



OTTERPOOL PARK

COUNTRYSIDE · CONNECTED · CREATIVE

APPLICATION DOCUMENT | 2.5
ACCOMMODATION SCHEDULE

www.otterpoolpark.org



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Otterpool Park Masterplan

17/12/2018 Farrells

OPM_TOTAL SUM_ZONES Z_1 to Z_8_ approx 8,500 homes, approx 8,000 employed approx 50% green infrastructure

NET DENSITY includes housing & roads **GROSS DENSITY** includes housing, roads plus, suds, general amenity & play green space in housing, **EXCLUDES** non res, wider landscape, sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses		
Housing higher density		2280	39.172	6.8%	29	25	64	58		32	730	68	1551		
Housing med high density		1069	21.21	3.7%	14	12	33	50		25	267	75	802		
Housing medium density		1623	36.07	6.2%	21	18	54	45		22	357	78	1266		
Housing low medium densi		1481	42.26	7.3%	19	16	59	35		16	237	84	1244		
Housing low density		1399	55.95	9.6%	18	15	71	25		10	140	90	1259		
Total Housing C3		7852	194.662	33.6%	100	87	282	40		28	1178	78	6121		
Total C3 and C2 housing		8500	200.502				GEA m2	GIA m2	NIA m2	15% homework	28	2379	72	6121	
Extra Care Housing C2		648	5.84	1.0%		44968	40880	32704	35% coverage 2 storey		327	100	648	0.0	0.0
Hotel C1		117	0.5	0.1%		7701	7001	5600	50% coverage 3 storey		58	0.5 per bed = 1 per 140m2 NIA			
Retained farmland in development area		0	0.0%			1000P.		req	GI		Population calculated at 2.4 per dwelling				
GI Habitat	plus secondary schools	160.5	27.7%	req tbc		plus schools									
GI sports playing fields		30.7	23.7	4.1%	req tbc	7.0	1.6	30.2	Outdoor Sports Pitches- required area per/p assumes C3 not C2						
GI general amenity		40.8	7.0%	req tbc			2	40.8	general amenity						
GI playspace		6.1	1.1%	req tbc			0.3	6.1	Childrens Play (per 1000 0-15 year olds)						
GI Strategic parks		9.4	1.6%	req tbc			0.5	9.4	Strategic parks						
GI allotments orchards		9.9	1.7%	req tbc			0.2	3.8	Allotments						
GI cemeteries		3.0	0.5%	req tbc			TBC	TBC	Cemeteries						
GI mixed use suds		6.6	1.1%	req tbc											
GI housing Suds		40.1	6.9%	req tbc				90.3							
GI secondary school playing fields		7.0	1.2%	req tbc											
GI primary school playing fields		4.8	0.8%	req tbc				52008							
Total Green Infrastructure excluding farmland		311.9	53.8%												
Non Residential Uses		0.0%					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		2.0	0.3%			14520	13200	9240	40% coverage 1 storey		770		1 per 12m2 NIA		
B1 Commercial business park		9.3	1.6%			58806	53460	42768	30% coverage 2 storey		3564		1 per 12m2 NIA		
B2 Light Industrial business park		3.0	0.5%			9092	8265	7439	30% coverage 1 storey		230		1 per 36m2 GIA		
B 8 Storage business park		0.0	0.0%			0	0	0	40% coverage 1 storey		0		1 per 81m2 GIA		
Total B1, Business		14.26	2.5%			82418	74925	59447			4564				
A2 business, A3 café restaurant,A4 pub,takeway		1.0	0.2%			11082	10075	8060	50% coverage 2 storey		474		1 per 17m2 NIA		
A1 Retail		3.2	0.6%			17793	16175	12940	50% coverage 1 storey		719		1 per 18m2 NIA		
Total A1 to A3 Retail/Leisure		4.2	0.7%			28875	26250	21000			1193				
D2 Sports pavilion		0.2	0.0%			825	750	600	50% coverage 1 storey		6		1 per 100m2 NIA		
D2 Indoor sports hall		1.4	0.2%			7425	6750	5400	50% coverage 1 storey		54		1 per 100m2 NIA		
Total D2 indoor sports		1.5	0.3%			8250	7500	6000			60				
D1 secondary schools exc C		1.0	3.0	0.5%		15786	14351	11481	30% coverage 1 storey		70		70 per school		
D1 Primary School		5.0	5.3	0.9%		16753	15230	12184	25% coverage 1 storey		200		40 per school		
D1 Nursery		12.0	2.0	0.3%		4620	4200	3360	20% coverage 1 storey		240		20 per school		
D1 Community Centre		0.8	0.1%			7920	7200	5760	50% coverage 2 storey		58		1 per 100m2 NIA		
D1 Health		1.2	0.2%			12980	11800	9440	50% coverage 2 storey		315		1 per 30m2		
Total D1 Community		12	2.1%			58059	52781	44785	35% coverage 1 storey		882				
Proposed Infrastructure/Roads/Transport/parking		30	5.2%			inc energy centres, primary sub stations,waste water treatment									
Existing road in red line search area approx		5													
Total Proposed Development		580.19	99%				168457				8262				

0.27 per home secondary
0.28 per home primary
0.08 per home nursery
children schools

