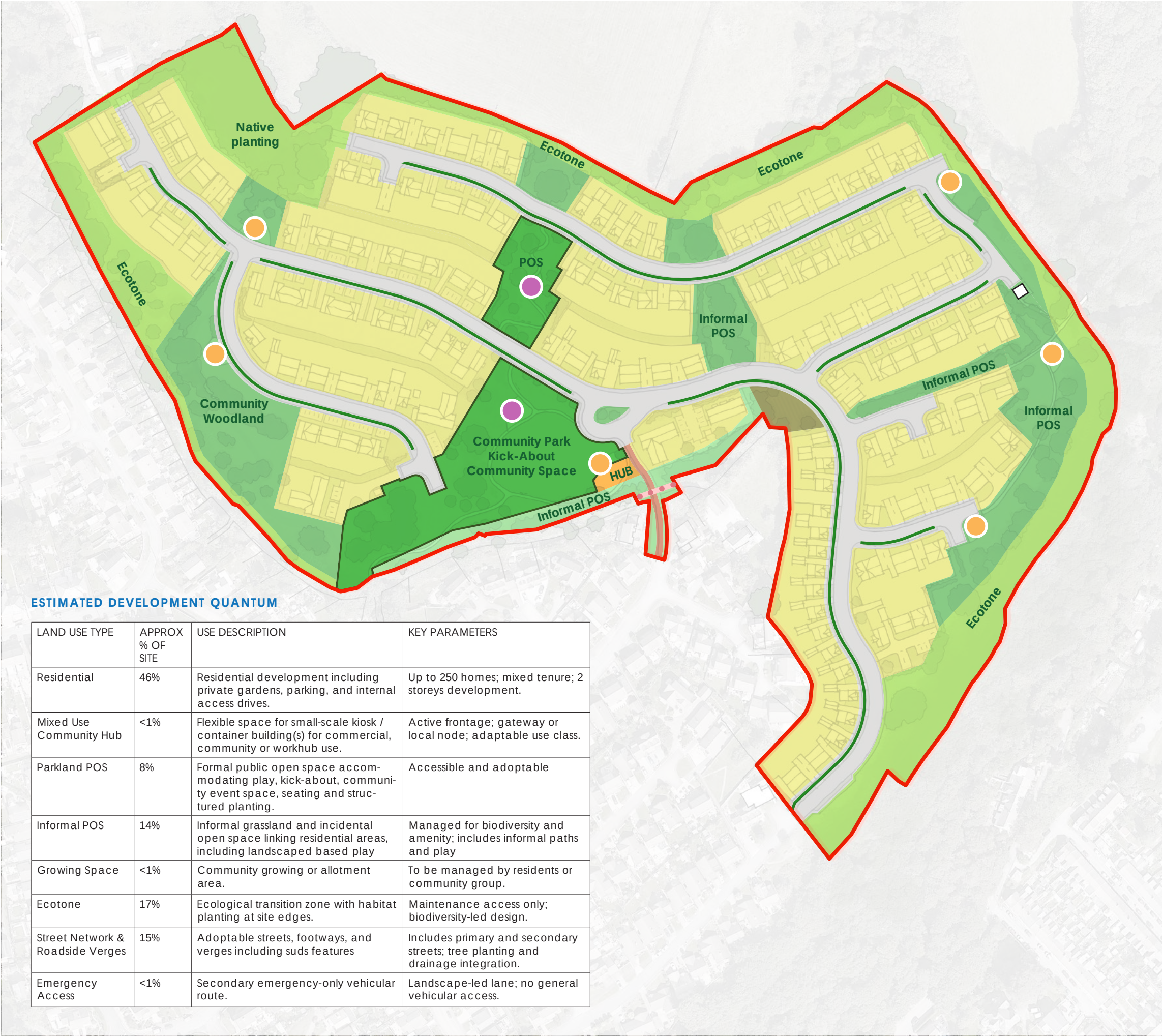




ESTIMATED DEVELOPMENT QUANTUM

LAND USE TYPE	APPROX % OF SITE	USE DESCRIPTION	KEY PARAMETERS
Residential	46%	Residential development including private gardens, parking, and internal access drives.	Up to 250 homes; mixed tenure; 2 storeys development.
Mixed Use Community Hub	<1%	Flexible space for small-scale kiosk / container building(s) for commercial, community or workhub use.	Active frontage; gateway or local node; adaptable use class.
Parkland POS	8%	Formal public open space accommodating play, kick-about, community event space, seating and structured planting.	Accessible and adoptable
Informal POS	14%	Informal grassland and incidental open space linking residential areas, including landscaped based play	Managed for biodiversity and amenity; includes informal paths and play
Growing Space	<1%	Community growing or allotment area.	To be managed by residents or community group.
Ecotone	17%	Ecological transition zone with habitat planting at site edges.	Maintenance access only; biodiversity-led design.
Street Network & Roadside Verges	15%	Adoptable streets, footways, and verges including suds features	Includes primary and secondary streets; tree planting and drainage integration.
Emergency Access	<1%	Secondary emergency-only vehicular route.	Landscape-led lane; no general vehicular access.

KEY PRINCIPLES

KEY

- Red Line Boundary (11.8HA)
- Built Form & Use

Residential

Mixed-use Community Hub

Community, Recreation & Landscape

Parkland - Formal Public Open Space

Informal Public Open Space

Proposed growing space / allotment

Landscaped Based Play

Disaggregated LEAP

Eco-Tone Planting (maintenance & PROW access only)

Infrastructure

Street Network

Roadside SUDS features

Active Travel Route / Emergency Access

Bridleway with retained existing private access to rear property

Sub Station

A	Mplan and key updated	04/06/26
REV.	DESCRIPTION	DATE

CLIENT

Codi Group

JOB TITLE

Leiros Park Outline Planning Application

DRAWING TITLE

Land Use Strategy

SCALE @ A3	DATE	DRAWN BY
1:2000	Jan' 26	GB

2421 LU-01

10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk

www.hammond-ltd.co.uk

© Hammond Architectural Ltd 2024
Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.