



LEGEND

- Red line
- Land Use**
- Residential Use C3
62.6 Ha
- Broadnook Centre
5.1 Ha
- Employment (B)
14.0 Ha
- Showpeople
0.4 Ha
- Great Central Rail Halt

Density

Residential development for the whole areas defined will be within the following density zones, measured against net developable areas. The average site density is 31d.p.h (1950 dwellings/62.9Ha) (Use Class C3)

- 15 - 30 d.p.h
- 25 - 35 d.p.h
- 35 - 55 d.p.h

NOTES:

West of Spinney = 38.6Ha @ 27 dph (average) = up to 1050 dwellings
 East of Spinney = 24.0Ha @ 37dph (average) = up to 900 dwellings
 Total = 62.60 Ha / up to 1950 dwellings @ average density of 31 dph

Scale

- Residential Areas West of Spinney = 2 storey (7m) with up to 2.5 storey (11.5m) for up to 30% of the residential area
- Residential Areas East of Spinney = 2 storey (7m) with up to 3 storey (12.5m) for up to 30% of the residential area
- Up to 12m
- Up to 3 storey (14 m)

