comprehensive, phased, mixed use development within the King’s Cross Opportunity Area for a maximum of 713,090m² floorspace and up to 1,700 residential dwellings alongside landscaping and open space. In the context of the significant scale of development and the relevant factors listed above, it is considered that the proposed change to Table 1 and Annex B and Condition 36 of the Outline Planning Permission in respect of a relatively small transfer of floorspace between some of the individual development zones, as explained in detail within this document, is de minimis and therefore “non-material” for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Schedule 1

Proposed Non-Material Amendment to Table 1 of the Outline Planning Permission

It is proposed that Table 1 to the Outline Planning Permission (total floorspace proposed within the King's Cross Central main site) to be amended to the following figures:

Proposed Table 1 - amended figures in red

	Total Floorspace Applied or (sqm)	Maximum amount of floorspace, within the total applied for, that may be developed as (sqm)								
		Business & Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/ Serviced Apartments	Shopping/ Food & drink (A1/A2/A3/A4/A5)	Uses within D1	Cinemas	Uses within D2 and night clubs	Multi Storey Car Park	Other
South of Regent's Canal	226,750	214,595	2,200	32,625	15,060	3,950	0	4,455	0	1,375
North of Regent's Canal	486,340	240,915	193,800	14,600	30,865	67,880	8,475	24,275	21,500	0
TOTAL	713,090	455,510	196,000	47,225	45,925	71,830	8,475	28,730	21,500	1,375

Proposed Table 1 following the non-material amendment proposed in this submission (total floorspace to the South of the Regent's Canal decreased by transfer of 17,500 sqm unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal. Total floorspace in the north increased by 17,500sqm to reflect this transfer.

B1 floorspace decreased by 6,915sqm in the south of the Regent's Canal [through a transfer of 9,115sqm from Zone A [2,200 to Zone F in the south also, 4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R both in the north].

No change to the total floorspace permitted or to the maximum floorspace per use permitted.

Schedule 2

Proposed Non-Material Amendment to Annex B of the Outline Planning Permission

Annex B: Floorspace Schedule for Development Zones, to be amended as follows:

Proposed Annex B South – amended figures in red

South of the Regent's Canal										
	Total Floorspace Applied or (sqm)	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Serviced apartments	Shopping /food & drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zone A	82,570	82,570	n/a	11,150	8,210	n/a	n/a	n/a	n/a	175
		Zone A would be a mixed use new development. The principal land uses would be B1 business and employment with shopping/food and drink (A1/A2/A3/A4/A5) uses below. See Parameter Plans KXC008 and KXC009. Hotels/Serviced Apartment accommodation could be developed in lieu of some B1 floorspace, at the northern end, fronting onto Station Square.								
Zone B	130,205	120,100	n/a	27,950	5,350	1,500	n/a	3,750	n/a	1,200
		Zone B would be a mixed-use new development. The application provides for B1 business and employment uses with public health and fitness (use class D2) and shopping/food and drink (A1/A2/A3/A4/A5) uses below. Public Health and Fitness(D2) uses would be partly within basement floorspace. See Parameter Plans KXC008 and KXC 009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 and/or A1/A2/A3 floorspace. Some D1 use may also be inserted, in lieu of some B1 and/or A1/A2/A3 floorspace. The application also provides for public bicycle interchange/storage facilities.								
Zone C	4,675	4,675	n/a	4,675	350	n/a	n/a	n/a	n/a	n/a
		Zone C is The Great Northern Hotel (up to 4,675 sqm) The application provides for two refurbishment options: B1 business and employment uses; and hotels/serviced apartments. In each case, some shopping/food and drink (A1/A2/A3/A4/A5) could be developed, e.g. on the ground floor, in lieu of the main land use.								
Zone D/E	6,100	4,050	n/a	n/a	1,150	2,450	n/a	705	n/a	n/a
		Zone D s the German Gymnasium (1,300 sqm) The application provides for a range of potential new uses, within the A1/A2/A3, D1 and D2 use classes. Zone E is the block including the embedded Stanley Building (4,800sqm) The application provides for B1 business and employment uses with shopping/food and drink (A1/A2/A3/A4/A5) uses and/or D1 uses (for example a health walk in centre) below.								
Zone F	4,700	4,700	2,200	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Zone F comprises new and mixed use development alongside the Regent's Canal, with residential uses above B1 business and employment uses. See Parameter Plans KXC008 and KXC009								
Total	226,750	214,595	2,200	32,625	15,060	3,950	n/a	4,455	n/a	1,375

Proposed Annex B South, following the non-material amendment proposed in this submission (total floorspace to the South of the Regent's Canal decreased 17,500qm through a transfer of 17,500sqm of unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal.

