



Note:  
Drawing originally produced by FPCR  
Environment and Design Ltd February 2014



D	02/12/2013	Drawing 148-PL-05 Key altered and released by Urban Wilderness
C	02/12/2013	Drawing 148-PL-05 Key altered and released by Urban Wilderness
B	02/12/2013	Drawing 148-PL-05 Key altered and released by Urban Wilderness
A	02/12/2013	Drawing 148-PL-05 Key altered and released by Urban Wilderness
F	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
E	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
D	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
C	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
B	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
A	28/09/2013	Drawing 148-PL-05 Scheme revised and released by Urban Wilderness
F	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
E	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
D	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
C	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
B	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
A	21/10/2014	Drawing 148-PL-05 Approved in line with post application consultation FPCR
F	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
E	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
D	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
C	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
B	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
A	08/06/2015	Drawing 148-PL-05 Approved in accordance with client comments FPCR
F	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR
E	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR
D	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR
C	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR
B	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR
A	12/06/2015	Drawing 148-PL-05 Final issue for comment by FPCR

### LEGEND

- Application redline - total area = 110Ha (including Stubbington Bypass).
- Land within the applicants control
- Built Development - Total = 38.48ha**
- Residential Development in a mix of size and tenure. Circa 34.1ha, 1100 dwellings @ an average of 32.5 dwellings per hectare (dph).
- 1 Healthcare Facility providing for a GP surgery and flexible treatment rooms for visiting professionals such as physio therapists, Chiropodists etc - circa 0.4ha including dedicated car parking.
- 2 Two and a half form entry primary school - circa 2.8ha including car parking, and outdoor play space.
- 3 Flexible retail space for up to 6no shops - circa 0.18ha.
- 4 Care home - circa 0.5ha including car parking and private gardens.
- 5 Public House / Family Restaurant - circa 0.5ha including car parking and outdoor seating area.
- Green Infrastructure - circa 68.5 2ha (excluding allotments)**
- 7 Public open space, including grassland and meadow areas for informal recreation and bio-diversity enhancement, includes specimen tree planting and seating areas.
- Sustainable Drainage System (SuDS) including attenuation basins, wetland and swales.
- Equipped adventure play area catering for all ages (includes Ino. N.E.A.P and multiple L.E.A.Ps and L.A.Ps)
- Proposed Playing Fields for formal recreation.
- 6 Allotment gardens, including gated car parking area - circa 1ha - 80 plots.
- Existing and proposed tree and hedgerow planting. Existing lengths of hedgerow and hedgerow trees are to be retained where practicable and used as the basis for the site's Green Infrastructure network.
- Proposed structural woodland planting comprising blocks of native deciduous broadleaved woodland.
- Oxleys Coppice retained and brought under active management, the coppice is to include a minimum buffer of 15m to development.
- Proposed Offsite woodland creation.
- Historic field boundaries to be restored.
- Existing field boundaries to be enhanced.
- Streetscape Enhancements - circa 2.0ha**
- Enhancements to existing carriageways including surfacing, crossingpoints, and softworks. (in line with TPA 1301-63-SK18).
- Access and Circulation**
- Proposed Primary Vehicular Access from Longfield Avenue / Junction with Bishopsfield Road.
- Proposed Secondary Access from Longfield Avenue.
- Proposed Primary Access from Peak Lane.
- Proposed Access from Stubbington Bypass.
- Emergency Access from Rowan Way.
- 7 Alignment of Proposed Stubbington Bypass.
- Indicative route for internal road infrastructure - exact routing of internal infrastructure subject to agreement.
- Proposed permissive footpaths / cycleways.
- Existing footpaths are to be retained along their original alignment and enhanced with new surfacing and signage.
- 8 Potential bypass link between Titchfield Road and Peak Lane and between Peak Lane and the site - to be subject to a separate planning application at a later date.
- 9 Proposed new access to Newlands Farm.
- 10 Demolition of the Piggeries within Newlands Farm.
- 11 Land subject to approval to construct a solar farm