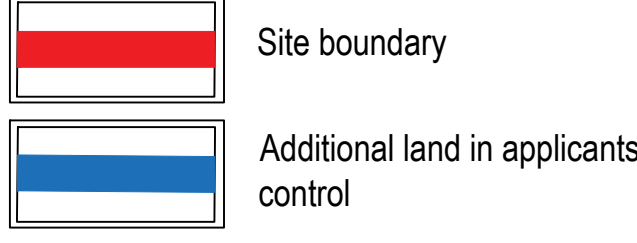


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REV	DESCRIPTION	DATE	AUTHOR	CHKD
P1	Preliminary issue	21.10.20	MWP	GSR
P2	Minor amendment to redline	28.10.20	KN	GSR
P3	Minor amendment to redline	25.11.20	KN	GSR
P4	Minor amendment to redline	23.04.21	KN	GSR
P5	Minor amendment to red and blue lines	26.04.21	KN	GSR
P6	red & blue line added to solar farm	27.04.21	KN	GSR
P7	Title block updated	05.05.21	KN	GSR
P8	Redline amended	06.05.21	KN	GSR



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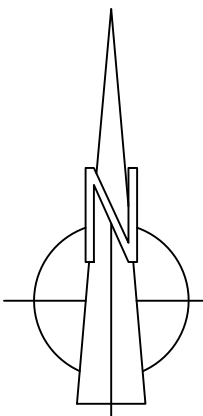
Romsey Office
Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE
t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