B1 floorspace decreased from the south of the Canal by 6,915 through a transfer of 9,115sqm from Zone A to [2,200 sqm transferred to Zone F, also within the south of the Canal, 4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R to the north of the Regent's Canal].

Proposed Annex B North – amended figures in red

North of the Regent's Canal										
	Total	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Service d apartments	Shopping /food & drink A1/A2/A3 /A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zones G and H	1,500	n/a	n/a	n/a	1,500	1,500	n/a	n/a	n/a	n/a
		Zones G and H would accommodate new pavilion buildings (u to 1,500sqm total). The application provides for A1/A2/A3/A4/A5 and/or D1 uses.								
Zones I/M	9,165	1,900	n/a	n/a	9,165	2,625	n/a	2,625	n/a	n/a
		<p>Zone I is the Fish and Coal building and Wharf Road arches. The application provides for B1 and/or A1/A2/A3/A4/A5 uses.</p> <p>Zone M is the Eastern and Western Coal Drops, together with their adjacent viaducts. The application provides for a range of new A1/A2/A3 uses.</p> <p>Alternatively, some D1 and/or D2/Night club uses could be developed, in lieu of some A1/A2/A3/A4/A5 floorspace. See parameter plans KXC008 and KXC009.</p> <p>Overall, up to 9,165 sq. m of these land uses may be developed, above basement level, excluding public realm and connecting circulation areas.</p>								
Zone N	18,740	n/a	17,310	n/a	2,000	2,340	2,000	n/a	n/a	n/a
		<p>Zone N is the gas holders. The application provides for new residential development within the linked triplet of gas holder guide frames, with up to 2,650 sq. m. of D1, D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. See parameter plans KXC008 and KXC009.</p> <p>The top floor of the building within one gasholder may be developed as a restaurant (or residential), with other public uses at ground floor level. The guide frame for gas holder no. 8 would be re-erected as a free-standing structure, enclosing new play facilities and open space within a 'Flux Park'.</p>								
Zone J/K/Q	31,935	18,300	15,015	n/a	650	10,750	n/a	5,750	n/a	n/a
		<p>Zone J comprises new residential development along York Way, with D1, B1 and/or shopping/food and drink (A1/A2/A3/A4/A5) uses below (total of 14,850 sq. m.).</p> <p>Zone K is the Midland Goods Shed plus Regeneration House and the Handyside canopies (10,300 sq. m.). The application provides for a combination of B1, D1 and/or D2 uses.</p> <p>Within zone Q (10,750 sq. m.), the application provides for B1 uses along Goods Street, with a public sports hall and indoor soft play (D2) uses behind. See parameter plans KXC008 and KXC009</p>								
Zone L	54,350	27,600	n/a	n/a	8,525	40,000	8,475	8,475	n/a	n/a
		<p>Zone L comprises the Granary, flanking offices, Transit Sheds and the footprint of the Assembly Shed. The application provides for a range of potential new uses: B1 business and employment; D1 uses including higher education; a cinema and/or other D2 land uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5). See parameter plans KXC008 and KXC009. The applicants are currently in discussions with a higher education establishment to establish new facilities within the zone L. The D1 floorspace figure reflects these discussions. The floorspace figures also provide for a suitable range of alternative development options</p>								
Zone P/S	165,530	99,800	66,800	14,600	6,155	6,065	8,475	8,475	n/a	n/a
		<p>Zones P and S would be mixed use new development. As shown on parameter plans KXC008 and KXC009, both zones would include residential development. Both zones could also include B1 uses. In addition, the application provides for a 2 form entry primary school and other D1 uses; a cinema and/or other D2 uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5), hotels and serviced apartments. The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.</p>								
Zone R	101,675	56,000	54,000	n/a	1,675	2,000	8,475	8,475	n/a	n/a
		<p>Zone R would be mixed use new development. As shown on parameter plans KXC008 and KXC009, zone R would include B1 and residential development. The application also provides for D1 uses; a cinema and other D2 uses; and shopping/food and drink (A1/A2/A3/A4/A5). The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.</p>								
Zone T	103,945	64,415	40,675	n/a	1,195	2,600	n/a	700	21,500	n/a
		<p>Zone T would be mixed use new development. The principal land uses would be B1 business and employment, residential and, at the southern end of the zone, Multi Storey Car Park (MSCP). The MSCP may include an electrical substation, a city car club; and other site services/plant. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for some shopping/food and drink (A1/A2/A3/A4/A5). See also parameter plan KXC008 and KXC009.</p>								
Total	486,340	240,915	193,800	14,600	30,865	67,880	8,475	24,275	21,500	n/a

Proposed Annex B North, following the non-material amendment proposed in this submission (total floorspace to the North of the Regent's Canal increased by 17,500 through a transfer of 17,500sqm unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal.

