

Western Park Golf Course

Indicative Land Use Masterplan

GROSS SITE AREA: 73.17ha

Residential Area

TOTAL GROSS DEVELOPABLE AREA: 21.97ha

APPROX RESI UNITS: 715

RESIDENTIAL DENSITY (DPH): 32.54

Employment Area

TOTAL GROSS DEVELOPABLE AREA: 11.97ha

APPROX: 34,620 sqm

Including provisions for the following land uses with locations to be determined:

Household Waste Recycling Site approx: 1.5ha

Gypsies and Travellers Site approx: 0.45ha (6-7 pitches)

Green Infrastructure


TOTAL GREEN INFRASTRUCTURE AREA: 33.94ha


 Retained High value trees and woodland

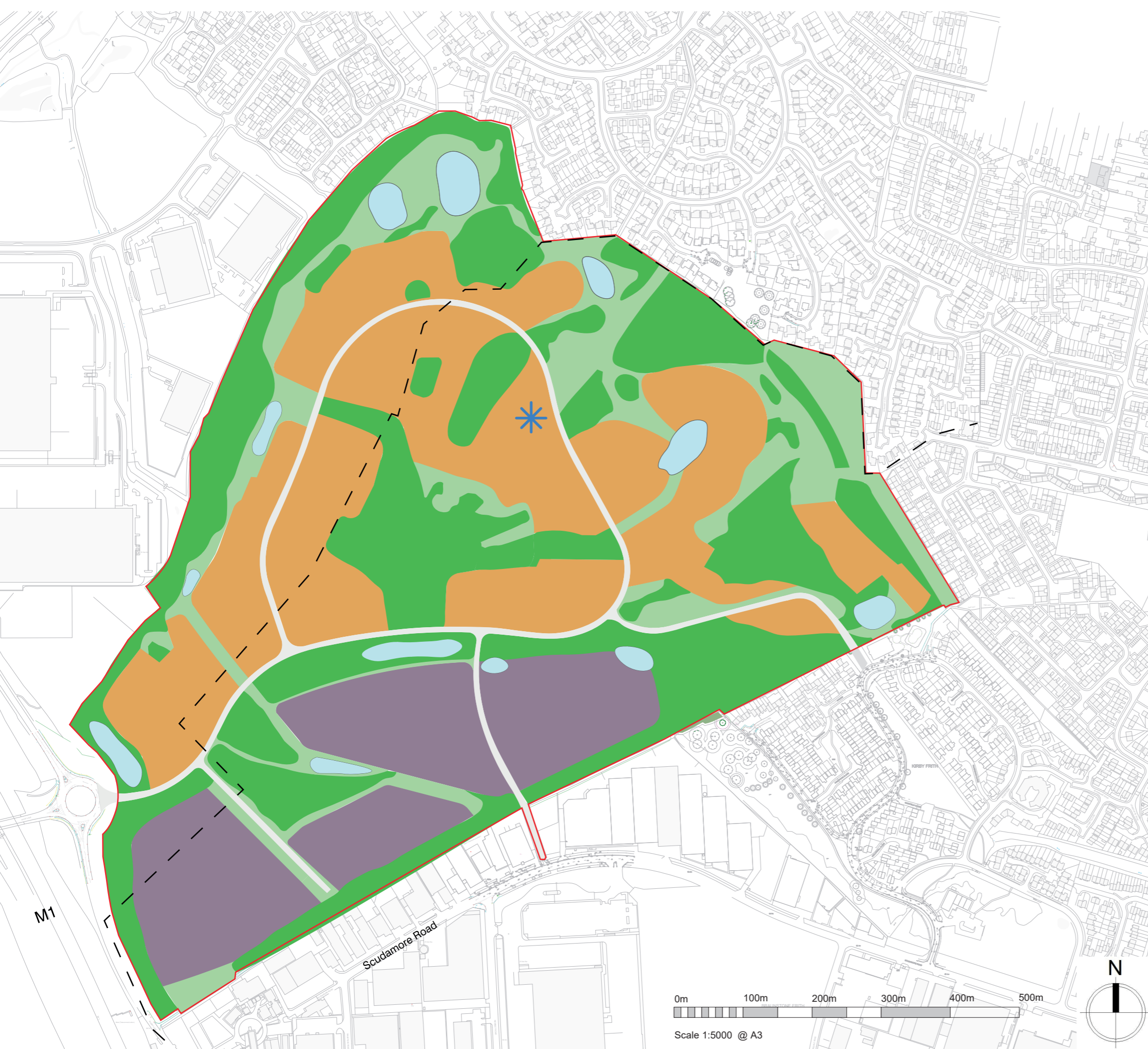
 Site wide green infrastructure including retained trees and woodland

(Including proposed informal open space, proposed parks/gardens, proposed natural green space, and proposed CYPS and ecology mitigation zone)

 **SUDs Locations**

 Local Centre

 Blaby/City Boundary
Blaby - 20.32 ha
City - 52.85 ha



0m 100m 200m 300m 400m 500m

Scale 1:5000 @ A3

