



LEGEND

- Application redline - total area = 110Ha (including Stubbington Bypass and access junctions).
- Land within the applicants control
- A1** Zone for proposed residential development A1-A9, including internal road infrastructure and incidental green spaces = (c34.1ha) up to 1100 dwellings @ an average density of 32.5 dwellings per hectare (dph).
- B** Zone for proposed healthcare facility = 0.4ha.
- C** Zone for proposed Primary School = 2.8ha.
- D** Zone for proposed flexible retail units / apartments = up to 6 no. occupying 0.18ha.
- E** Zone for Care Home (up to 80 beds) = 0.5ha.
- F** Zone for proposed Pub / Restaurant = 0.5ha.
- Zone for proposed Green Infrastructure, includes Public Open Space, equipped children's play areas, Sustainable Drainage (SuDS), softworks, meadows, wetland, permissive paths, cycleways (c68.52ha).
- Enhancements to existing carriageways including surfacing, crossings, and softworks. (in line with TPA 1301-63-SK18) (2.0ha).
- Zone for proposed structural woodland planting.
- G** Zone for proposed allotment gardens (c1.0ha)
- Existing hedgerows and ditches retained where practicable.
- Existing woodland retained and protected with 15m buffer.
- Existing ponds retained.

- 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.
- Proposed Emergency Access from Rowan Way.
- Alignment of Proposed Stubbington Bypass - assumes alignment follows the Councils preferred route.
- Alignment of Proposed Stubbington Bypass to be safeguarded for future delivery by others.
- Indicative route for primary road infrastructure - exact routing of internal infrastructure subject to agreement.
- Indicative circulation links across Green Infrastructure - exact routing of internal infrastructure subject to agreement.
- Existing Public Rights of Way - Retained and enhanced.
- Proposed new access to Newlands Farm.

PARAMETERS SCHEDULE

Zone	Zone Area	Density Range	Height Storey (Max)	Building Height above existing levels (Max)	Gross Floor Area (sq.m)
A1	4.4ha	25-35 dph	2.5	9.5m	n/a
A2	2.3ha	25-35 dph	2.5	9.5m	n/a
A3	2.8ha	30-40 dph	3.0	11m	n/a
A4	2.5ha	25-35 dph	2.5	9.5m	n/a
A5	4.6ha	30-40 dph	3.0	11m	n/a
A6	5.7ha	30-40 dph	3.0	11m	n/a
A7	3.9ha	25-35 dph	2.0	9m	n/a
A8	3.9ha	30-40 dph	3.0	11m	n/a
A9	4.0ha	25-35 dph	2.5	9.5m	n/a
B	0.4ha	n/a	3.0	12.5m	c. 1600
C	2.8ha	n/a	2.0	9m	c. 2800
D	0.18ha	n/a	2.0	9.5m	c. 450 (ground floor only)
E	0.5ha	n/a	2.0	9.5m	c.3800
F	0.5ha	n/a	2.0	9m	c. 550
G	1.0ha	n/a	n/a	n/a	n/a

Notes: 1. dph = Dwellings per Hectare
2. ha = Hectare

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

Date	Revision	Description
07/01/2015	1	Drawing 148-PL-03 Key revised and issued by Urban Wilderness
08/01/2015	2	Drawing 148-PL-03 Scheme revised and issued by Urban Wilderness
20/01/2014	3	Drawing 148-PL-03 Scheme revised and issued by Urban Wilderness
21/08/2014	4	Drawing 148-PL-03 Approved in line with peer application consultation FPCR
16/03/2014	5	Drawing 148-PL-03 Approved in line with peer application consultation FPCR
16/03/2014	6	Drawing 148-PL-03 Approved in line with peer application consultation FPCR
26/01/2014	7	Drawing 148-PL-03 Approved in accordance with client comments FPCR
16/11/2013	8	Drawing 148-PL-03 Approved in accordance with client comments FPCR
26/10/2013	9	Drawing 148-PL-03 Approved in accordance with client comments FPCR
26/10/2013	10	Drawing 148-PL-03 Approved in accordance with client comments FPCR
16/10/2013	11	Drawing 148-PL-03 Approved in accordance with client comments FPCR
06/11/2013	12	Drawing 148-PL-03 Approved in accordance with client comments FPCR
06/09/2013	13	Drawing 148-PL-03 Approved in accordance with client comments FPCR
06/07/2013	14	Drawing 148-PL-03 Approved in accordance with client comments FPCR
12/06/2013	15	Drawing 148-PL-03 Final issue for comment by FPCR