Total B1 floorspace in the north increased by 6,915sqm through a transfer from Zone A of 9,115sqm [2,200 sqm transferred to Zone F, within the south of the Canal] and [4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R to the north of the Regent's Canal].

Transfer of 3,585sqm B1 floorspace from Zone T to Zone R. [total increase in zone R B1 floorspace 6,500sqm.] Transfer of 3,965 total floorspace from Zone J/K/Q to Zone T.

Schedule 3

Proposed Non-Material Amendment to Condition 34 of the Outline Planning Permission

The wording of Condition 34 to be amended as follows:

Proposed – amended figures in red

The maximum floorspace of buildings constructed and refurbished in accordance with Condition 33 within the development north of the Regent's Canal shall not exceed 486,340 sqm gross external area and south of the Regent's Canal shall not exceed 226,750 sqm gross external area.

Appendices

Existing and Annotated approved proposed floorspace schedules, for the relevant development Zones and Table 1 and Annex B, for information and reference

South of the Canal

Zone A

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted: Zone A	98,570	90,185	n/a	11,150	8,210	n/a	n/a	n/a	n/a	175
Approved: Zone A	80,819	76,137	-	-	4,376	-	-	-	-	-
Remaining: Zone A	17,751	14,048	-	11,150	3,834	-	-	-	-	175

Table 1.1 Floorspace position in Zone A following the approval of revised Reserved Matters for Zone A.

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted: Zone A	81,070	81,070	n/a	11,150	8,210	n/a	n/a	n/a	n/a	175
Approved: Zone A	80,819	76,137	-	-	4,376	-	-	-	-	-
Remaining: Zone A	251	4,993	-	11,150	3,834	-	-	-	-	175

Table 1.2 Proposed Floorspace position in Zone A following the non-material amendments proposed in this submission (decrease of 17,500sqm from the total floorspace permitted in the zone [15,000 sqm transferred to Zone P/S and 2,500 sqm transferred to Zone R] and decrease of 9,115sqm from the B1 floorspace maximum to bring the B1 total in line with the permitted floorspace total for the zone [2,200 sqm transferred to Zone F, 4,000 sqm transferred to Zone P/S and 2,915 sqm transferred to Zone R]). Figures in **red** are amended.

Zone F

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zone F	4,700	2,500	2,200	0	0	0	0	0	0	0

Table 1.3 Permitted floorspace in Zone F under the OPP (Annex B: Floorspace Schedule for Development Zones (as amended, 2015))

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zone F	4,700	4,700	2,200	0	0	0	0	0	0	0

Table 1.4 Proposed floorspace in Zone F under this non-material amendment to the OPP (B1 figure increased by 2,200sqm from unused floorspace in Zone A). Amended figures in **red**. The total floorspace maximum in this zone remains unchanged.

North of the Canal

Zone P/S

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone P/S	150,530	95,800	66,800	14,600	6,155	6,065	8,475	8,475	n/a	n/a
Approved P1	29,600		24,411		114	5,075				
Approved P2	29,347	24,500			1,780			2,953		
Approved S1	23,374	22,596			401			3,971		
Approved S2	23,201	22,385			816					
Approved S5	15,296	712	14,584		712	712		712		
Total Existing Zone P/S	120,818	70,193	38,995	0	3,823	5,787	0	7,636	0	0
Remaining Zone P/S	29,712	25,607	27,805	14,600	2,332	278	8,475	8,475	839	n/a

Table 1.5 Floorspace position in Zone P/S following the approval of Reserved Matters for Buildings P1, P2, S1, S2, S3, S4, S5, Q1 and Q2.

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone P/S	165,530	99,800	66,800	14,600	6,155	6,065	8,475	8,475	n/a	n/a
Approved P1	29,600		24,411		114	5,075				
Approved P2	29,347	24,500			1,780			2,953		
Approved S1	23,374	22,596			401			3,971		
Approved S2	23,201	22,385			816					
Approved S5	15,296	712	14,584		712	712		712		
Total Existing Zone P/S	120,818	70,193	38,995	0	3,823	5,787	0	7,636	0	0
Remaining Zone P/S	44,712	29,607	27,805	14,600	2,332	278	8,475	8,475	839	n/a

Table 1.6 Proposed Floorspace position in Zone P/S following the non-material amendments proposed in this submission (15,000sqm of unused floorspace transferred from Zone A and 4,000sqm of B1 floorspace transferred from Zone A). Figures in red are amended.