2120 2.02 1050 per se
2199 5.23 420 per prii
628 11.6 54 per nurs

Otterpool Park Masterplan

17/12/2018 Farrells OPM_ZONE Z_1A

NET DENSITY includes housing & roads **GROSS DENSITY** includes housing, roads plus, suds, general amenity & play green space in housing, **EXCLUDES** non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	575	9.582	15.7%	65.3	6.222614	15.804614	60	36		32	184.0	68	390.9
Housing med high density	95	1.73	2.8%	10.8	1.029851	2.7598506	55	34		27	25.7	73	69.5
Housing medium density	180	4	6.5%	20.4	1.94822	5.9482197	45	30		24	43.2	76	136.8
Housing low medium density	31	0.89	1.5%	3.5	0.334742	1.224742	34.75	25		18	5.6	82	25.4
Housing low density	0	0		0.0	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0
Total Housing C3	881.00	16.20	26.5%	100	10	26	54	34	132	29	258	71	623
Total C3 and C2 housing	1077.00	17.95	29.4%		GEA m2	GIA m2	NIA m2		15% home working	42	454.4	58	622.6
Extra Care Housing C2	196.00	1.8	2.9%		13475	12250	9800	35% coverage 2 storey	98	100	196.0	0.0	0.0
Hotel C1	117	0.5	0.8%		7701	7001	5600	50% coverage 3 storey	58	0.5 per bed			
Retained farmland in development area	0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling				
GI Habitat		17.80	29.1%	req tbc	sports inc school								1A
GI sports playing fields		2.00	3.3%	req tbc	0.0	1.6	3.4	Outdoor Sports Pitches - required area per/p assumes C3 not C2					1.4
GI general amenity		5.17	8.5%	req tbc		2	5.2	general amenity					0.0
GI playspace		0.78	1.3%	req tbc		0.3	0.8	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		1.06	1.7%	req tbc		0.5	1.1	Strategic parks					0.0
GI allotments orchards		0.42	0.7%	req tbc		0.2	0.4	Allotments community orchards					0.0
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		1.13	1.8%	req tbc									
GI housing Suds		3.59	5.9%	req tbc			10.8						
GI secondary school playing fields		0.00	0.0%	req tbc									
GI primary school playing fields		0.97	1.6%	req tbc									
Total Green Infrastructure excluding farmland		32.91	53.9%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.50	0.8%		5016	4560	3192	40% coverage 1 storey	266	1 per 12m2 NIA			
B1 Commercial business park		0.60	1.0%		3300	3000	2400	30% coverage 2 storey	200	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		1.10	1.8%		8316	7560	5592		466				
A2 business, A3 café restaurant,A4 pub,takeway		0.40	0.7%		4400	4000	3200	50% coverage 2 storey	188	1 per 17m2 NIA			
A1 Retail		1.00	1.6%		5500	5000	4000	50% coverage 1 storey	235	1 per 17m2 NIA			
Total A1 to A3 Retail/Leisure		1.40	2.3%		9900	9000	7200		424				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
D2 Indoor sports hall		0.6	1.0%		3300	3000	2400	50% coverage 1 storey	24	1 per 100m2 NIA			
Total D2 indoor sports		0.6	1.0%		3300	3000	2400		24				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school KCC			
D1 Primary School	1	1.1	1.8%		3559	3,235.0	2588	25% coverage 1 storey	50	50 per 3fe sch KCC			
D1 Nursery	2	0.33	0.5%		770	700	560	20% coverage 1 storey	40	20 per school KCC			
D1 Community Centre		0.12	0.2%		660	600	480	50% coverage 1 storey	5	1 per 100m2 NIA			
D1 Health		0.50	0.8%		5500	5000	4000	50% coverage 2 storey	133	1 per 30m2			
Total D1 Community		2.0	3.3%		10489	9535	8428	35% coverage 1 storey	228				
Proposed Infrastructure/Roads/Transport and parking		4.00	6.5%		inc energy centres, primary sub stations,waste water treatment								
Exsiting roads in red line approx		0.60	1.0%										
Total Proposed Development		61.09	100%		36096				1430				

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	130	2.6	5.6%	16	1	4	50	32		27	35.1	73	94.9
Housing medium density	556	12.4	26.7%	68	6	19	45	30		24	133.4	76	422.4
Housing low medium density	45	1.3	2.7%	6	1	2	35	25		18	8.1	82	36.7
Housing low density	83	3.3	7.1%	10	1	4	25	19		10	8.3	90	74.3
Total Housing C3	813	19.52	42.2%	100	9	29	42	28	122	23	185	77	628
Total C3 and C2 housing	945.00	20.76	44.9%		GEA m2	GIA m2	NIA m2			34	316.8	66	628.2
Extra Care Housing C2	132.00	1.2	2.7%		9548	8680	6944	35% coverage 2 storey	69	100	132.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area		0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling			
GI Habitat		5.96	12.9% req tbc		sports inc school								1B
GI sports playing fields		1.56	3.4% req tbc		0.0	1.6	3.1	Outdoor Sports Pitches- required area per/p assumes C3 not C2					1.6
GI general amenity		4.54	9.8% req tbc			2	4.5	general amenity					0.0
GI playspace		0.68	1.5% req tbc			0.3	0.7	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		0.98	2.1% req tbc			0.5	1.0	Strategic parks					0.0
GI allotments orchards		0.90	1.9% req tbc			0.2	0.4	Allotments community orchards					-0.5
GI cemeteries		0.00	0.0% req tbc			TBC	TBC	Cemeteries					
GI mixed use suds		0.42	0.9% req tbc										
GI housing Suds		4.15	9.0% req tbc				9.7						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.97	2.1% req tbc										
Total Green Infrastructure excluding farmland		20.15	43.5%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.20	0.4%		880	800	560	40% coverage 1 storey	47	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		0.20	0.4%		880	800	560		47				
A2 business, A3 café restaurant,A4 pub,tak		0.13	0.3%		1375	1250	1000	50% coverage 2 storey	59	1 per 17m2 NIA			
A1 Retail		0.39	0.8%		2145	1950	1560	50% coverage 1 storey	92	2 per 17m2 NIA			
Total A1 to A3 Retail/Leisure		0.52	1.1%		3520	3200	2560		151				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
Total D2 indoor sports		0.0	0.0%		0	0	0		0				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school KCC			
D1 Primary School	1	1.1	2.3%		3559	3,235.0	2588	25% coverage 1 storey	50	50 per 3fe school KCC			
D1 Nursery	1	0.17	0.4%		385	350	280	20% coverage 1 storey	20	20 per school			
D1 Community Centre		0.12	0.3%		660	600	480	50% coverage 1 storey	5	1 per 100m2 NIA			
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2			
Total D1 Community		1.4	2.9%		4604	4185	3348	35% coverage 1 storey	75				
Proposed Primary Infrastructure/Roads		3.30	7.1%										
Exsiting roads in development area approx		0.00	0.0%										
Total Proposed Development		46.28	100%			8185			463				