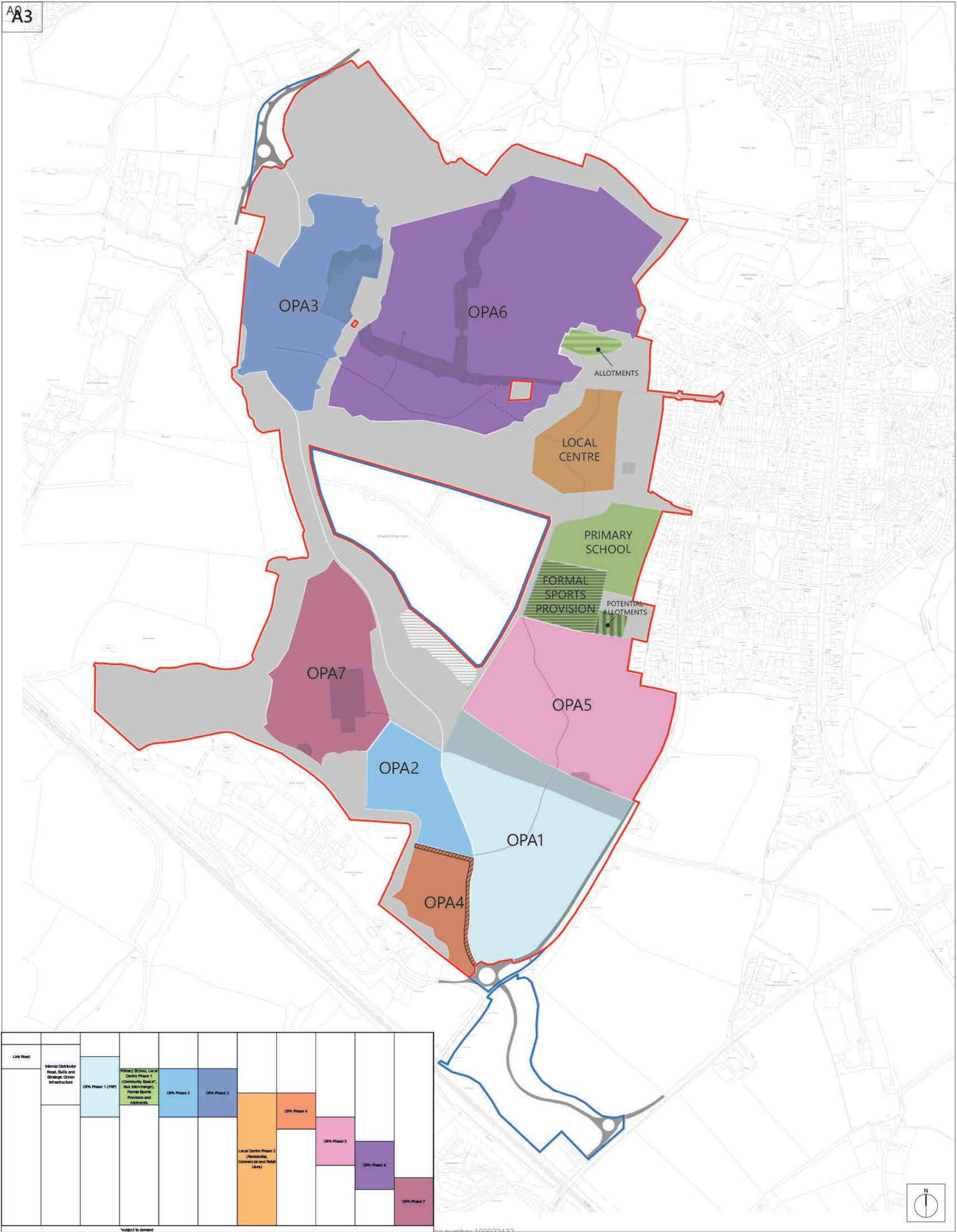
DRAWING

Red Line Plan

For: Eastleigh Borough Council

SCALE	DATE	AUTHOR	CHK'D
1:2500@ A0	OCT' 2020	MWPGRS	
JOB NO.	DRAWING NO.	REV	
EAST200403	RLP.01	P8	
CLIENT REF.			





Link Road	Internal Distributor Road, Guide and Strategic Green Infrastructure	OPA Phase 1 (PPS)	Primary School, Local Centre Phase 1 (Community Space*, Bus Interchange*), Formal Sports Provision and Allotments	OPA Phase 2	OPA Phase 3	OPA Phase 4	OPA Phase 5	OPA Phase 6	OPA Phase 7
						Local Centre Phase 2 (Residential, Commercial and Retail Units)			
*subject to demand									