Zone R

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone R	98,675	50,000	54,000	0	1,675	2,000	8,475	8,475	n/a	
Approved R1	9,167	8,780	0	0	387	0	0	0	0	
Approved R3 [Luma]	6,686	0	6,410	0	276	0	0	0	0	
Approved R4 [Rubicon Court]	11,761	487	11,274	0	0	0	0	0	0	
Approved R5N [Saxon Court and Roseberry Mansions]	14,214	669	13,545	0	0	0	0	0	0	
Approved R5S (R6) [Fenman House]	7,870	351	7,519	0	351	351	0	0	0	
Approved R7	19,532	16,935	0	0	352	0	803	524	0	
Total Existing Zone R	69,230	27,222	38,748	0	1,366	351	803	524	0	
Remaining Zone R	29,445	22,778	15,252	0	309	1,649	7,672	7,951	0	

Table 1.7 Floorspace position in Zone R following the approval of Reserved Matters for Buildings R1, R3, R4, R5N, R5S, and R7. (R8 excluded as a revised Reserved Matters is in Design Development and will supercede the approval or R8)

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone R	101,175	56,500	54,000	0	1,675	2,000	8,475	8,475	n/a	
Approved R1	9,167	8,780	0	0	387	0	0	0	0	
Approved R3 [Luma]	6,686	0	6,410	0	276	0	0	0	0	
Approved R4 [Rubicon Court]	11,761	487	11,274	0	0	0	0	0	0	
Approved R5N [Saxon Court and Roseberry Mansions]	14,214	669	13,545	0	0	0	0	0	0	
Approved R5S (R6) [Fenman House]	7,870	351	7,519	0	351	351	0	0	0	
Approved R7	19,532	16,935	0	0	352	0	803	524	0	
Total Existing Zone R	69,230	27,222	38,748	0	1,366	351	803	524	0	
Remaining Zone R	31,945	29,278	15,252	0	309	1,649	7,672	7,951	0	

Table 1.8 Proposed Floorspace position in Zone R following the non-material amendments proposed in this submission (2,500sqm of unused floorspace transferred from Zone A and 2,915sqm of B1 floorspace transferred from Zone A and 3,585sqm of unused B1 floorspace transferred from zone T [total B1 uplift of 6,500sqm in Zone R]). Figures in red are amended.

Zone T

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone T	99,980	68,000	40,675	0	1,195	2,600	0	700	21,500	0
Approved T1	29,674 [exc.MUGA]	0	15,982	0	453	0	0	0	12,914	0
Approved T2/T4	49,015	47,280	0	0	422	0	0	0	0	0
Approved T5	8,964	0	8,717	0	0	247	0	0	0	0
Approved T6	16,292	0	15,973	0	319	0	0	0	0	0
Total Zone T	103,945	47,280	40,672	0	1,194	247	0	0	12,914	0
Remaining Zone T	-3,965	20,720	3	0	1	2353	0	700	8,586	0

Table 1.9 Floorspace position in Zone T following the approval of Reserved Matters for Buildings T1, T2/T4, T5 and T6

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone T	103,945	64,415	40,675	0	1,195	2,600	0	700	21,500	0
Approved T1	29,674 [exc.MUGA]	0	15,982	0	453	0	0	0	12,914	0
Approved T2/T4	49,015	47,280	0	0	422	0	0	0	0	0
Approved T5	8,964	0	8,717	0	0	247	0	0	0	0
Approved T6	16,292	0	15,973	0	319	0	0	0	0	0
Total Zone T	103,945	47,280	40,672	0	1,194	247	0	0	12,914	0
Remaining Zone T	0	17,135	3	0	1	2353	0	700	8,586	0

Table 1.10 Proposed Floorspace position in Zone T following the non-material amendments proposed in this submission (total floorspace in Zone T increased by 3,965sqm transferred from Zone J/K/Q and 3,585sqm of B1 floorspace transferred to Zone R). Amended figures in red.

Zone J/K/Q

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone J/K/Q	35,900	18,300	15,015	0	650	10,750	0	5,750	0	0
Approved J1 [Arthouse]	16,265	0	15,012	0	592	0	0	591	0	
Approved K1 [Regeneration House]	1,002	672	0	0	0	330	0	0	0	0
Approved K3 Midlands Goods Shed and East Handyside Canopy]	7,223	3,504	0	0	3,385	334				
Approved Q1	4,323	4,201	0	0	122	0	0	362	0	0
Approved Q2	1,973	0	0	0	0	0	0	1,973	0	0
Total Existing Zone J/K/Q	30,786	8,377	15,012	0	4,099	664	0	2,926	0	0
Remaining Zone J/K/Q	5,114	9,923	3	0	-3,449	10,086	0	2,824	0	0

Table 1.11 Floorspace position in Zone J/K/Q following the approval of Reserved Matters for Buildings J1, K1, K3, Q1 and Q2. The exceedance in the retail figure in Zone J/K/Q is approved via RM approval for the MGS, in the response to Condition 36 [reference 2014,1433/P].