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	153	2.5	17.6%	54	1	4	62	39		32	48.9	68	103.8
Housing med high density	101	2.0	14.3%	36	1	3	50	34		27	27.1	73	73.4
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	29	0.8	5.9%	10	0	1	35	26		18	5.2	82	23.6
Housing low density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0
Total Housing C3	282.00	5.32	37.8%	100	3	8	53	36	42	29	81	71	201
Total C3 and C2 housing	282	5.32	37.8%		GEA m2	GIA m2	NIA m2			29	81.2	71	200.8
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area		0	0.0%			1000P.	req	Gl		Population calculated at 2.4 per dwelling			
Gl Habitat		1.00	7.1%	req tbc	sports inc school								
Gl sports playing fields		0.00	0.0%	req tbc	0.0	1.6	1.1	Outdoor Sports Pitches- required area per/p assumes C3 not C2					
Gl general amenity		1.35	9.6%	req tbc		2	1.4	general amenity					
Gl playspace		0.20	1.4%	req tbc		0.3	0.2	Childrens Play (per 1000 0-15yrs)					
Gl Strategic parks		0.00	0.0%	req tbc		0.5	0.3	Strategic parks					
Gl allotments orchards		0.00	0.0%	req tbc		0.2	0.1	Allotments community orchards					
Gl cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
Gl mixed use suds		0.00	0.0%	req tbc									
Gl housing Suds		1.06	7.6%	req tbc				3.1					
Gl secondary school playing fields		0.00											
Gl primary school playing fields		0.00	0.0%	req tbc									
Total Green Infrastructure excluding farmlk		3.62	25.8%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		0.00	0.0%		0	0	0		0				
A2 business, A3 café restaurant,A4 pub,tak		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 17m2 NIA			
A1 Retail		0.00	0.0%		0	0	0	50% coverage 1 storey	0	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure		0.00	0.0%		0	0	0		0				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
Total D2 indoor sports		0.0	0.0%		0	0	0		0				
D1 secondary schools exc Gl	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school			
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0	40 per school			
D1 Nursery	0	0.0	0.0%		0	0	0	20% coverage 1 storey	0	20 per school			
D1 Community Centre		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 100m2 NIA			
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2			
Total D1 Community		0.0	0.0%		0	0	0	35% coverage 1 storey	0				
Proposed Primary Infrastructure/Roads		4.00	28.4%										
Exsiting roads in development area approx		1.12	8.0%										
Total Proposed Development		14.06	100%				0		42				

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses	
Housing higher density		0	0	0.0%	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0	
Housing med high density		0	0	0.0%	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0	
Housing medium density		0	0.0	0.0%	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0	
Housing low medium density		51	1.5	7.3%	100	2	35	29		18	9.2	82	41.8	
Housing low density		0	0.0	0.0%	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0	
Total Housing C3	51.00	1.45	7.3%	100	0	2	35	29	8	18	9	82	42	
Total C3 and C2 housing	51	1.45	7.3%		GEA m2	GIA m2	NIA m2			18	9.2	82	41.8	
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0	
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed				
Retained farmland in development area		0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling				
GI Habitat		4.18	21.0%	req tbc	sports inc school								1C	
GI sports playing fields		0.00	0.0%	req tbc	7.0	1.6	0.2	Outdoor Sports Pitches- required area per/p assumes C3 not C2						-6.8
GI general amenity		0.00	0.0%	req tbc		2	0.2	general amenity						0.2
GI playspace		0.04	0.2%	req tbc		0.3	0.0	Childrens Play (per 1000 0-15yrs)						0.0
GI Strategic parks		0.06	0.3%	req tbc		0.5	0.1	Strategic parks						0.0
GI allotments orchards		1.60	8.1%	req tbc		0.2	0.0	Allotments community orchards						-1.6
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries						
GI mixed use suds		0.69	3.5%	req tbc										
GI housing Suds		0.29	1.5%	req tbc			0.6							
GI secondary school playing fields		7.00	35.2%	req tbc										
GI primary school playing fields		0.00	0.0%	req tbc										
Total Green Infrastructure excluding farmland		13.86	69.8%											
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes						
B1 Commercial business in hubs		0.21	1.1%		924	840	588	40% coverage 1 storey	49					1 per 12m2 NIA
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0					1 per 12m2 NIA
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0					1 per 36m2 GIA
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0					1 per 81m2 GIA
Total B1, Business		0.21	1.1%		924	840	588		49					
A2 business, A3 café restaurant,A4 pub,tak		0.05	0.3%		550	500	400	50% coverage 2 storey	24					1 per 17m2 NIA
A1 Retail		0.20	1.0%		1100	1000	800	50% coverage 1 storey	47					2 per 17m2 NIA
Total A1 to A3 Retail/Leisure		0.25	1.3%		1650	1500	1200		71					
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0					1 per 100m2 NIA
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0					1 per 100m2 NIA
Total D2 indoor sports		0.0	0.0%		0	0	0		0					
D1 secondary schools exc GI	1	3.0	15.1%		15786	14,351.0	11481	30% coverage 1 storey	190					190 per 10fe school + sixth form
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0					40 per school
D1 Nursery	0	0.0	0.0%		0	0	0	20% coverage 1 storey	0					20 per school
D1 Community Centre		0.00	0.0%		0	0	0	50% coverage 2 storey	0					1 per 100m2 NIA
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0					1 per 30m2
Total D1 Community		3.0	15.1%		15786	14351	11481	35% coverage 1 storey	190					
Proposed Primary Infrastructure/Roads		0.80	4.0%											
Exsiting roads in development area approx		0.30	1.5%											
Total Proposed Development		19.87	100%			16691			317					

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	216	6.2	22.2%	50	3	9	35	24		18	38.9	82	177.3
Housing low density	217	8.7	31.1%	50	3	11	25	19		10	21.7	90	195.1

Total Housing C3	433.00	14.87	53.3%	100	5	20	29	21	65	14	61	86	372
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Total C3 and C2 housing	433	14.87			GEA m2	GIA m2	NIA m2			14	60.6	86	372.4
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Extra Care Housing C2	0	0.0	0.0%	0	0	0	35% coverage 2 storey	0		100	0.0	0.0	0.0
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Hotel C1	0	0.0	0.0%	0	0	0	35% coverage 2 storey	0		0.5 per bed		
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Retained farmland in development area	0	0.0%				1000P.	req	GI		Population calculated at 2.4 per dwelling		
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GI Habitat		3.10	11.1%	req tbc	sports inc school								
GI sports playing fields		1.85	6.6%	req tbc	0.0	1.6	1.7	Outdoor Sports Pitches- required area per/p assumes C3 not C2					
GI general amenity		2.08	7.5%	req tbc		2	2.1	general amenity					
GI playspace		0.31	1.1%	req tbc		0.3	0.3	Childrens Play (per 1000 0-15yrs)					
GI Strategic parks		0.52	1.9%	req tbc		0.5	0.5	Strategic parks					
GI allotments orchards		0.00	0.0%	req tbc		0.2	0.2	Allotments community orchards					
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		0.12	0.4%	req tbc									
GI housing Suds		2.97	10.7%	req tbc			4.8						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.00	0.0%	req tbc									
Total Green Infrastructure excluding farmland		10.95	39.3%										

Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes		
B1 Commercial business in hubs		0.05	0.2%		220	200	140	40% coverage 1 storey	12	1 per 12m2 NIA
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA
Total B1, Business		0.05	0.2%		220	200	140		12	
A2 business, A3 café restaurant,A4 pub,takew		0.09	0.3%		990	900	720	50% coverage 2 storey	42	1 per 17m2 NIA
A1 Retail		0.22	0.8%		1210	1100	880	50% coverage 1 storey	49	1 per 18m2 NIA
Total A1 to A3 Retail/Leisure		0.31	1.1%		2200	2000	1600		91	
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA
Total D2 indoor sports		0.0	0.0%		0	0	0		0	
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0	40 per school
D1 Nursery	1	0.2	0.6%		385	350	280	20% coverage 1 storey	20	20 per school
D1 Community Centre		0.05	0.2%		550	500	400	50% coverage 2 storey	4	1 per 100m2 NIA
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2
Total D1 Community		0.22	0.8%		935	850	680	35% coverage 1 storey	24	
Proposed Primary Infrastructure/Roads		1.20	4.3%							
Exsiting roads in development area approx		0.30	1.1%							

Total Proposed Development	27.89	100%				3050			192				
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NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses	
Housing higher density		0	0.0	0.0%	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0	
Housing med high density		0	0.0		0	0				27	0.0	73	0.0	
Housing medium density		0	0.0	0.0%	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0	
Housing low medium density	340	9.6			100	4	13	35	25	18	61.2	82	278.8	
Housing low density		0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!	10	0.0	90	0.0	
Total Housing C3	340.00	9.62	34.5%		100	4	13	35	25	51	18	61	82	279
Total C3 and C2 housing	340.00	9.62					GEA m2	GIA m2	NIA m2		18	61.2	82	278.8
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0	
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed				
Retained farmland in development area		0	0.0%				1000P.	req	GI	Population calculated at 2.4 per dwelling				
GI Habitat		8.84	31.7%	req tbc	sports inc school									3B
GI sports playing fields		0.00	0.0%	req tbc	0.0	1.6	1.3	Outdoor Sports Pitches- required area per/p assumes C3 not C2						1.3
GI general amenity		1.63	5.9%	req tbc		2	1.6	general amenity						0.0
GI playspace		0.24	0.9%	req tbc		0.3	0.2	Childrens Play (per 1000 0-15yrs)						0.0
GI Strategic parks		0.41	1.5%	req tbc		0.5	0.4	Strategic parks						0.0
GI allotments orchards		0.16	0.6%	req tbc		0.2	0.2	Allotments community orchards						0.0
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries						
GI mixed use suds		0.30	1.1%	req tbc										
GI housing Suds		1.92	6.9%	req tbc				3.8						
GI secondary school playing fields		0.00												
GI primary school playing fields		0.97	3.5%	req tbc										
Total Green Infrastructure excluding farmland		14.48	51.9%											
Non Residential Uses							GEA m2	GIA m2	NIA m2					
B1 Commercial business in hubs		0.10	0.4%		440	400	280	40% coverage 1 storey		23	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey		0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey		0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey		0	1 per 81m2 GIA			
Total B1, Business		0.10	0.4%		440	400	280			23				
A2 business, A3 café restaurant,A4 pub,takew:		0.03	0.1%		330	300	240	50% coverage 2 storey		14	1 per 17m2 NIA			
A1 Retail		0.08	0.3%		440	400	320	50% coverage 1 storey		18	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure		0.11	0.4%		770	700	560			32				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey		0	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey		0	1 per 100m2 NIA			
Total D2 indoor sports		0.0	0.0%		0	0	0			0				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey		0	70 per school			
D1 Primary School	1	1.1	3.9%		3559	3,235.0	2588	25% coverage 1 storey		50	50 per 3fe school			
D1 Nursery	1	0.2	0.6%		385	350	280	20% coverage 1 storey		20	20 per school			
D1 Community Centre		0.04	0.1%		440	400	320	50% coverage 2 storey		3	1 per 100m2 NIA			
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey		0	1 per 30m2			
Total D1 Community		1.3	4.6%		4384	3985	3188	35% coverage 1 storey		73				
Proposed Primary Infrastructure/Roads		2.00	7.2%											
Exsiting roads in development area approx		0.30	1.1%											
Total Proposed Development		27.89	100%				5085			179				