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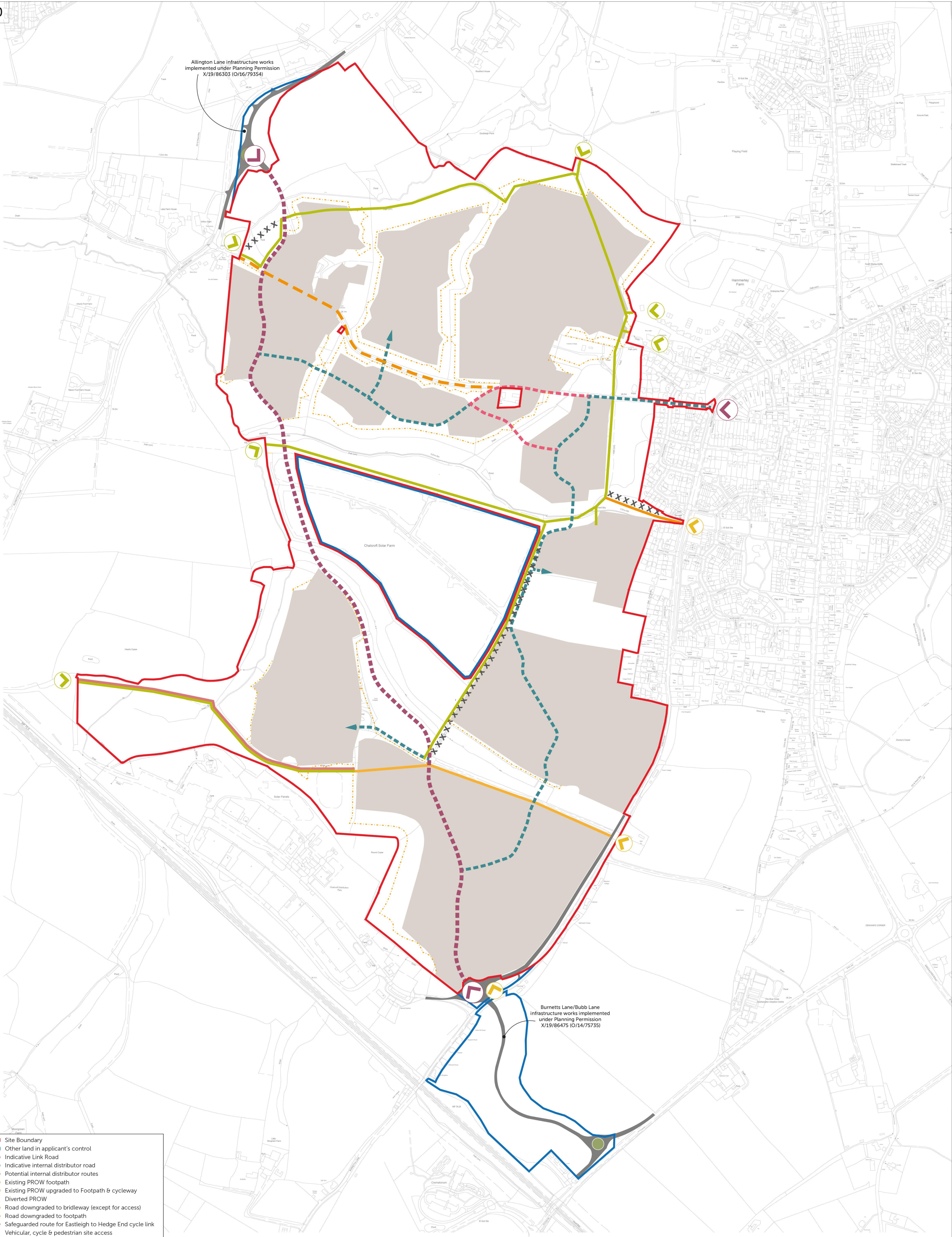
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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	20.10.20	GR/SWD	GR
P2	Updated further to client feedback	21.10.20	GR/SWD	GR
P3	Redline amended	30.10.20	GR/kn	GR
P4	Red & blue line added to solar farm, northern employment area extent revised	29.04.21	GR/kn	GR
P5	Title block updated	05.05.21	GR/kn	GR
P6	Blue line amended, additional land for southern allotments revised	06.05.21	GR/kn	GR
P6	Title block updated	27.05.21	GR/kn	GR

Project **ONE HORTON HEATH**
Drawing **Illustrative Phasing Plan-01**

Client	Eastleigh Borough Council					
Job no.	EAST200403			Date	20.10.20	
Dwg no.	PHP-01			Rev.	P7	
Author	GR/SWD	Checked	GR	Scale	NTS@A3	
Status				Office	Romsey	
Client ref.	-					





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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative internal distributor road

Potential internal distributor routes

Existing PROW footpath

Existing PROW upgraded to Footpath & cycleway

X X Diverted PROW

Road downgraded to bridlway (except for access)

