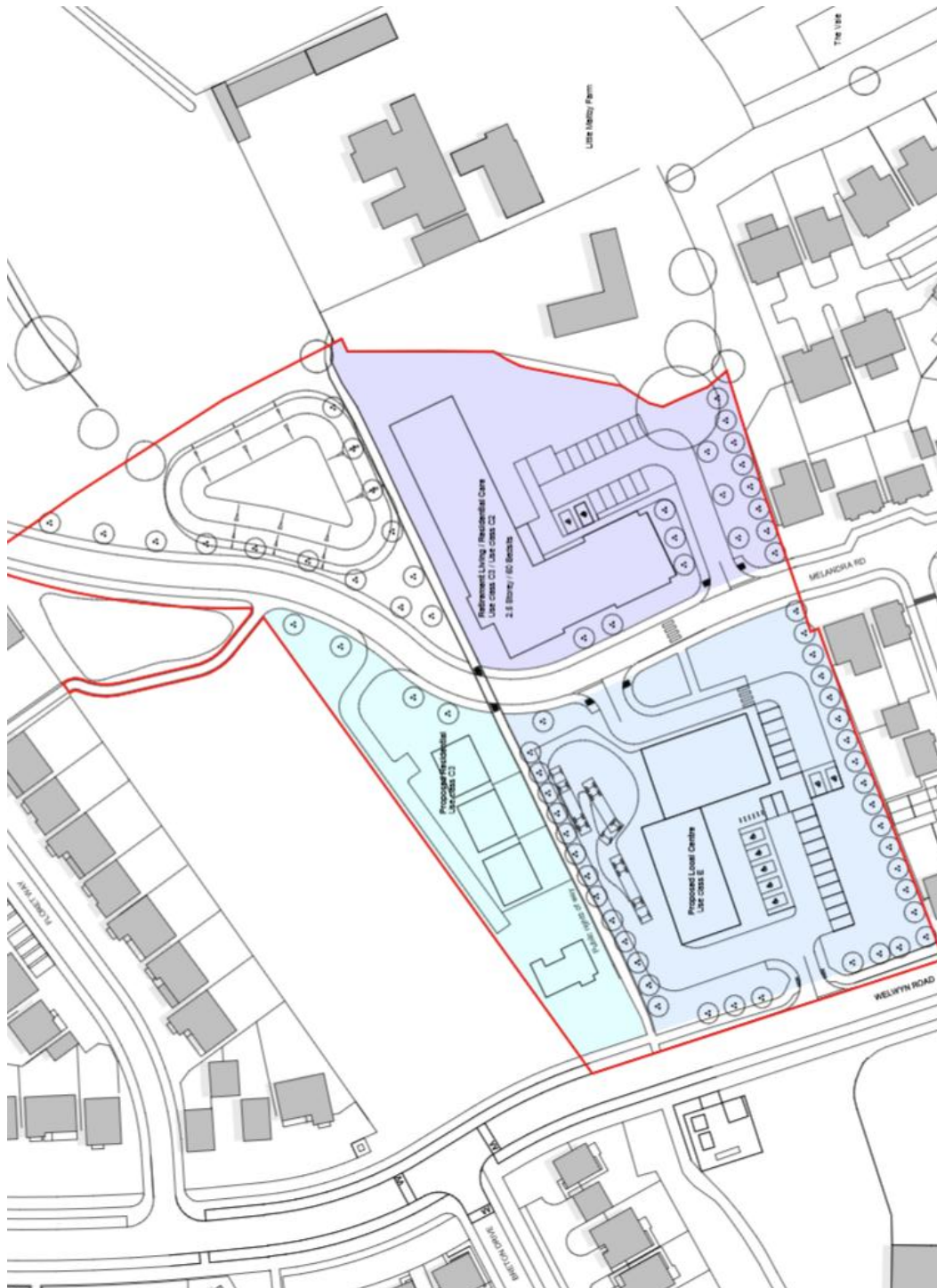


**Application 24/0977/OUT Little Maltby Farm, Low Lane, High Leven
Appendix 4 Parameters Plan**



A convenience foodstore (c. 371sqm / 4,000 sqft) and a parade of 4 no convenience facilities of c.93 sqm / 1,000sqft (total 743 sqm/ 7997 sqft) and outdoor food and beverage terrace area (use class E) with associated access, parking and service area; Number of parking spaces provided to be according to the SPG3. Detailed design to be secured by reserved matters.



Retirement living (use class C3) or residential care (use class C2) (c. 60 bedspaces over 2.5 stories with a building footprint of approximately 1,300 sqm/ 13,993 sqft (total 3,500 sqm/ 37,673 sqft) with associated access, parking and landscaping. Number of parking spaces provided to be according to the SPG3. Detailed design to be secured by reserved matters.

Outline Planning Application (with all matters reserved except access) comprising a convenience foodstore and a parade of 4no convenience facilities (Use Class E) and associated outdoor terrace area. Erection of retirement living apartments (use class C3) or residential care accommodation (use class C2) of approx. 60 bed spaces. Erection of 4no self build residential plots (Use Class C3). Highway access to/from the A1104 Low Lane via Welwyn Road and Melandra Road connecting to northeast boundary, with associated landscaping, open space and associated works.