

**KEY USES**

Gross Site Area - 6.7hectares  
 Net Developable - 4.1 hectares

Residential - 3.35 hectares (approx 84 dwellings @ 25dph)  
 Community Hub (Flexible uses from A1-D2) - 0.85ha  
 Play Area - 0.5 hectares  
 Woodland Activity Area - 2 hectares