Road downgraded to footpath

Safeguarded route for Eastleigh to Hedge End cycle link

Vehicular, cycle & pedestrian site access

Cycle & pedestrian site access

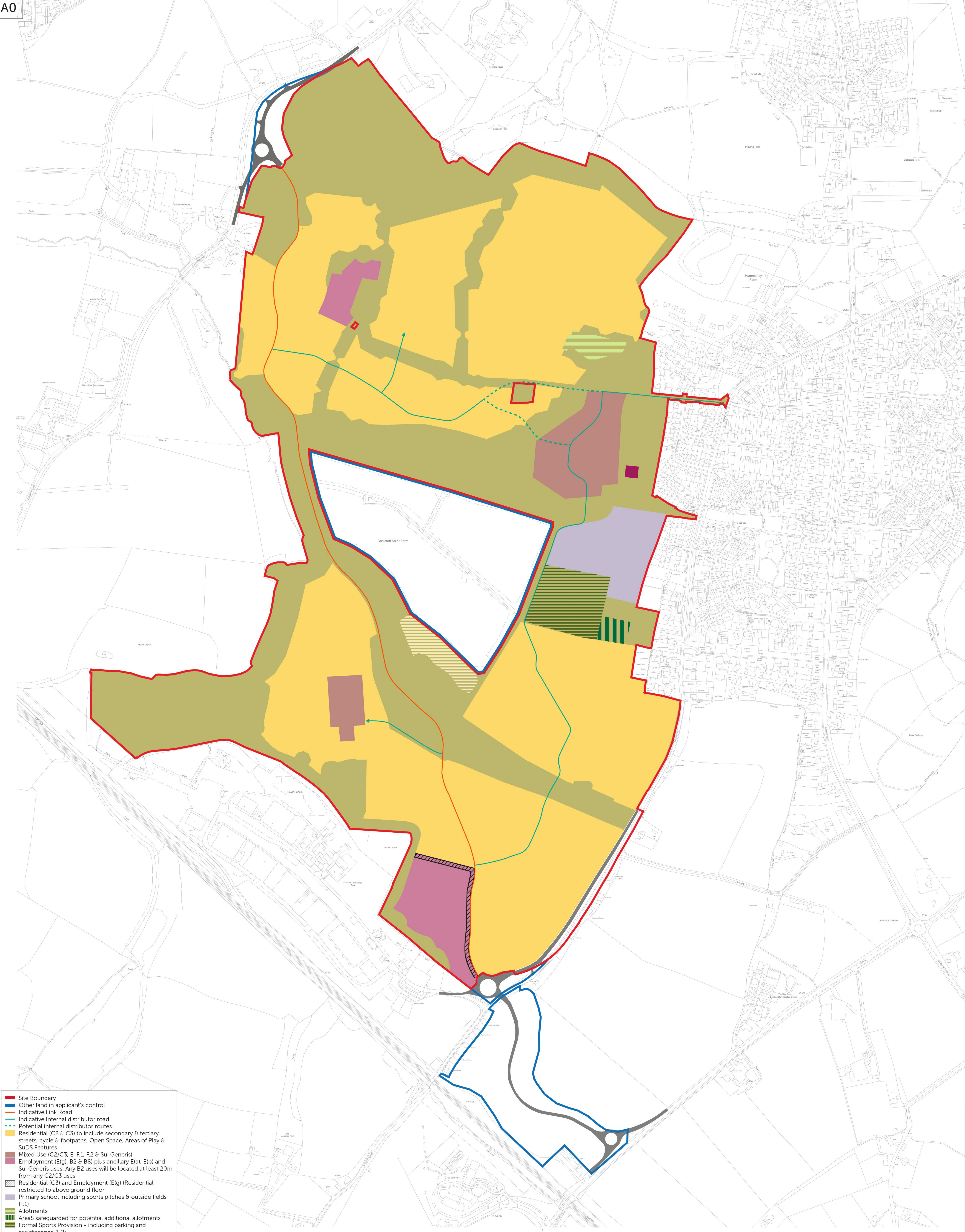
Pedestrian site access

Area of built development

Extent of Land Use Area (see Land Use Parameter Plan)

*All features and areas shown to a tolerance of 10m

**Cross reference to PP05 Footpath and Cycleway



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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative Internal distributor road

Potential internal distributor routes

Residential (C2 & C3) to include secondary & tertiary streets, cycle & footpaths, Open Space, Areas of Play & SuDS Features

Mixed Use (C2/C3, E, F.1, F.2 & Sui Generis)

Employment (E(g), B2 & B8) plus ancillary E(a), E(b) and Sui Generis uses. Any B2 uses will be located at least 20m from any C2/C3 uses

Residential (C3) and Employment (E(g)) (Residential restricted to above ground floor)

Primary school including sports pitches & outside fields (F.1)

Allotments

AreaS safeguarded for potential additional allotments

Formal Sports Provision - including parking and maintenance (F.2)

