



Accurate representation of the proposed food store based upon footprint suggested by the Stafford Borough Council masterplan

Location of food store as shown in Stafford Borough Council consultation material

Location of existing leisure centre

Location of proposed leisure centre based upon footprint suggested by the Stafford Borough Council masterplan



EXISTING PARK

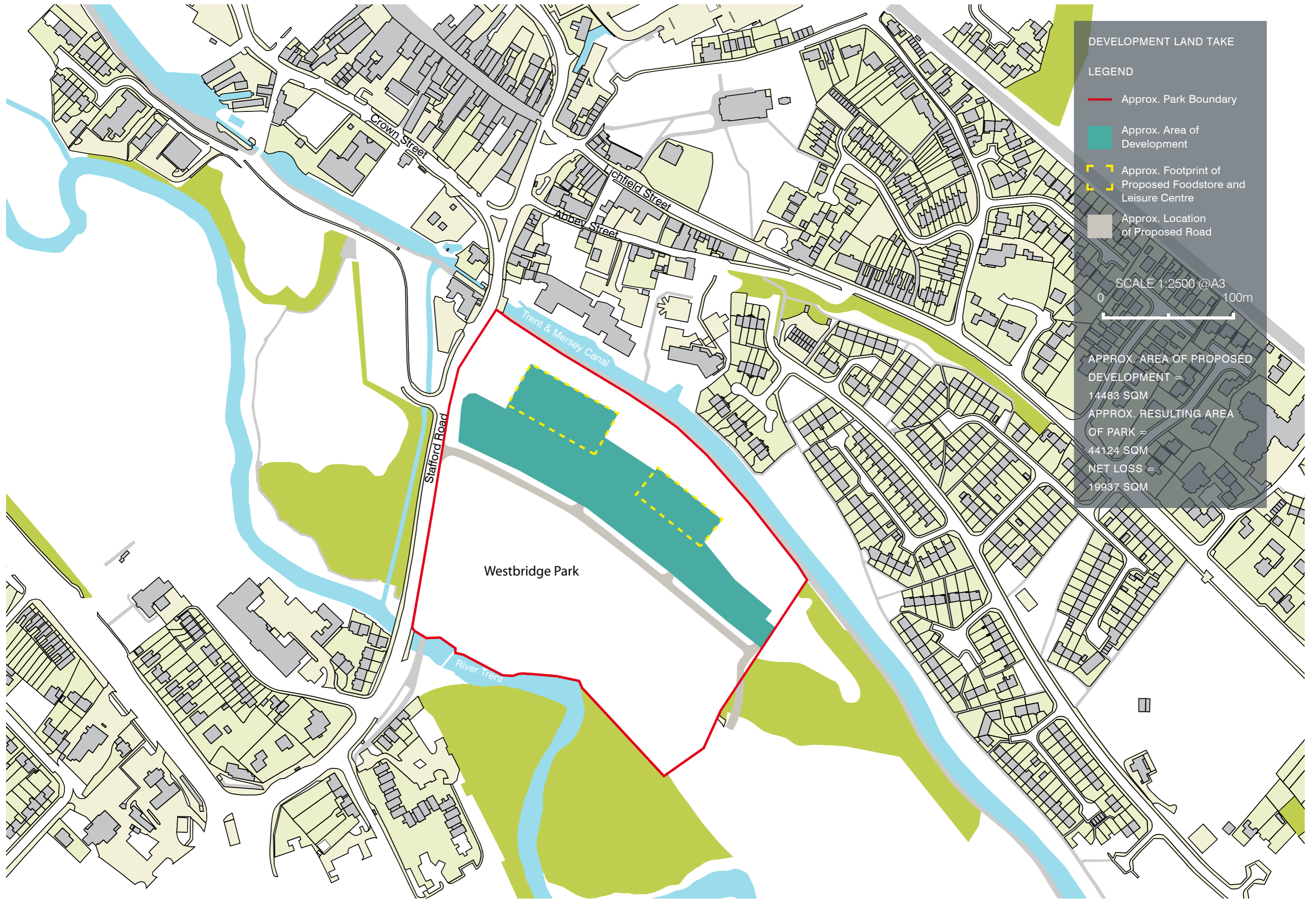
LEGEND

— Approx. Park Boundary

SCALE 1:2500 @A3



AREA OF EXISTING PARK
EXCLUDING EXISTING LEISURE
CENTRE AND PARKING =
53153 SQM



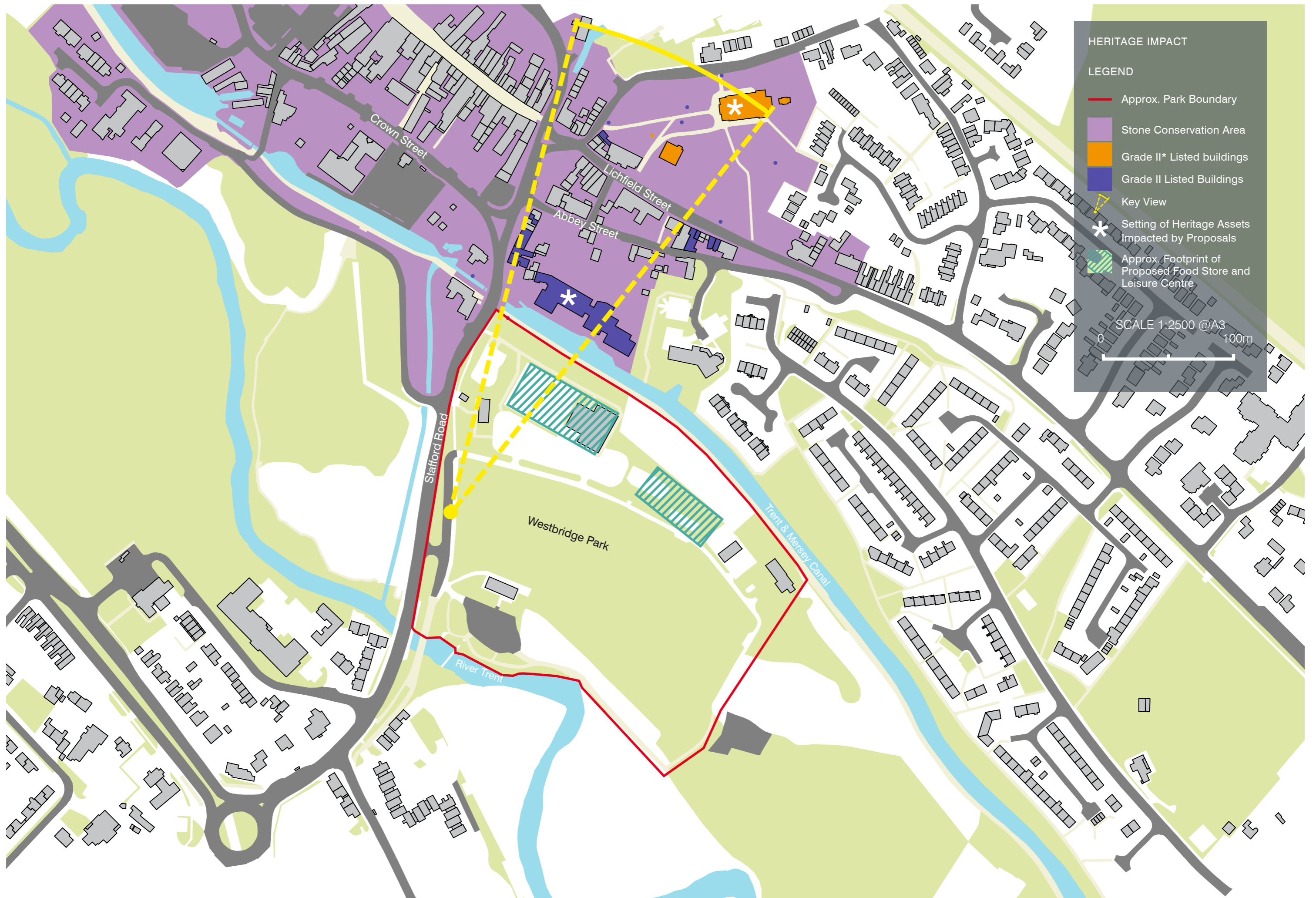
DEVELOPMENT LAND TAKE

LEGEND

- Approx. Park Boundary
- █ Approx. Area of Development
- ▭ Approx. Footprint of Proposed Foodstore and Leisure Centre
- █ Approx. Location of Proposed Road