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	475	8.6	16.2%	53	5	13	55	35		32	152.1	68	323.1
Housing med high density	0	0.0		0	0	0				27	0.0	73	0.0
Housing medium density	200	4.4	8.3%	22	2	6	45	31		24	48.0	76	151.8
Housing low medium density	127	3.6		14	1	5	35	26		18	22.8	82	103.7
Housing low density	97	3.9	7.2%	11	1	5	25	20		10	9.7	90	86.9
Total Housing C3	898.00	20.56	38.5%	100	9	30	44	30	135	26	232	74	666
Total C3 and C2 housing	898	20.56			GEA m2	GIA m2	NIA m2			26	232.4	74	665.6
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area		0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling			
GI Habitat		13.64	25.5%	req tbc	sports inc school								
GI sports playing fields		3.00	5.6%	req tbc	0.0	1.6	3.4	Outdoor Sports Pitches- required area per/p assumes C3 not C2					0.4
GI general amenity		4.31	8.1%	req tbc		2	4.3	general amenity					0.0
GI playspace		0.65	1.2%	req tbc		0.3	0.6	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		1.08	2.0%	req tbc		0.5	1.1	Strategic parks					0.0
GI allotments orchards		2.70	5.1%	req tbc		0.2	0.4	Allotments community orchards					-2.3
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		0.13	0.2%	req tbc									
GI housing Suds		4.11	7.7%	req tbc			9.9						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.00	0.0%	req tbc									
Total Green Infrastructure excluding farmland		29.62	55.4%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.10	0.2%		440	400	280	40% coverage 1 storey	23	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		0.10	0.2%		440	400	280		23				
A2 business, A3 café restaurant,A4 pub,takew:		0.05	0.1%		550	500	400	50% coverage 2 storey	24	1 per 17m2 NIA			
A1 Retail		0.15	0.3%		825	750	600	50% coverage 1 storey	33	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure		0.20	0.4%		1375	1250	1000		57				
D2 Sports pavilion		0.1	0.2%		550	500	400	50% coverage 1 storey	4	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
Total D2 indoor sports		0.1	0.2%		550	500	400		4				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school			
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0	40 per school			
D1 Nursery	1	0.2	0.3%		385	350	280	20% coverage 1 storey	20	20 per school			
D1 Community Centre		0.09	0.2%		990	900	720	50% coverage 2 storey	7	1 per 100m2 NIA			
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2			
Total D1 Community		0.3	0.5%		1375	1250	1800	35% coverage 1 storey	27				
Proposed Primary Infrastructure/Roads		2.00	3.7%										
Exsiting roads in development area approx		0.60	1.1%										
Total Proposed Development		53.43	100%			3400			246				

3B

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0
Housing medium density	269	6.0	17.6%	100	3	9	45	31		24	64.6	76	204.4
Housing low medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		18	0.0	82	0.0
Housing low density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0

Total Housing C3	269.00	5.98	17.6%	100	3	9	45	31	40	24	65	76	204
Total C3 and C2 housing	269	5.98			GEA m2	GIA m2	NIA m2			24	64.6	76	204.4
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area	0	0.0%				1000P.	req	GI		Population calculated at 2.4 per dwelling			

GI Habitat	21.5	63.2%	req tbc	sports inc school									2C
GI sports playing fields	2.2	6.5%	req tbc	0.0	1.6	1.0	Outdoor Sports Pitches- required area per/p assumes C3 not C2				-1.2		
GI general amenity	1.3	3.8%	req tbc		2	1.3	general amenity				0.0		
GI playspace	0.2	0.6%	req tbc		0.3	0.2	Childrens Play (per 1000 0-15yrs)				0.0		
GI Strategic parks	0.0	0.0%	req tbc		0.5	0.3	Strategic parks				0.3		
GI allotments orchards	0.0	0.0%	req tbc		0.2	0.1	Allotments community orchards				0.1		
GI cemeteries	0.0	0.0%	req tbc		TBC	TBC	Cemeteries						
GI mixed use suds	0.0	0.0%	req tbc										
GI housing Suds	1.2	3.5%	req tbc				3.0						
GI secondary school playing fields	0.0												
GI primary school playing fields	0.0	0.0%	req tbc										

Total Green Infrastructure excluding farmland 26.38 77.6%

Non Residential Uses	GEA m2	GIA m2	NIA m2	Notes
B1 Commercial business in hubs	0.00	0.0%	0	40% coverage 1 storey 0 1 per 12m2 NIA
B1 Commercial business park	0.00	0.0%	0	30% coverage 2 storey 0 1 per 12m2 NIA
B2 Light Industrial business park	0.00	0.0%	0	30% coverage 1 storey 0 1 per 36m2 GIA
B 8 Storage business park	0.00	0.0%	0	40% coverage 1 storey 0 1 per 81m2 GIA
Total B1, Business	0.00	0.0%	0	0
A2 business, A3 café restaurant,A4 pub,takew	0.00	0.0%	0	50% coverage 2 storey 0 1 per 17m2 NIA
A1 Retail	0.00	0.0%	0	50% coverage 1 storey 0 1 per 18m2 NIA
Total A1 to A3 Retail/Leisure	0.00	0.0%	0	0
D2 Sports pavilion	0.0	0.0%	0	50% coverage 1 storey 0 1 per 100m2 NIA
D2 Indoor sports hall	0.0	0.0%	0	50% coverage 1 storey 0 1 per 100m2 NIA
Total D2 indoor sports	0.0	0.0%	0	0
D1 secondary schools exc GI	0	0.0	0.0%	30% coverage 1 storey 0 70 per school
D1 Primary School	0	0.0	0.0%	25% coverage 1 storey 0 40 per school
D1 Nursery	0	0.0	0.0%	20% coverage 1 storey 0 20 per school
D1 Community Centre	0.00	0.0%	0	50% coverage 2 storey 0 1 per 100m2 NIA
D1 Health	0.00	0.0%	0	50% coverage 2 storey 0 1 per 30m2
Total D1 Community	0.0	0.0%	0	35% coverage 1 storey 0