Open space (including drainage features, cycle & footpaths, retained vegetation & planted areas, vehicle connections, ecological mitigation features, areas of play)

Area reserved for potential relocation of solar panels

Destination Play Provision

*All features and areas shown to a tolerance of 10m

Rev	Description	Date	Au	Ch
P25	Nett & gross areas updated	04.12.20	GR/kn	GR
P26	Key updated	07.12.20	GR/kn	GR
P27	distributor road option added, southern allotment moved, employment area extended to southern boundary of Victoria House plot, redline updated	26.04.21	GR/kn	GR
P28	Red & blue line added to solar farm, southern allotments extended to boundary	27.04.21	GR/kn	GR
P29	Distributor road realigned, northern employment area revised, southern allotments moved	28.04.21	GR/kn	GR
P30	Areas safeguarded for southern allotment options added	29.04.21	GR/kn	GR
P31	Title block updated	05.05.21	GR/kn	GR
P32	Blue line amended, additional land for southern allotments revised	06.05.21	GR/kn	GR
P33	Distributor road option realigned	25.05.21	GR/kn	GR

Project

Drawing

Client

Job no.

Dwg no.

Author

Status

Client ref.

Parameter Plan

Land Use

Eastleigh Borough Council

EAST200403

PP 02

GR/kn

Checked GR

-

Date

Rev.

