# ILLUSTRATIVE MASTERPLAN

# LAND BUDGET

Relocated Heronsbridge School
1 form entry primary school
Community Hub
Tennis Centre
Total site area: 51.00 ha
Tennis Centre: 3.31 ha
Special needs school: 4.37 ha
Primary school: 1.57 ha
Community Hub: 0.13 ha
Residential: 17.40 ha
Total residential development area: 17.53 ha
@ 45 dph - 788 units
Remaining blue / green infrastructure, ecological enhancement, nature conservation, heritage and public open space
24.22 ha

# DENSITIES PLAN

# DENSITIES EXAMPLES

**Llanwern, Newport**

Approx. 30-35 dph

**Loftus Garden Village, Newport**

Approx. 45 dph

**St Edeyrns Village, Cardiff**

Approx. 50 dph with ground floor commercial opportunities

**Cardiff Pointe, Cardiff**

Approx. 55-60 dph.