Proposed Primary Infrastructure/Roads 0.64 1.9%

Exsiting roads in development area approx 1.00 2.9%

Total Proposed Development 34.00 100% 0 40

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	481	13.8	12.5%	50	6	20	35	24		18	86.5	82	394.2
Housing low density	487	19.5	17.8%	50	6	26	25	19		10	48.7	90	438.5
Total Housing C3	968.00	33.24	30.3%	100	12	46	29	21	145	14	135	86	833
Total C3 and C2 housing	1021	33.59	30.6%		GEA m2	GIA m2	NIA m2			18	188.3	82	832.7
Extra Care Housing C2	53.00	0.4	0.3%		2695	2450	1960	35% coverage 2 storey	20	100	53.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area	0	0.0%			1000P. req			GI	Population calculated at 2.4 per dwelling				
GI Habitat		44.05	40.2%	req tbc	sports inc school								
GI sports playing fields		7.70	7.0%	req tbc	0.0	1.6	3.7	Outdoor Sports Pitches- required area per/p assumes C3 not C2					-4.0
GI general amenity		4.90	4.5%	req tbc		2	4.9	general amenity					0.0
GI playspace		0.74	0.7%	req tbc		0.3	0.7	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		1.16	1.1%	req tbc		0.5	1.2	Strategic parks					0.0
GI allotments orchards		2.00	1.8%	req tbc		0.2	0.5	Allotments community orchards					-1.5
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		0.43	0.4%	req tbc									
GI housing Suds		6.72	6.1%	req tbc			11.0						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.97	0.9%	req tbc									
Total Green Infrastructure excluding farmlanc	68.66	62.6%											
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.10	0.1%		440	400	280	40% coverage 1 storey	23	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business	0.10	0.1%			440	400	280		23				
A2 business, A3 café restaurant,A4 pub,takew	0.05	0.0%			550	500	400	50% coverage 2 storey	24	1 per 17m2 NIA			
A1 Retail		0.15	0.1%		825	750	600	50% coverage 1 storey	33	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure	0.20	0.2%			1375	1250	1000		57				
D2 Sports pavilion		0.1	0.0%		275	250	200	50% coverage 1 storey	2	1 per 100m2 NIA			
D2 Indoor sports hall		0.2	0.1%		825	750	600	50% coverage 1 storey	6	1 per 100m2 NIA			
Total D2 indoor sports	0.2	0.2%			1100	1000	800		8				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school			
D1 Primary School	1	1.1	1.0%		3559	3,235.0	2588	25% coverage 1 storey	50	50 per 3fe school			
D1 Nursery	2	0.3	0.3%		770	700	560	20% coverage 1 storey	40	20 per school			
D1 Community Centre		0.10	0.1%		1100	1000	800	50% coverage 2 storey	8	1 per 100m2 NIA			
D1 Health		0.12	0.1%		1320	1200	960	50% coverage 2 storey	32	1 per 30m2			
Total D1 Community	1.6	1.5%			6749	6135	5548	35% coverage 1 storey	130				
Proposed Primary Infrastructure/Roads	5.30	4.8%			inc energy centres, primary sub stations,waste water treatment								
Exsiting roads in development area approx	0.00	0.0%											
Total Proposed Development	109.68	100%				8785			383				

NET DENSITY includes housing & roads **GROSS DENSITY** includes housing, roads plus, general amenity & play green space in housing, **EXCLUDES** non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density gross	density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	39	1.1	4.6%	19	1	2	35	24		18	7.1	82	32.2
Housing low density	171	6.8	27.8%	81	2	9	25	19		10	17.1	90	153.7

Total Housing C3	210.00	7.96	32.4%	100	3	11	26	20	32	11	24	89	186
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Total C3 and C2 housing	210	7.96	32.4%		GEA m2	GIA m2	NIA m2			11	24.1	89	185.9
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Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
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Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed		
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Retained farmland in development area		0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling		
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GI Habitat		10.50	42.7%	req tbc	sports inc school								
GI sports playing fields		0.00	0.0%	req tbc	0.0	1.6	0.8	Outdoor Sports Pitches- required area per/p assumes C3 not C2					0.8
GI general amenity		1.01	4.1%	req tbc		2	1.0	general amenity					0.0
GI playspace		0.15	0.6%	req tbc		0.3	0.2	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		0.25	1.0%	req tbc		0.5	0.3	Strategic parks					0.0
GI allotments orchards		0.00	0.0%	req tbc		0.2	0.1	Allotments community orchards					0.1
GI cemeteries		3.00	12.2%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		0.00	0.0%	req tbc									
GI housing Suds		1.59	6.5%	req tbc			2.3						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.00	0.0%	req tbc									

Total Green Infrastructure excluding farmlanc		16.50	67.2%										
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Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes				
B1 Commercial business in hubs		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 12m2 NIA		
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA		
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA		
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA		
Total B1, Business		0.00	0.0%		0	0	0		0			
A2 business, A3 café restaurant,A4 pub,takew		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 17m2 NIA		
A1 Retail		0.00	0.0%		0	0	0	50% coverage 1 storey	0	1 per 18m2 NIA		
Total A1 to A3 Retail/Leisure		0.00	0.0%		0	0	0		0			
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA		
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA		
Total D2 indoor sports		0.0	0.0%		0	0	0		0			
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school		
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0	40 per school		
D1 Nursery	0	0.0	0.0%		0	0	0	20% coverage 1 storey	0	20 per school		
D1 Community Centre		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 100m2 NIA		
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2		
Total D1 Community		0.0	0.0%		0	0	0	35% coverage 1 storey	0			

Proposed Primary Infrastructure/Roads		0.10	0.4%										
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Exsiting roads in development area approx		0.00	0.0%										
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Total Proposed Development		24.56	100%			0			32				
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NET DENSITY includes housing & roads **GROSS DENSITY** includes housing, roads plus, suds, general amenity & play green space in housing, **EXCLUDES** non res, wider landscape, sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density gross	density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	390	7.5	12.8%	46	6	14	52	29		27	105.3	73	284.7
Housing medium density	141	3.0	5.1%	17	2	5	47	27		24	33.8	76	107.2
Housing low medium density	318	8.6	14.7%	37	5	14	37	23		18	57.3	82	260.9
Housing low density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0
Total Housing C3	849	19.10	32.7%	100	13	32	44	26	127	23	196	77	653
Total C3 and C2 housing	1500	25.20	43.2%		GEA m2	GIA m2	NIA m2			56	847.3	44	652.8
Extra Care Housing C2	651	6.1	10.4%		46970	42700	34160	35% coverage 2 storey	342	100	650.9	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland other uses in area		5.5	9.4%			1000P.	req	GI		Population calculated at 2.4 per dwelling			
GI Habitat		5.00	8.6% req tbc		sports inc school								
GI sports playing fields		2.60	4.5% req tbc		0.0	1.6	3.3	Outdoor Sports Pitches- required area per/p assumes C3 not C2					0.7
GI general amenity		7.20	12.3% req tbc			2	7.2	general amenity					0.0
GI playspace		1.08	1.8% req tbc			0.3	1.1	Childrens Play (per 1000 0-15yrs)					0.0
GI Strategic parks		1.02	1.7% req tbc			0.5	1.0	Strategic parks					0.0
GI allotments orchards		0.41	0.7% req tbc			0.2	0.4	Allotments community orchards					0.0
GI cemtries		0.00	0.0% req tbc			TBC	TBC	Cemtries					
GI mixed use suds		0.24	0.4% req tbc										
GI housing Suds		5.04	8.6% req tbc				13.0						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.92	1.6% req tbc										
Total Green Infrastructure excluding farmlanc		23.51	40.3%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.00	0.0%		0	0	0	40% coverage 1 storey	0		1 per 12m2 NIA		
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0		1 per 12m2 NIA		
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0		1 per 36m2 GIA		
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0		1 per 81m2 GIA		
Total B1, Business		0.00	0.0%		0	0	0		0				
A2 business, A3 café restaurant, A4 pub, takew		0.00	0.0%		0	0	0	50% coverage 2 storey	0		1 per 17m2 NIA		
A1 Retail		0.00	0.0%		0	0	0	50% coverage 1 storey	0		1 per 18m2 NIA		
Total A1 to A3 Retail/Leisure		0.00	0.0%		0	0	0		0				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0		1 per 100m2 NIA		
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0		1 per 100m2 NIA		
Total D2 indoor sports		0.0	0.0%		0	0	0		0				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0		70 per school		
D1 Primary School	1	1.0	1.8%		2519	2,290.0	1832	25% coverage 1 storey	40		40 per school		
D1 Nursery	1	0.2	0.3%		385	350	280	20% coverage 1 storey	20		20 per school		
D1 Community Centre		0.00	0.0%		0	0	0	50% coverage 2 storey	0		1 per 100m2 NIA		
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0		1 per 30m2		
Total D1 Community		1.2	2.0%		2904	2640	2112	35% coverage 1 storey	60				
Proposed Primary Infrastructure/Roads		3.00	5.1%										
Exsiting roads in development area approx		0.00	0.0%										
Total Proposed Development		58.40	100%			2640			529				

