



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

rev	date	details
M	Apr 2017	Drawing 148-PL-05 Changes to site protection as per client request
L	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
K	Apr 2017	Drawing 148-PL-05 Revocation of Public House and sports pitch. Replaced by Urban Wilderness
J	Apr 2017	Drawing 148-PL-05 Changes to the south eastern SUDS. Replaced by Urban Wilderness
I	Apr 2017	Drawing 148-PL-05 Changes to the site of the school. Replaced by Urban Wilderness
H	Apr 2017	Drawing 148-PL-05 Changes to residential areas to be replaced with Green Space retained by Urban Wilderness
G	Apr 2017	Drawing 148-PL-05 Changes to road layout and residential areas retained by Urban Wilderness
F	Apr 2017	Drawing 148-PL-05 Changes to road layout and residential areas retained by Urban Wilderness
E	Apr 2017	Drawing 148-PL-05 Changes to road layout and residential areas retained by Urban Wilderness
D	Apr 2017	Drawing 148-PL-05 Any altered and retained by Urban Wilderness
C	Apr 2017	Drawing 148-PL-05 Any altered and retained by Urban Wilderness
B	Apr 2017	Drawing 148-PL-05 Any altered and retained by Urban Wilderness
A	Apr 2017	Drawing 148-PL-05 Any altered and retained by Urban Wilderness
9	Apr 2017	Drawing 148-PL-05 Changes to the site of the school. Replaced by Urban Wilderness
8	Apr 2017	Drawing 148-PL-05 Changes to the site of the school. Replaced by Urban Wilderness
7	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
6	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
5	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
4	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
3	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
2	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction
1	Apr 2017	Drawing 148-PL-05 Amended in line with client instruction

rev date details



LEGEND

- Application redline - total area = 110Ha (including Stubbington Bypass).
- Land within the applicants control

Built Development - Total = 32.9ha

- Residential Development in a mix of size and tenure. Circa 28.2ha, 1027 dwellings @ an average of 37.4 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 0.5ha including dedicated car parking.
- 2 Two and a half form entry primary school - circa 2.9ha including car parking, sports pitch and outdoor play space.
- 3 Flexible retail space for up to 6no shops - circa 0.2ha.
- 4 Care home - circa 0.6ha including car parking and private gardens.
- 5 Public House / Family Restaurant - circa 0.5ha including car parking and outdoor seating area.

Green Infrastructure - circa 74.1ha (excluding allotments)

- 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 play catering for all ages. Two L.E.A.P.'s (shown pink); one Outdoor Gym (shown orange); one Skatepark (shown dark red); one M.U.G.A (shown brown) sited adjacent to a car park with changing facilities for playing fields etc.
- Proposed Playing Fields for formal recreation.
- 6 Allotment gardens, including gated car parking area - circa 1ha - 80 plots.
- 7 Proposed Country Park to the West of Peak Lane
- 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 25m minimum to development.
- 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
- Proposed Primary Access from Peak Lane.
- Proposed Access from Stubbington Bypass.
- Proposed access to car park west of Peak Lane for visitors to the Country Park
- Indicative internal road alignments. Roads in grey to standard construction and roads in brown to comprise block paved and / or shared surfaces.
- 8 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.
- 9 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.
- 10 Proposed new access to Newlands Farm.
- 11 Demolition of the Piggeries within Newlands Farm.
- 12 Land subject to an approved application for a new solar farm
- 13 Proposed noise attenuation bund alongside HMS Collingwood