



Land Use	Area (hectares)	Area (acres)	Comments
Residential	30.7ha	75.8acres	Incorporating C3 residential use
Retirement Village	0.6ha	1.5acres	Incorporating C2, C3 residential uses
School	1.82ha	4.5acres	Provision for 1 form entry primary school with some 2 form entry core facilities to enable future expansion
Local Centre	0.5ha	1.2acres	Incorporating A1, A2, A3, A4, A5, C3, D1 and D2 uses.
Employment & Commercial	2.4ha	5.9acres	Incorporating B1a, A1, A2, A3, A4, C3 uses, and retaining the existing Farm Shop, Garden Centre and Play Barn.
Strategic Infrastructure	1.6ha	4.0acres	Primary road network
Sports Pitches	2.4ha	5.9acres	Provision for 2no. senior pitches and parking
Play Areas	0.1ha	0.3acres	Provision for 1no. equipped play area, 1no. MUGA and 1no. teen recreation area
Informal open space	16.08ha	39.7acres	
Allotments / Community Orchards	1.2ha	3.0acres	Provision for allotments and community orchard in accordance with Local Authority comment
Attenuation Features	2.8ha	6.9acres	Design, location and amount of attenuation to engineers design
Additional Highway Land	1.6ha	3.9acres	Highway land and required visibility splays included within red line boundary
<b>TOTAL</b>	<b>61.8ha</b>	<b>152.6acres</b>	



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**Parameter 01: Use and Amount**