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	510	8.5	27.6%	62	4	13	60	40		32	163.2	68	346.8
Housing med high density	257	5.1	16.7%	31	2	7	50	35		27	69.4	73	187.6
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	56	1.6	5.2%	7	0	2	35	27		18	10.1	82	45.9
Housing low density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		10	0.0	90	0.0

Total Housing C3	823.00	15.24	49.5%	100	7	22	54	37	123	29	243	71	580
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Total C3 and C2 housing	823	15.24	49.5%		GEA m2	GIA m2	NIA m2			29	242.7	71	580.3
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Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
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Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed		
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Retained farmland in development area	0	0.0%				1000P.	req	GI		Population calculated at 2.4 per dwelling		
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GI Habitat	2.73	8.9%	req tbc		sports inc school								
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GI sports playing fields	0.00	0.0%	req tbc		0.0	1.6	3.2	Outdoor Sports Pitches- required area per/p assumes C3 not C2					
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GI general amenity	3.16	10.3%	req tbc			2	4.0	general amenity					
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GI playspace	0.59	1.9%	req tbc			0.3	0.6	Childrens Play (per 1000 0-15yrs)					
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GI Strategic parks	0.00	0.0%	req tbc			0.5	1.0	Strategic parks					
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GI allotments orchards	0.40	1.3%	req tbc			0.2	0.4	Allotments community orchards					
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GI cemeteries	0.00	0.0%	req tbc			TBC	TBC	Cemeteries					
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GI mixed use suds	0.40	1.3%	req tbc										
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GI housing Suds	3.05	9.9%	req tbc				9.1						
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GI secondary school playing fields	0.00												
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GI primary school playing fields	0.92	3.0%	req tbc										
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Total Green Infrastructure excluding farmland	11.25	36.5%											
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Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
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B1 Commercial business in hubs	0.50	1.6%			4400	4000	2800	40% coverage 2 storey	233	1 per 12m2 NIA		
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B1 Commercial business park	0.00	0.0%			0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA		
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B2 Light Industrial business park	0.00	0.0%			0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA		
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B 8 Storage business park	0.00	0.0%			0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA		
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Total B1, Business	0.50	1.6%			4400	4000	2800		233				
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A2 business, A3 café restaurant,A4 pub,t	0.05	0.2%			550	500	400	50% coverage 1 storey	24	1 per 17m2 NIA		
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A1 Retail	0.15	0.5%			825	750	600	50% coverage 1 storey	33	1 per 18m2 NIA		
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Total A1 to A3 Retail/Leisure	0.20	0.6%			1375	1250	1000		57				
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D2 Sports pavilion	0.0	0.0%			0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA		
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D2 Indoor sports hall	0.0	0.0%			0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA		
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Total D2 indoor sports	0.0	0.0%			0	0	0		0				
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D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per 6fe school		
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D1 Primary School	1	1.0	3.3%		2519	2,290.0	1832	25% coverage 1 storey	40	40 per 2fe school		
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D1 Nursery	1	0.2	0.5%		385	350	280	20% coverage 1 storey	20	20 per school		
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D1 Community Centre		0.12	0.4%		1320	1200	960	50% coverage 2 storey	10	1 per 100m2 NIA		
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D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2		
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Total D1 Community	1.3	4.3%			4224	3840	3072	35% coverage 1 storey	70				
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Proposed Primary Infrastructure/Roads	2.00	6.5%											
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Exsiting roads in development area approx	0.30	1.0%											
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Total Proposed Development	30.80	100%					9090		483				
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NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses		
Housing higher density		568	10.0	17.7%	51	6	16	57	35	32	181.6	68	386.0		
Housing med high density		190	3.8		14	2	6	50	34	25	47.5	73	138.7		
Housing medium density		364	8.1	14.4%	32	4	12	45	30	22	80.2	76	276.9		
Housing low medium dens		0	0.0							16	0.0	82	0.0		
Housing low density		0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!	10	0.0	90	0.0		
Total Housing C3		1122.01	21.87	38.8%	97	12	34	51	33	168	28	309	71	802	
Total C3 and C2 housing		1389.00	24.37	43.2%			GEA m2	GIA m2	NIA m2		41	576.3	58	801.6	
Extra Care Housing C2		267.00	2.5	4.4%			19250	17500	14000	35% coverage 2 storey	140	100	267.0	0.0	0.0
Hotel C1		0	0.0	0.0%			0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area		0	0.0%				1000P.	req	Gl	Population calculated at 2.4 per dwelling					
Gl Habitat		9.25	16.4%	req tbc	sports inc school										
Gl sports playing fields		5.40	9.6%	req tbc	0.0	1.6	4.3	Outdoor Sports Pitches- required area per/p assumes C3 not C2							
Gl general amenity		6.67	11.8%	req tbc		2	6.7	general amenity							
Gl playspace		1.00	1.8%	req tbc		0.3	1.0	Childrens Play (per 1000 0-15yrs)							
Gl Strategic parks		1.35	2.4%	req tbc		0.5	1.3	Strategic parks							
Gl allotments orchards		0.00	0.0%	req tbc		0.2	0.5	Allotments community orchards							
Gl cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries							
Gl mixed use suds		0.16	0.3%	req tbc											
Gl housing Suds		4.87	8.6%	req tbc				13.9							
Gl secondary school playing fields		0.00	0.0%	req tbc	reduced										
Gl primary school playing fields		0.00	0.0%	req tbc											
Total Green Infrastructure excluding farmland		28.70	50.9%												
Non Residential Uses							GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.20	0.4%				1760	1600	1120	40% coverage 2 storey	93	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%				0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%				0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%				0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		0.20	0.4%				1760	1600	1120		93				
A2 business, A3 café restaurant,A4 pub,take		0.03	0.0%				137	125	100	50% coverage 2 storey	6	1 per 17m2 NIA			
A1 Retail		0.07	0.1%				550	500	400	50% coverage 1 storey	22	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure		0.09	0.2%				687	625	500		28				
D2 Sports pavilion		0.0	0.0%				0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%				0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
Total D2 indoor sports		0.0	0.0%				0	0	0		0				
D1 secondary schools exc t	0	0.0	0.0%				0	0.0	0	30% coverage 1 storey	0	70 per school			
D1 Primary School	0	0.0	0.0%				0	0.0	0	25% coverage 1 storey	0	40 per school			
D1 Nursery	2	0.3	0.6%				770	700	560	20% coverage 1 storey	40	20 per school			
D1 Community Centre		0.11	0.2%				1210	1100	880	50% coverage 2 storey	9	1 per 100m2 NIA			
D1 Health		0.06	0.1%				660	600	480	50% coverage 2 storey	16	1 per 30m2			
Total D1 Community		0.5	0.9%				2640	2400	1440	35% coverage 1 storey	65				
Proposed Primary Infrastructure/Roads		2.00	3.5%												
Exsiting roads in development area approx		0.50	0.9%												
Total Proposed Development		56.36	100%				4625			495					

