

Great Haddon - Core Area Land Use Budget

(Read in conjunction with plan ref: PST021-DFP-101 Rev A)
Rev A 24-01-13

Land Use	Area(Ha)
Primary Schools	6.60
Secondary Schools	9.03
Open Space (<i>Amenity and Informal</i>)	96.83
Playing Fields	15.12
Existing Woodland	8.70
Proposed Woodland	7.12
SAC Buffer ***	4.18
Primary Streets	17.09
Surface Water Features	8.21
Existing Dwellings	0.59

Residential:		Density		Dwellings
Higher Density Residential	41.55	50		2071
Medium Density Residential	80.63	35		2813
District Centre (Gross parcel area, excl DC7)*	5.60	70		389
Neighbourhood Centres (Gross parcel area)*	1.05	50		51
	Sub Total**	295.65		5324

Commercial Floorspace:		Plot Ratio		Floorspace (sqm)
District Centre (Gross parcel area)*	6.85	0.4		27,400
Neighbourhood Centres (Gross parcel area)*	1.05	0.4		4,200
	Sub Total	7.90		31,600

TOTAL AREA (within Red Line)	303.55
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Notes:

* District and Neighbourhood Centre parcels considered as 'gross areas' for each appropriate use to provide accurate development quantum assumptions (otherwise % of each parcel would need to be associated to each use)

** Sub total excludes District and Local Centre parcels as their area is accounted for within the commercial area assumptions

*** Includes 50% of OS13 (Net of SWA Pond)