

THE QUADRANT, Q1 BOSTON

QUANTUM OF DEVELOPMENT

Red Line Site Area 28.09ha/69.41acres

Based on Indicative Masterplan (HG0249/IM001/REVC)

		Area (Acres) (Approx.)	Area (Ha) (Approx.)	Floor Area (Gross) (m ²) (Approx.)	Parking Spaces (Approx.)	Description
1	* RESIDENTIAL	37.80	15.30	n/a	995	In the region of 500 dwellings (approx 40 dph) (80% market housing and 20% affordable housing)
	Includes Green Infrastructure Elements (see No7)					
2	* FOOD RETAIL	6.42	2.60	7,000	500	
3	* COMMERCIAL (Sites A to G)	5.34	2.16	TBC	335	
	*Pub/Restaurant/Takeaway (Sites A to F)	4.43	1.79	2,200	270	
	Site A	0.80	0.33	250	40	
	Site B	0.66	0.27	250	40	
	Site C	1.00	0.40	600	60	
	Site D	0.75	0.30	450	50	
	Site E	0.72	0.29	450	50	
	Site F	0.50	0.20	200	30	
* Hotel - Site G	0.91	0.37	TBC	65	60 Bedroom Hotel	
4	§ COMMUNITY STADIUM COMPLEX	13.29	5.38	4,992	404	5,000 spectator capacity stadium with 2000 being seated Parking: 380 cars, 24 cycle/motorcycle, 24 disabled, 4 coaches
	North, South, East & West Stand Concourse			1,010		
	Ground Floor Lounge			240		
	First Floor Lounge			42		
	Banqueting Suite (for 250 people)			255		
	Hospitality Boxes (4 x 10 people)			76		
	Community Hub			125		
	Classrooms (4 x 30 Students)			193		
	Football Club Ancillary			817		
	Other Ancillary			230		
	Community Sports Facilities			2,004		
	5	*PETROL FILLING STATION	0.74	0.30	120	
6	*/§ INFRASTRUCTURE	2.59	1.05	n/a		Distributor Road/verges/easements etc.

TOTAL	66.18	26.79	N/A	
RED LINE APPLICATION TOTAL	69.41	28.09		1.30ha (3.21acres) of Highway Land (A16)

7	*/§ GREEN INFRASTRUCTURE/OPEN SPACE	10.87	4.40			
	Equipped Play Space	1.24	0.50			Included within Residential Area
	Informal Play Space	6.18	2.50			Included within Residential Area
	Playing Pitches	1.73	0.70			Accounted for within Football Stadium Complex Area. 3G full size outdoor football pitches to be used for BUFC training and use by schools, club, community groups, etc. NB: Potential to extend Wyberton Sports Ground
	Drainage & Ecology	1.73	0.70			Included within Residential Area

* 'Outline' components of Planning Application - scale and amounts are estimates

§ 'Full' components of Planning Application

Date: 03/04/2014

Ref: HG0249