NET DENSITY includes housing & roads GROSS DENSITY includes housing, roads plus, suds, general amenity & play green space in housing, EXCLUDES non res,wider landscape,sports

Residential C Land Use	Units	Hectares	% site	% units	Lscp ha	Total ha	Net density	gross density	No of employed	% flats	no. flats	% houses	no. houses
Housing higher density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		32	0.0	68	0.0
Housing med high density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		27	0.0	73	0.0
Housing medium density	0	0.0	0.0%	0	0	0	#DIV/0!	#DIV/0!		24	0.0	76	0.0
Housing low medium density	17	0.5	1.3%	5	0	1	34	22		18	3.1	82	13.9
Housing low density	345	13.8	35.3%	95	6	19	25	18		10	34.5	90	310.5
Total Housing C3	362.00	14.30	36.6%	100	6	20	25	18	54	10	38	90	324
Total C3 and C2 housing	362	14.30	36.6%		GEA m2	GIA m2	NIA m2			10	37.6	90	324.4
Extra Care Housing C2	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	100	0.0	0.0	0.0
Hotel C1	0	0.0	0.0%		0	0	0	35% coverage 2 storey	0	0.5 per bed			
Retained farmland in development area		0	0.0%			1000P.	req	GI		Population calculated at 2.4 per dwelling			
GI Habitat		14.75	37.7%	req tbc	sports inc school								
GI sports playing fields		0.00	0.0%	req tbc	0.0	1.6	1.4	Outdoor Sports Pitches- required area per/p assumes C3 not C2					
GI general amenity		2.74	7.0%	req tbc		2	1.7	general amenity					
GI playspace		0.26	0.7%	req tbc		0.3	0.3	Childrens Play (per 1000 0-15yrs)					
GI Strategic parks		2.10	5.4%	req tbc		0.5	0.4	Strategic parks					
GI allotments orchards		1.50	3.8%	req tbc		0.2	0.2	Allotments community orchards					
GI cemeteries		0.00	0.0%	req tbc		TBC	TBC	Cemeteries					
GI mixed use suds		0.00	0.0%	req tbc									
GI housing Suds		2.86	7.3%	req tbc			4.0						
GI secondary school playing fields		0.00											
GI primary school playing fields		0.00	0.0%	req tbc									
Total Green Infrastructure excluding farmland		24.21	61.9%										
Non Residential Uses					GEA m2	GIA m2	NIA m2	Notes					
B1 Commercial business in hubs		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 12m2 NIA			
B1 Commercial business park		0.00	0.0%		0	0	0	30% coverage 2 storey	0	1 per 12m2 NIA			
B2 Light Industrial business park		0.00	0.0%		0	0	0	30% coverage 1 storey	0	1 per 36m2 GIA			
B 8 Storage business park		0.00	0.0%		0	0	0	40% coverage 1 storey	0	1 per 81m2 GIA			
Total B1, Business		0.00	0.0%		0	0	0		0				
A2 business, A3 café restaurant,A4 pub,tak		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 17m2 NIA			
A1 Retail		0.00	0.0%		0	0	0	50% coverage 1 storey	0	1 per 18m2 NIA			
Total A1 to A3 Retail/Leisure		0.00	0.0%		0	0	0		0				
D2 Sports pavilion		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
D2 Indoor sports hall		0.0	0.0%		0	0	0	50% coverage 1 storey	0	1 per 100m2 NIA			
Total D2 indoor sports		0.0	0.0%		0	0	0		0				
D1 secondary schools exc GI	0	0.0	0.0%		0	0.0	0	30% coverage 1 storey	0	70 per school			
D1 Primary School	0	0.0	0.0%		0	0.0	0	25% coverage 1 storey	0	40 per school			
D1 Nursery	0	0.0	0.0%		0	0	0	20% coverage 1 storey	0	20 per school			
D1 Community Centre		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 100m2 NIA			
D1 Health		0.00	0.0%		0	0	0	50% coverage 2 storey	0	1 per 30m2			
Total D1 Community		0.0	0.0%		0	0	0	35% coverage 1 storey	0				
Proposed Primary Infrastructure/Roads		0.60	1.5%										
Exsiting roads in development area approx		0.00	0.0%										
Total Proposed Development		39.11	100%				0		54				