SCALE 1:2500 @A3
0 100m

APPROX. AREA OF PROPOSED DEVELOPMENT = 14483 SQM
APPROX. RESULTING AREA OF PARK = 44124 SQM
NET LOSS = 19937 SQM



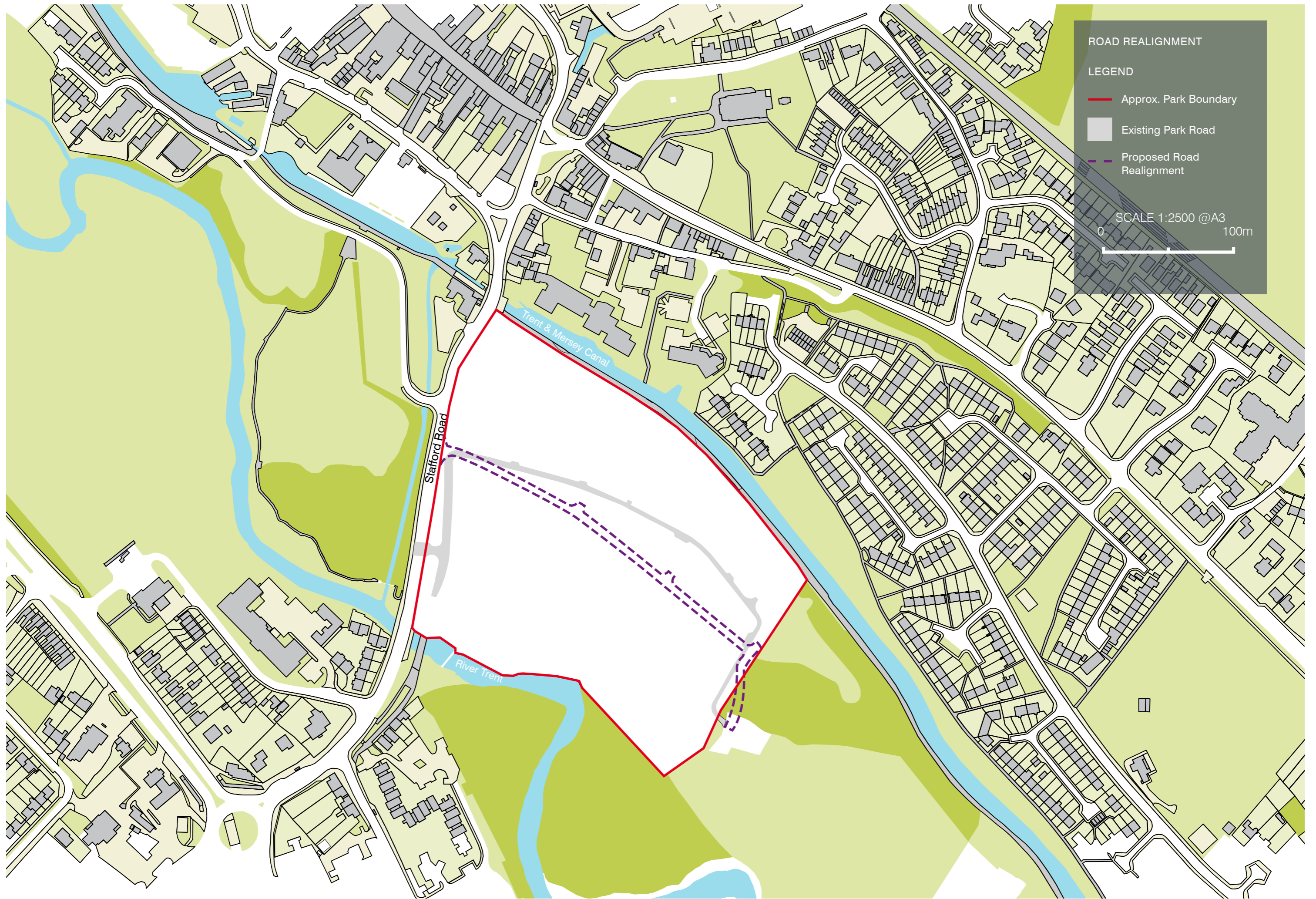
HERITAGE IMPACT

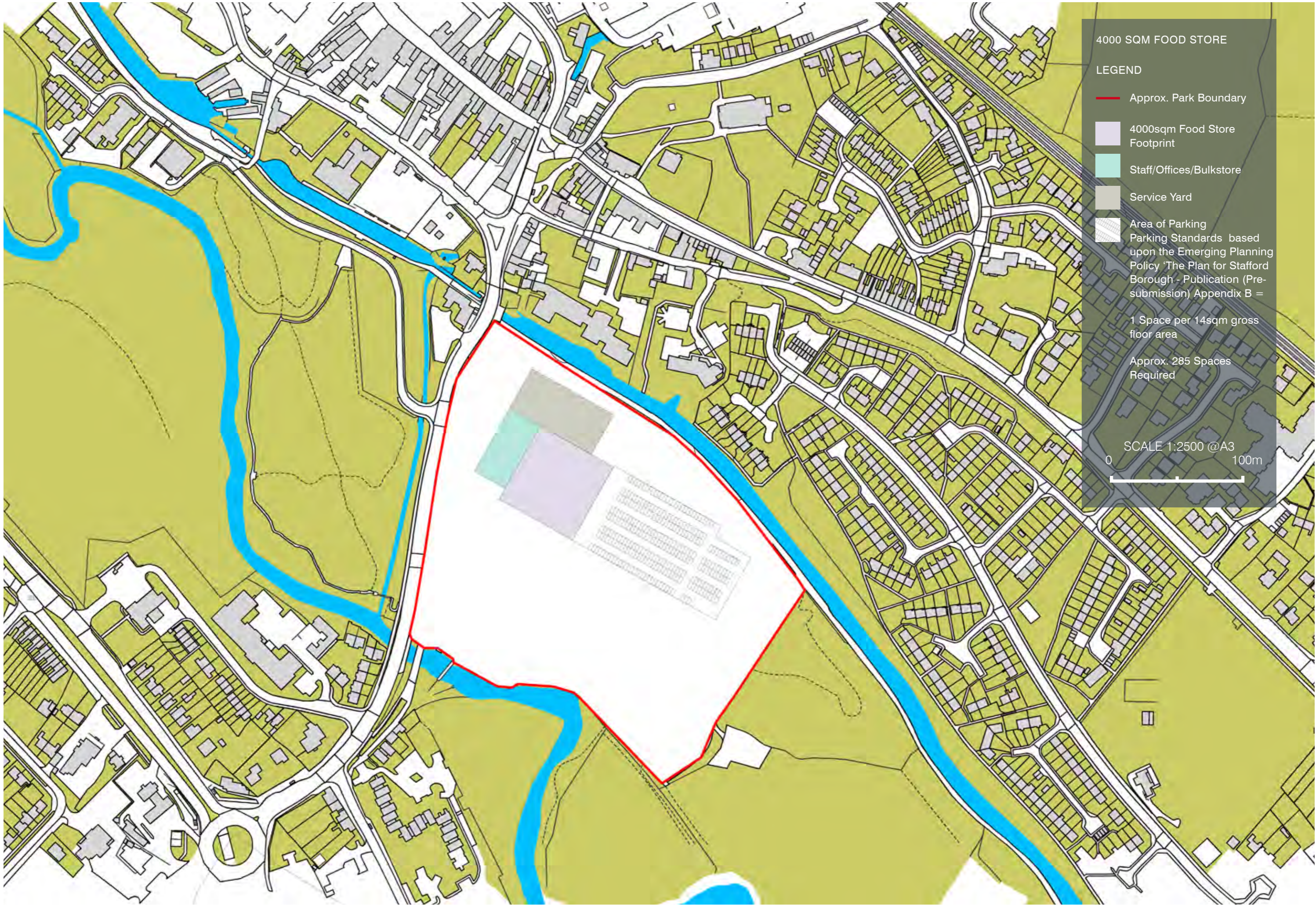
LEGEND

- Approx. Park Boundary
- Stone Conservation Area
- Grade II* Listed buildings
- Grade II Listed Buildings
- Key View
- * Setting of Heritage Assets Impacted by Proposals
- Approx. Footprint of Proposed Food Store and Leisure Centre