	Total Floorspace Applied for (sqm)	Business and Employment (B1)	Residential	Hotels (C1)/Serviced Apartments	Shopping/Food and Drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Permitted Zone J/K/Q	31,935	18,300	15,015	0	650	10,750	0	5,750	0	0
Approved J1 [Arthouse]	16,265	0	15,012	0	592	0	0	591	0	
Approved K1 [Regeneration House]	1,002	672	0	0	0	330	0	0	0	0
Approved K3 Midlands Goods Shed and East Handyside Canopy]	7,223	3,504	0	0	3,385	334				
Approved Q1	4,323	4,201	0	0	122	0	0	362	0	0
Approved Q2	1,973	0	0	0	0	0	0	1,973	0	0
Total Existing Zone J/K/Q	30,786	8,377	15,012	0	4,099	664	0	2,926	0	0
Remaining Zone J/K/Q	1,149	9,923	3	0	-3,449	10,086	0	2,824	0	0

Table 1.12 Floorspace position in Zone J/K/Q following the non-material amendments proposed in this submission (total floorspace in Zone J/K/Q decreased by 3,965sqm transferred to Zone T). Amended figures in red. The exceedance in the retail figure in Zone J/K/Q is approved via RM approval for the MGS, in the response to Condition 36 [reference 2014,1433/P].

Table 1

	Total Floorspace Applied or (sqm)	Maximum amount of floorspace, within the total applied for, that may be developed as (sqm)								
		Business & Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/ Serviced Apartments	Shopping/ Food & drink (A1/A2/A3/A4/A5)	Uses within D1	Cinemas	Uses within D2 and night clubs	Multi Storey Car Park	Other
South of Regent's Canal	244,250	221,510	2,200	32,625	15,060	3,950	0	4,455	0	1,375
North of Regent's Canal	468,840	234,000	193,800	14,600	30,865	67,880	8,475	24,275	21,500	0
TOTAL	713,090	455,510	196,000	47,225	45,925	71,830	8,475	28,730	21,500	1,375

Table 1.13 Table 1 within the Outline Planning Permission

	Total Floorspace Applied or (sqm)	Maximum amount of floorspace, within the total applied for, that may be developed as (sqm)								
		Business & Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/ Serviced Apartments	Shopping/ Food & drink (A1/A2/A3/A4/A5)	Uses within D1	Cinemas	Uses within D2 and night clubs	Multi Storey Car Park	Other
South of Regent's Canal	226,750	214,595	2,200	32,625	15,060	3,950	0	4,455	0	1,375
North of Regent's Canal	486,340	240,915	193,800	14,600	30,865	67,880	8,475	24,275	21,500	0
TOTAL	713,090	455,510	196,000	47,225	45,925	71,830	8,475	28,730	21,500	1,375

Table 1.14 Proposed Table 1 following the non-material amendment proposed in this submission (total floorspace to the South of the Regent's Canal decreased by transfer of 17,500 sqm unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal. Total floorspace in the north increased by 17,500sqm to reflect this transfer.

B1 floorspace decreased by 6,915sqm in the south of the Regent's Canal [through a transfer of 9,115sqm from Zone A [2,200 to Zone F in the south also, 4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R both in the north].

