



Key

- Application site boundary
- Employment development
- Infrastructure compound
- Flexible employment/mixed use area
- Existing vegetation retained
- Existing vegetation outside application site boundary
- Agricultural land retained (including topsoil redistribution)
- Retained parkland (as existing)
- Informal open space including planting of some semi-mature trees and advanced nursery stock
- Potential infiltration area (constructed wetlands)
- Primary movement corridor
- Bus / cycle interchange
- Foul water pumping station and water booster station
- \* Natural pool/swimming lake with changing facility
- ▲ Potential attenuation area (to mitigate existing localised flooding)
- Pedestrian / cycle / equestrian bridge

**A park for AgriTech**  
Smithson Hill

**Land Use  
Parameter plan**

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