

GEA AREAS

Land Use	Min	Max
Residential (C3)	750 dwellings	825 dwellings
Residential (C3) floorspace	-	78,410(excluding ancillary areas) 85,200 (including ancillary areas)
Residential institution (C2)	-	8,000
Office (E(g)(i))	-	34,500
General Industrial and/or Storage and Distribution (B2/B8)	4,418	40,461
Light industry (E(g)(iii))	14,955	
Research and development (E(g)(ii))	-	
Healthcare (E(e)) and/or sui generis	-	16,000
Retail and/or commercial (E(a) and/or E(b) and/or E(d) and/or E(f) and/or sui generis)	700	3,650
Flexible Mixed-Use	1,300	1,500
Community (F1 and/or F2)	300	1,300
Total non-residential floorspace	42,761	95,000 (capped)

INDICATIVE GIA AREAS AT 90% OF GEA

Land Use	Min	Max
Residential (C3)	750 dwellings	825 dwellings
Residential (C3) floorspace	-	70,569 (excluding ancillary areas) 76,680 (including ancillary areas)
Residential institution (C2)	-	7,200
Office (E(g)(i))	-	31,050
General Industrial and/or Storage and Distribution (B2/B8)	3,976	36,415
Light industry (E(g)(iii))	13,460	
Research and development (E(g)(ii))	-	
Healthcare (E(e)) and/or sui generis	-	14,400
Retail and/or commercial (E(a) and/or E(b) and/or E(d) and/or E(f) and/or sui generis)	630	3,285
Flexible Mixed-Use	1,170	1,350
Community (F1 and/or F2)	270	1,170
Total non-residential floorspace	38,485	85,500 (capped)