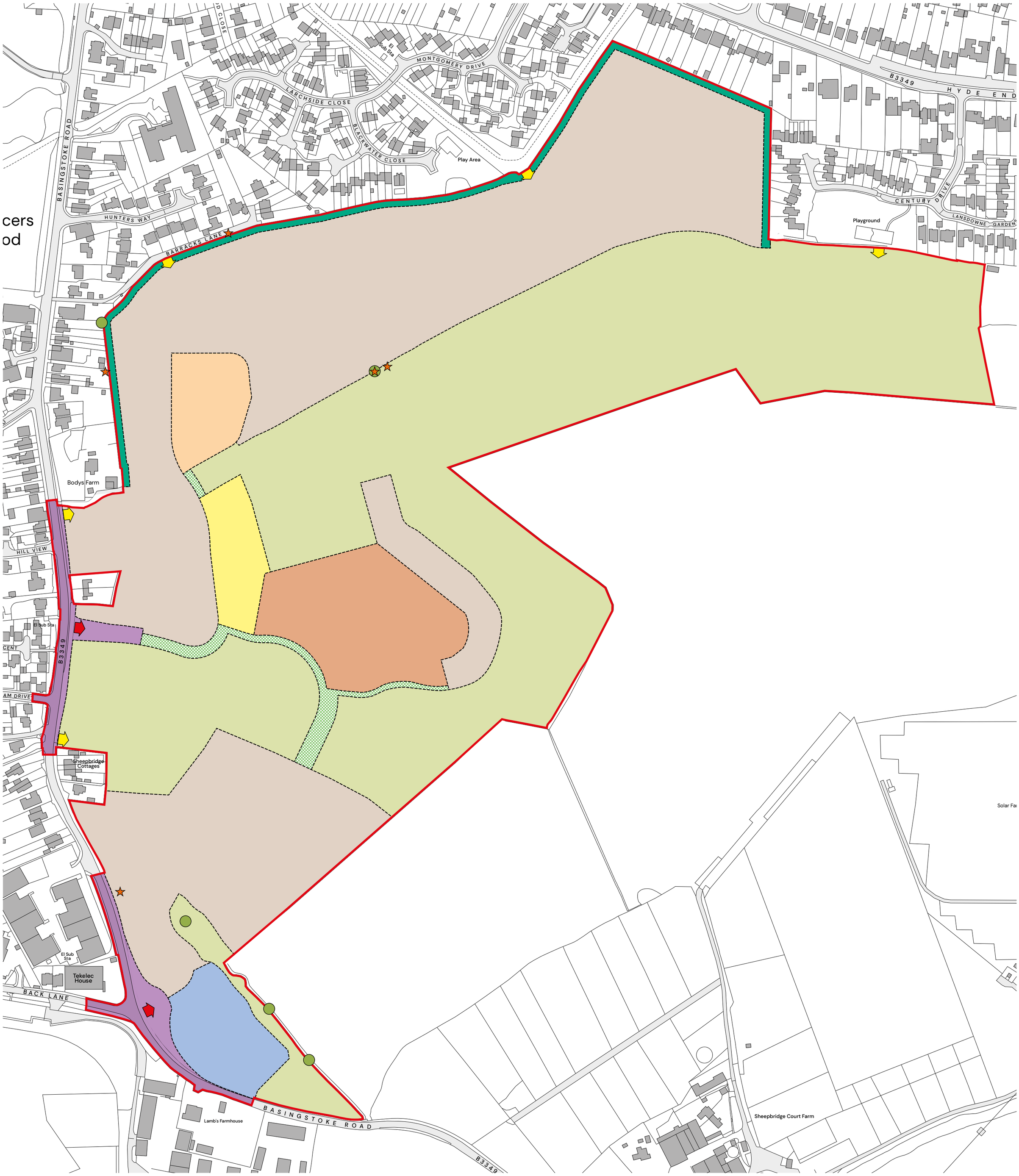


LEGEND

Site boundary

LAND USE PARAMETERS

- Indicative area of land required for the proposed access, not within the residential land use (subject to detailed design)
- Indicative area of land required for internal access roads not within the residential land use (subject to detailed design)
- Proposed residential development (Use Class C3) (including roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure)
- Proposed open space (including amenity green space, children's play provision, SANG, sports, changing facilities, car park, allotments, landscaping, footpaths, drainage and other associated infrastructure)
- Proposed mixed-use local centre including: retail provision (Use Class E(a-c)); and residential dwellings (Use Class C3) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)
- Proposed two form entry primary school (Use Class F1(a)) and associated infrastructure (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)
- Proposed commercial land (Use Class E(g)) (including landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)
- Proposed care home (Use Class C2) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)
- Ecological buffer (minimum 5m wide)
- Notable tree
- Tree with potential for multiple bats (PRF-M)

Note: All features and areas are subject to detailed design and to a tolerance of 10m.

ACCESS PARAMETERS

- Proposed access/egress for all modes (subject to detailed design)
- Potential access/egress for cyclists and pedestrians only (subject to detailed design)

0 100m

REV B: Post submission layout changes and inclusion of notable/potential bat activity trees (28.01.26 CM)
REV A: Public open space area added at the southern end of the site (01.07.25 CM)
FIRST ISSUE: For client comment (28.02.25 JT)

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LAND OFF BASINGSTOKE ROAD, SPENCERS WOOD | **PARAMETER PLAN**

TEAM/DRAWN BY: JT | APPROVED BY: JW | DATE: 24/02/2025 | SCALE: 1:2500 @ A2 | DRAWING REF: P23-2449_DE_012 | SHEET: 1 | REV: B | CLIENT: RICHBOROUGH

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