Annex B

South of the Regent's Canal										
	Total Floorspace Applied or (sqm)	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Serviced apartments	Shopping /food & drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zone A	98,570	90,185	n/a	11,150	8,210	n/a	n/a	n/a	n/a	175
		Zone A would be a mixed use new development. The principal land uses would be B1 business and employment with shopping/food and drink (A1/A2/A3/A4/A5) uses below. See Parameter Plans KXC008 and KXC009. Hotels/Serviced Apartment accommodation could be developed in lieu of some B1 floorspace, at the northern end, fronting onto Station Square.								
Zone B	130,205	120,100	n/a	27,950	5,350	1,500	n/a	3,750	n/a	1,200
		Zone B would be a mixed-use new development. The application provides for B1 business and employment uses with public health and fitness (use class D2) and shopping/food and drink (A1/A2/A3/A4/A5) uses below. Public Health and Fitness(D2) uses would be partly within basement floorspace. See Parameter Plans KXC008 and KXC 009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 and/or A1/A2/A3 floorspace. Some D1 use may also be inserted, in lieu of some B1 and/or A1/A2/A3 floorspace. The application also provides for public bicycle interchange/storage facilities.								
Zone C	4,675	4,675	n/a	4,675	350	n/a	n/a	n/a	n/a	n/a
		Zone C is The Great Northern Hotel (up to 4,675 sqm) The application provides for two refurbishment options: B1 business and employment uses; and hotels/serviced apartments. In each case, some shopping/food and drink (A1/A2/A3/A4/A5) could be developed, e.g. on the ground floor, in lieu of the main land use.								
Zone D/E	6,100	4,050	n/a	n/a	1,150	2,450	n/a	705	n/a	n/a
		Zone D s the German Gymnasium (1,300 sqm) The application provides for a range of potential new uses, within the A1/A2/A3, D1 and D2 use classes. Zone E is the block including the embedded Stanley Building (4,800sqm) The application provides for B1 business and employment uses with shopping/food and drink (A1/A2/A3/A4/A5) uses and/or D1 uses (for example a health walk in centre) below.								
Zone F	4,700	2,500	2,200	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Zone F comprises new and mixed use development alongside the Regent's Canal, with residential uses above B1 business and employment uses. See Parameter Plans KXC008 and KXC009								
Total	244,250	221,510	2,200	32,625	15,060	3,950	n/a	4,455	n/a	1,375

Table 1.15 Annex B South of the Regent's Canal within the Outline Planning Permission

South of the Regent's Canal										
	Total Floorspace Applied or (sqm)	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Serviced apartments	Shopping /food & drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zone A	82,570	82,570	n/a	11,150	8,210	n/a	n/a	n/a	n/a	175
	Zone A would be a mixed use new development. The principal land uses would be B1 business and employment with shopping/food and drink (A1/A2/A3/A4/A5) uses below. See Parameter Plans KXC008 and KXC009. Hotels/Serviced Apartment accommodation could be developed in lieu of some B1 floorspace, at the northern end, fronting onto Station Square.									
Zone B	130,205	120,100	n/a	27,950	5,350	1,500	n/a	3,750	n/a	1,200
	Zone B would be a mixed-use new development. The application provides for B1 business and employment uses with public health and fitness (use class D2) and shopping/food and drink (A1/A2/A3/A4/A5) uses below. Public Health and Fitness(D2) uses would be partly within basement floorspace. See Parameter Plans KXC008 and KXC 009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 and/or A1/A2/A3 floorspace. Some D1 use may also be inserted, in lieu of some B1 and/or A1/A2/A3 floorspace. The application also provides for public bicycle interchange/storage facilities.									
Zone C	4,675	4,675	n/a	4,675	350	n/a	n/a	n/a	n/a	n/a
	Zone C is The Great Northern Hotel (up to 4,675 sqm) The application provides for two refurbishment options: B1 business and employment uses; and hotels/serviced apartments. In each case, some shopping/food and drink (A1/A2/A3/A4/A5) could be developed, e.g. on the ground floor, in lieu of the main land use.									
Zone D/E	6,100	4,050	n/a	n/a	1,150	2,450	n/a	705	n/a	n/a
	Zone D s the German Gymnasium (1,300 sqm) The application provides for a range of potential new uses, within the A1/A2/A3, D1 and D2 use classes. Zone E is the block including the embedded Stanley Building (4,800sqm) The application provides for B1 business and employment uses with shopping/food and drink (A1/A2/A3/A4/A5) uses and/or D1 uses (for example a health walk in centre) below									

Zone F	4,700	4,700	2,200	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Zone F comprises new and mixed use development alongside the Regent's Canal, with residential uses above B1 business and employment uses. See Parameter Plans KXC008 and KXC009								
Total	226,750	214,595	2,200	32,625	15,060	3,950	n/a	4,455	n/a	1,375

Table 1.16 Proposed Annex B South of the Regent's Canal following the non-material amendment proposed in this submission (total floorspace to the South of the Regent's Canal decreased 17,500qm through a transfer of 17,500sqm of unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal.

B1 floorspace decreased from the south of the Canal by 6,915 through a transfer of 9,115sqm from Zone A to [2,200 sqm transferred to Zone F, also within the south of the Canal, 4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R to the north of the Regent's Canal].

