



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 = (c28.2 ha) up to 1027 dwellings @ an average density of 37.4 dwellings per hectare (dph).
- B** Zone for proposed healthcare facility = 0.5ha.
- C** Zone for proposed Primary School = 2.9ha.
- D** Zone for proposed flexible retail units / apartments = up to 6 no. occupying 0.2ha.
- E** Zone for Care Home (up to 80 beds) = 0.6ha.
- 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 (c74.1ha).
- Enhancements to existing carriageways including surfacing, crossingpoints, and softworks. (in line with TPA 1301-63-SK18) (2.0ha).
- Zone for proposed structural woodland planting (onsite).
- G** Zone for proposed allotment gardens (c1.0ha)
- H** Proposed noise attenuation bund.
- Existing hedgerows and ditches retained where practicable.
- Existing ponds retained.
- Proposed Primary Vehicular Access onto Longfield Avenue.
- Proposed Access from Stubbington Bypass.
- Proposed Primary Access from Peak Lane.
- Proposed Access from Peak Lane to Country Park Car Parking Area
- Alignment of Proposed Stubbington Bypass - assumes alignment follows the Councils preferred route. To be delivered as part of the proposed development
- 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 Footpath Cycle Route to the Pub / Restaurant
- Proposed broad location for small changing room facility with access and parking
- Proposed broad location for playing fields
- Proposed new access to Newlands Farm.

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

REV	DATE	DESCRIPTION
0	Apr 2011	Drawing 148-PL-03 Approved in line with client instruction
1	Jun 2011	Drawing 148-PL-03 Approved in line with client instruction
2	Jul 2011	Drawing 148-PL-03 Revision of Public House and sports pitch. Revised by Urban Wilderness
3	Oct 2011	Drawing 148-PL-03 Drawing and key revised and resubmitted to Urban Wilderness
4	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
5	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
6	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
7	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
8	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
9	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
10	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
11	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
12	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
13	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
14	Oct 2011	Drawing 148-PL-03 Key revised and resubmitted to Urban Wilderness
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PARAMETERS SCHEDULE

Zone	Zone Area	Density Range	Height Storey (Max)	Building Height above existing levels (Max)	Gross Floor Area (sq.m)
A1	2.2ha	35 - 37 dph	2.5	9.5m	n/a
A2	3.0ha	35 - 40 dph	2.5	9.5m	n/a
A3	1.4ha	30 - 35 dph	2.5	9.5m	n/a
A4	3.95ha	37 - 40 dph	3.0	9.5m	n/a
A5	5.7ha	35 - 37 dph	3.0	9.5m	n/a
A6	4.5ha	35 dph	2.0	11 m	n/a
A7	1.25ha	37 - 40 dph	3.0	9.5m	n/a
A8	2.4ha	35 - 37 dph	3.0	9.5m	n/a
A9	3.8ha	35 dph	2.5	11m	n/a
B	0.5ha	n/a	3.0	12.5m	c. 1600
C	2.9ha	n/a	2.0	9m	c. 2800
D	0.3ha	n/a	2.0	9.5m	c. 450 (ground floor only)
E	0.6ha	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