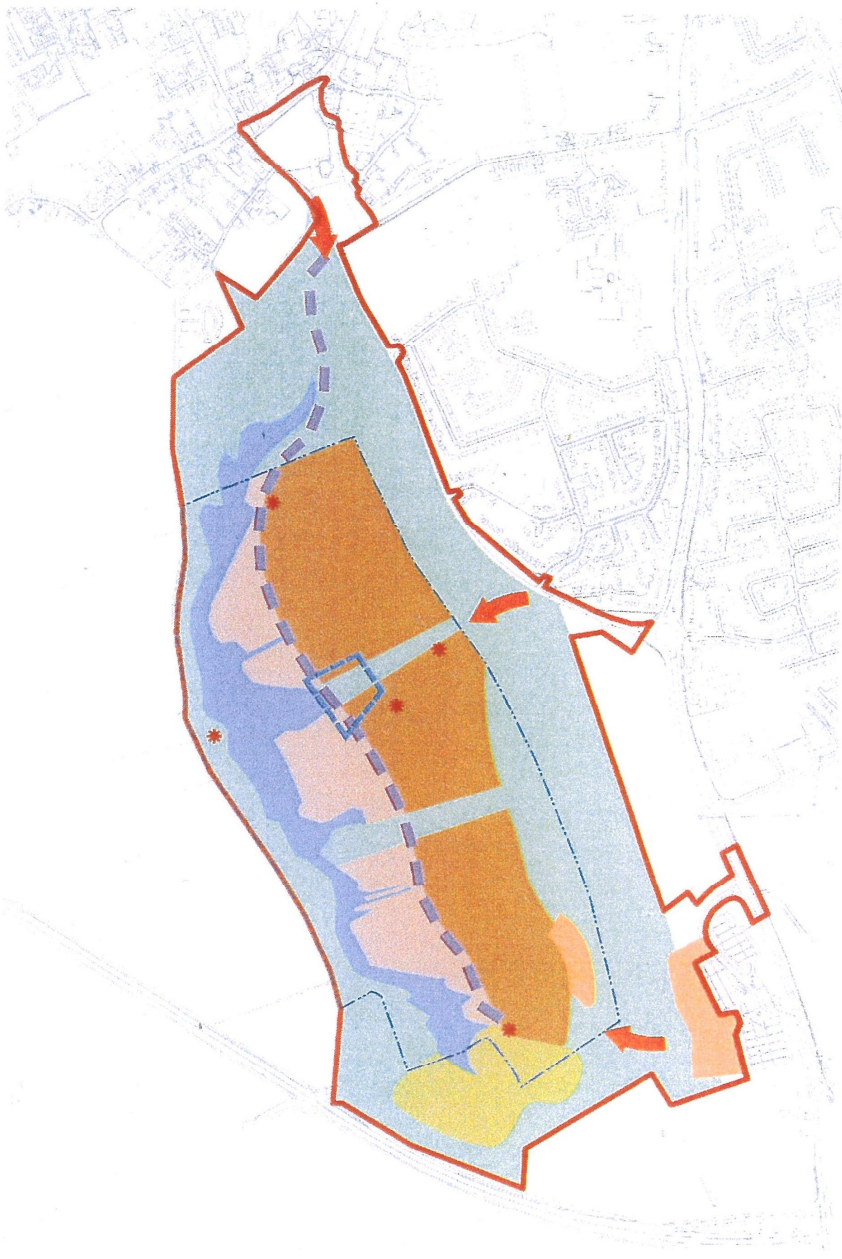


LAND USE PLAN FOR EIA

Plan 1: Development Density



Scale 1:100000@A3

- Planning Application Boundary
- Allocated Area
- Areas of Higher Density Development
Containing maximum of 80-90% of allowable built footprint including car parks and roads
- Areas of Lower Density Development
Substantially open area of mostly natural vegetation including water, marsh & reedbeds, but also containing a maximum of 10-20% of allowable built footprint
- Green Space including tree & woodland planting
- Open Space devoted substantially to organised sport
- Parking outside principal development areas
- Open Space composed substantially of open water
- Central Square Area
Substantially paved area contained by large buildings
- ↗ Principal Access Points
- Principal Pedestrian & Public Transport Spine
- * Principal Landmark Buildings or Structures