North of the Regent's Canal										
	Total	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Serviced apartments	Shopping /food & drink A1/A2/A3/A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zones G and H	1,500	n/a	n/a	n/a	1,500	1,500	n/a	n/a	n/a	n/a
		Zones G and H would accommodate new pavilion buildings (u to 1,500sqm total). The application provides for A1/A2/A3/A4/A5 and/or D1 uses.								
Zones I/M	9,165	1,900	n/a	n/a	9,165	2,625	n/a	2,625	n/a	n/a
		Zone I is the Fish and Coal building and Wharf Road arches. The application provides for B1 and/or A1/A2/A3/A4/A5 uses. Zone M is the Eastern and Western Coal Drops, together with their adjacent viaducts. The applicaiotn provides for a range of new A1/A2/A3 uses. Alternatively, some D1 and/or D2/Nnight club uses could be developed, in lieu of some A1/A2/A3/A4/A5 floorspace. See parameter plans KXC008 and KXC009. Overall, up to 9,165 sq. m of these land uses may be developed, above basement level, excluding public realm and connecting circulation areas.								
Zone N	18,740	n/a	17,310	n/a	2,000	2,340	0	2,000	n/a	n/a
		Zone N is the gas holders. The application provides for new residential development within the linked triplet of gas holder guide frames, with up to 2,650 sq. m. of D1, D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. See parameter plans KXC008 and KXC009. The top floor of the building within one gasholder may be developed as a restaurant (or residential), with other public uses at ground floor level. The guide frame for gas holder no. 8 would be re-erected as a free-standing structure, enclosing new play facilities and open space within a 'Flux Park.								
Zone J/K/Q	35,900	18,300	15,015	n/a	650	10,750	n/a	5,750	n/a	n/a
		Zone J comprises new residential development along York Way, with D1, B1 and/or shopping/food and drink (A1/A2/A3/A4/A5) uses below (total of 14,850 sq. m.). Zone K is the Midland Goods Shed plus Regeneration House and the Handyside canopies (10,300 sq. m.). The application provides for a combination of B1, D1 and/or D2 uses. Within zone Q (10,750 sq. m.), the application provides for B1 uses along Goods Street, with a public sports hall and indoor soft play (D2) uses behind. See parameter plans KXC008 and KXC009								
Zone L	54,350	27,600	n/a	n/a	8,525	40,000	8,475	8,475	n/a	n/a
		Zone L comprises the Granary, flanking offices, Transit Sheds and the footprint of the Assembly Shed. The application provides for a range of potential new uses: B1 business and employment; D1 uses including higher education; a cinema and/or other D2 land uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5). See parameter plans KXC008 and KXC009. The applicants are currently in discussions with a higher education establishment to establish new facilities within the zone L. The D1 floorspace figure reflects these discussions. The floorspace figures also provide for a suitable range of alternative development options								
Zones P/S	150,530	95,800	66,800	14,600	6,155	6,065	8,475	8,475	n/a	n/a
		Zones P and S would be mixed use new development. As shown on parameter plans KXC008 and KXC009, both zones would include residential development. Both zones could also include B1 uses. In addition, the application provides for a 2 form entry primary school and other D1 uses; a cinema and/or other D2 uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5), hotels and serviced apartments. The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.								
Zone R	98,675	50,000	54,000	n/a	1,675	2,000	8,475	8,475	n/a	n/a
		Zone R would be mixed use new development. As shown on parameter plans KXC008 and KXC009, zone R would include B1 and residential development. The application also provides for D1 uses; a cinema and other D2 uses; and shopping/food and drink (A1/A2/A3/A4/A5). The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.								
Zone T	99,980	68,000	40,675	n/a	1,195	2,600	n/a	700	21,500	n/a
		Zone T would be mixed use new development. The principal land uses would be B1 business and employment, residential and, at the southern end of the zone, Multi Storey Car Park (MSCP). The MSCP may include an electrical substation, a city car club; and other site services/plant. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for some shopping/food and drink (A1/A2/A3/A4/A5). See also parameter plan KXC008 and KXC009.								
Total	468,840	234,000	193,800	14,600	30,865	67,880	8,475	24,275	21,500	n/a

Table 1.17 Annex B North of the Regent's Canal within the Outline Planning Permission