SCALE 1:2500 @A3

0 100m





4000 SQM FOOD STORE

LEGEND

— Approx. Park Boundary

4000sqm Food Store Footprint

Staff/Offices/Bulkstore

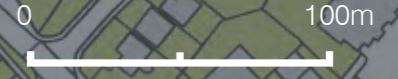
Service Yard

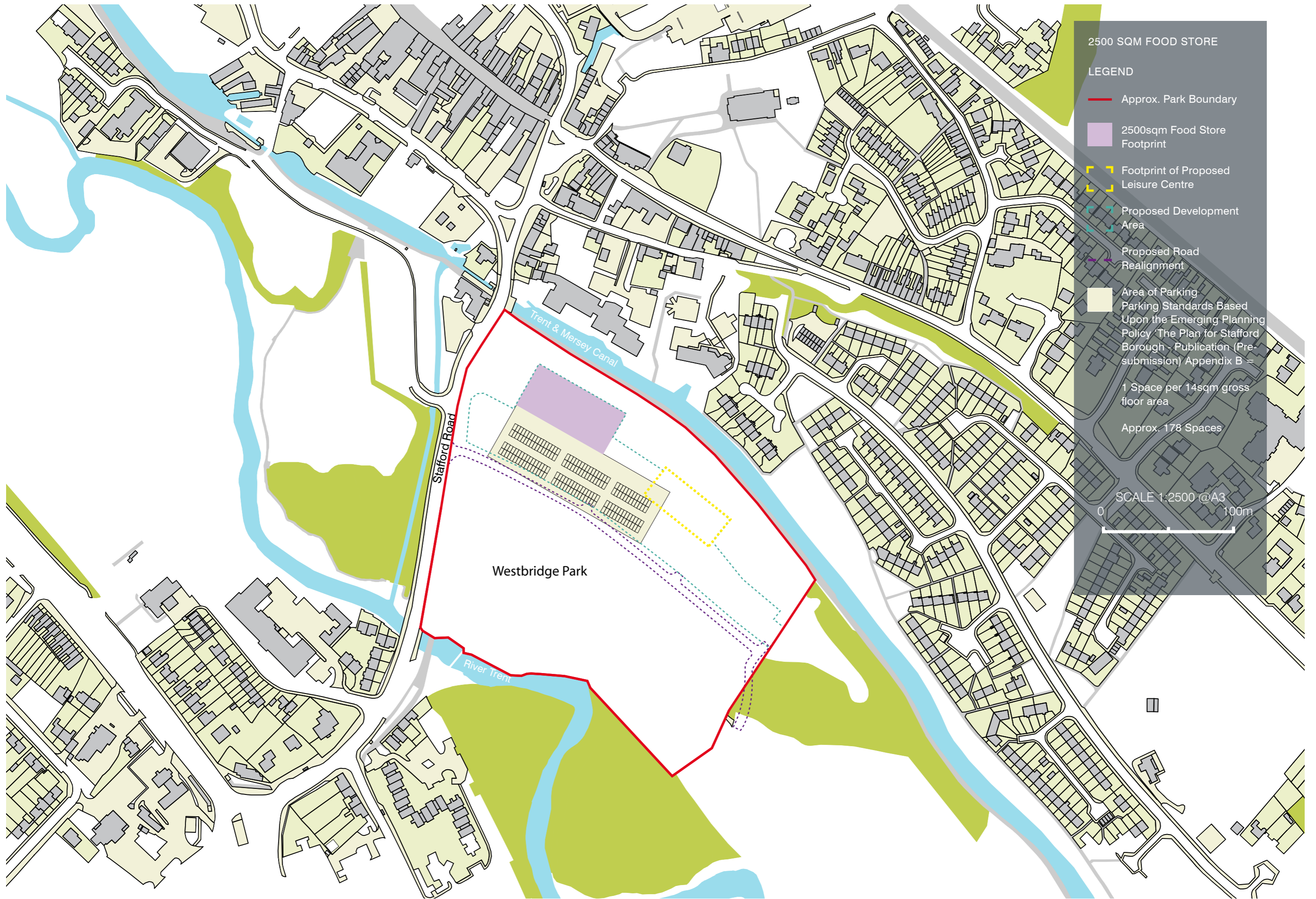
Area of Parking
Parking Standards based upon the Emerging Planning Policy 'The Plan for Stafford Borough - Publication (Pre-submission) Appendix B =

1 Space per 14sqm gross floor area

Approx. 285 Spaces Required

SCALE 1:2500 @A3





2500 SQM FOOD STORE

LEGEND

- Approx. Park Boundary
- 2500sqm Food Store Footprint
- Footprint of Proposed Leisure Centre
- Proposed Development Area
- Proposed Road Realignment
- Area of Parking
Parking Standards Based Upon the Emerging Planning Policy 'The Plan for Stafford Borough - Publication (Pre-submission) Appendix B =
1 Space per 14sqm gross floor area
Approx. 178 Spaces

SCALE 1:2500 @A3
0 100m

Westbridge Park

Stafford Road

Trent & Mersey Canal

River Trent