North of the Regent's Canal										
	Total	Business and Employment (B1)	Residential (as amended by S96A 2015)	Hotels (C1)/Service d apartments	Shopping /food & drink A1/A2/A3 /A4/A5	Uses within D1	Cinemas	Uses within D2	Multi Storey Car Park	Other
Zones G and H	1,500	n/a	n/a	n/a	1,500	1,500	n/a	n/a	n/a	n/a
		Zones G and H would accommodate new pavilion buildings (u to 1,500sqm total). The application provides for A1/A2/A3/A4/A5 and/or D1 uses.								
Zones I/M	9,165	1,900	n/a	n/a	9,165	2,625	n/a	2,625	n/a	n/a
		Zone I is the Fish and Coal building and Wharf Road arches. The application provides for B1 and/or A1/A2/A3/A4/A5 uses. Zone M is the Eastern and Western Coal Drops, together with their adjacent viaducts. The applicaiotn provides for a range of new A1/A2/A3 uses. Alternatively, some D1 and/or D2/Night club uses could be developed, in lieu of some A1/A2/A3/A4/A5 floorspace. See parameter plans KXC008 and KXC009. Overall, up to 9,165 sq. m of these land uses may be developed, above basement level, excluding public realm and connecting circulation areas.								
Zone N	18,740	n/a	17,310	n/a	2,000	2,340	2,000	n/a	n/a	n/a
		Zone N is the gas holders. The application provides for new residential development within the linked triplet of gas holder guide frames, with up to 2,650 sq. m. of D1, D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. See parameter plans KXC008 and KXC009. The top floor of the building within one gasholder may be developed as a restaurant (or residential), with other public uses at ground floor level. The guide frame for gas holder no. 8 would be re-erected as a free-standing structure, enclosing new play facilities and open space within a 'Flux Park.								
Zone J/K/Q	31,935	18,300	15,015	n/a	650	10,750	n/a	5,750	n/a	n/a
		Zone J comprises new residential development along York Way, with D1, B1 and/or shopping/food and drink (A1/A2/A3/A4/A5) uses below (total of 14,850 sq. m.). Zone K is the Midland Goods Shed plus Regeneration House and the Handyside canopies (10,300 sq. m.). The application provides for a combination of B1, D1 and/or D2 uses. Within zone Q (10,750 sq. m.), the application provides for B1 uses along Goods Street, with a public sports hall and indoor soft play (D2) uses behind. See parameter plans KXC008 and KXC009								
Zone L	54,350	27,600	n/a	n/a	8,525	40,000	8,475	8,475	n/a	n/a
		Zone L comprises the Granary, flanking offices, Transit Sheds and the footprint of the Assembly Shed. The application provides for a range of potential new uses: B1 business and employment; D1 uses including higher education; a cinema and/or other D2 land uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5). See parameter plans KXC008 and KXC009. The applicants are currently in discussions with a higher education establishment to establish new facilities within the zone L. The D1 floorspace figure reflects these discussions. The floorspace figures also provide for a suitable range of alternative development options								
Zone P/S	165,530	99,800	66,800	14,600	6,155	6,065	8,475	8,475	n/a	n/a
		Zones P and S would be mixed use new development. As shown on parameter plans KXC008 and KXC009, both zones would include residential development. Both zones could also include B1 uses. In addition, the application provides for a 2 form entry primary school and other D1 uses; a cinema and/or other D2 uses; night clubs; a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5), hotels and serviced apartments. The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.								
Zone R	101,675	56,000	54,000	n/a	1,675	2,000	8,475	8,475	n/a	n/a
		Zone R would be mixed use new development. As shown on parameter plans KXC008 and KXC009, zone R would include B1 and residential development. The application also provides for D1 uses; a cinema and other D2 uses; and shopping/food and drink (A1/A2/A3/A4/A5). The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.								
Zone T	103,945	64,415	40,675	n/a	1,195	2,600	n/a	700	21,500	n/a
		Zone T would be mixed use new development. The principal land uses would be B1 business and employment, residential and, at the southern end of the zone, Multi Storey Car Park (MSCP). The MSCP may include an electrical substation, a city car club; and other site services/plant. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for some shopping/food and drink (A1/A2/A3/A4/A5). See also parameter plan KXC008 and KXC009.								
Total	486,340	240,915	193,800	14,600	30,865	67,880	8,475	24,275	21,500	n/a

Table 1.18 Proposed Annex B North of the Regent's Canal following the non-material amendment proposed in this submission (total floorspace to the North of the Regent's Canal increased by 17,500 through a transfer of 17,500sqm unused total floorspace from Zone A [15,000sqm to Zone P/S and 2,500 sqm to Zone R] to the north of the Regent's Canal.

Total B1 floorspace in the north increased by 6,915sqm through a transfer from Zone A of 9,115sqm [2,200 sqm transferred to Zone F, within the south of the Canal] and [4,000sqm transferred to zone P/S and 2,915 sqm transferred to zone R to the north of the Regent's Canal].

Transfer of 3,585sqm B1 floorspace from Zone T to Zone R. [total increase in zone R B1 floorspace 6,500sqm.] Transfer of 3,965 total floorspace form Zone J/K/Q to Zone T.