Scale

Office

Romsey

28.05.20

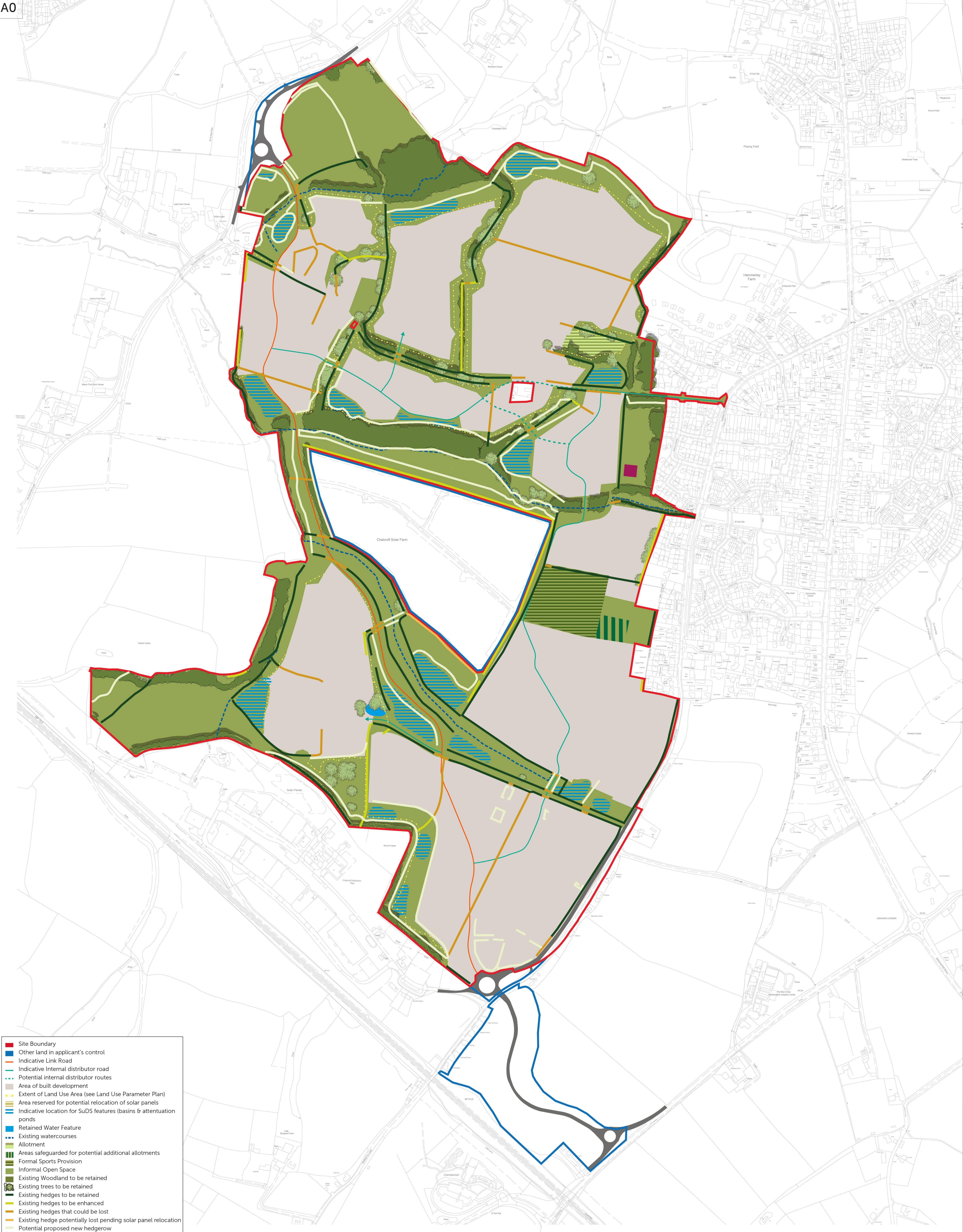
P33

1:2500@A0

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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative Internal distributor road

Potential internal distributor routes

Area of built development

Extent of Land Use Area (see Land Use Parameter Plan)

Area reserved for potential relocation of solar panels

Indicative location for SuDS features (basins & attenuation ponds)

Retained Water Feature

Existing watercourses

Allotment

Areas safeguarded for potential additional allotments

Formal Sports Provision

Informal Open Space

Existing Woodland to be retained

Existing trees to be retained

Existing hedges to be retained

Existing hedges to be enhanced

Existing hedges that could be lost

Existing hedge potentially lost pending solar panel relocation

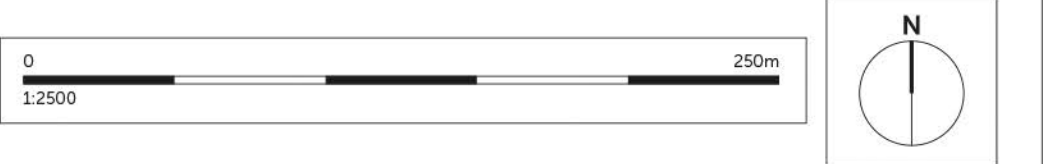
Potential proposed new hedgerow

Destination Play Provision

*All features and areas shown to a tolerance of 10m

**To be read in conjunction with Access Parameter Plan for location of footpaths and cycle paths.

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Rev	Description	Date	Au	Ch
P24	Extent of land use area added	04.12.20	GR/kn	GR
P25	Distributor road option added, southern allotment moved, key amended, redline updated, general graphic revisions	26.04.21	GR/kn	GR
P26	Blue & red line added to solar farm	27.04.21	GR/kn	GR
P27	Southern allotment moved, distributor road realigned, proposed hedge moved south of proposed solar farm relocation site	28.04.21	GR/kn	GR
P28	Areas safeguarded for southern allotment options added	29.04.21	GR/kn	GR
P29	Title block updated	05.05.21	GR/kn	GR
P30	Blue line amended, additional land for southern allotments revised	06.05.21	GR/kn	GR
P31	Existing, retained and enhanced hedgerows revised as per ecology information	18.05.21	GR/kn	GR
P32	Retained, removed and improved hedges revised	24.05.21	GR/kn	GR
P33	Distributor alternative realigned, minor amendments to hedge positions	25.05.21	GR/kn	GR

Project

Drawing

Client

Job no.

Dwg no.

Author

Status

Client ref.

Parameter Plan

Green Infrastructure

Eastleigh Borough Council

EAST200403

PP 03

GR/kn

Checked GR

-

Date

Rev.

Scale

Office

Romsey

28.05.20

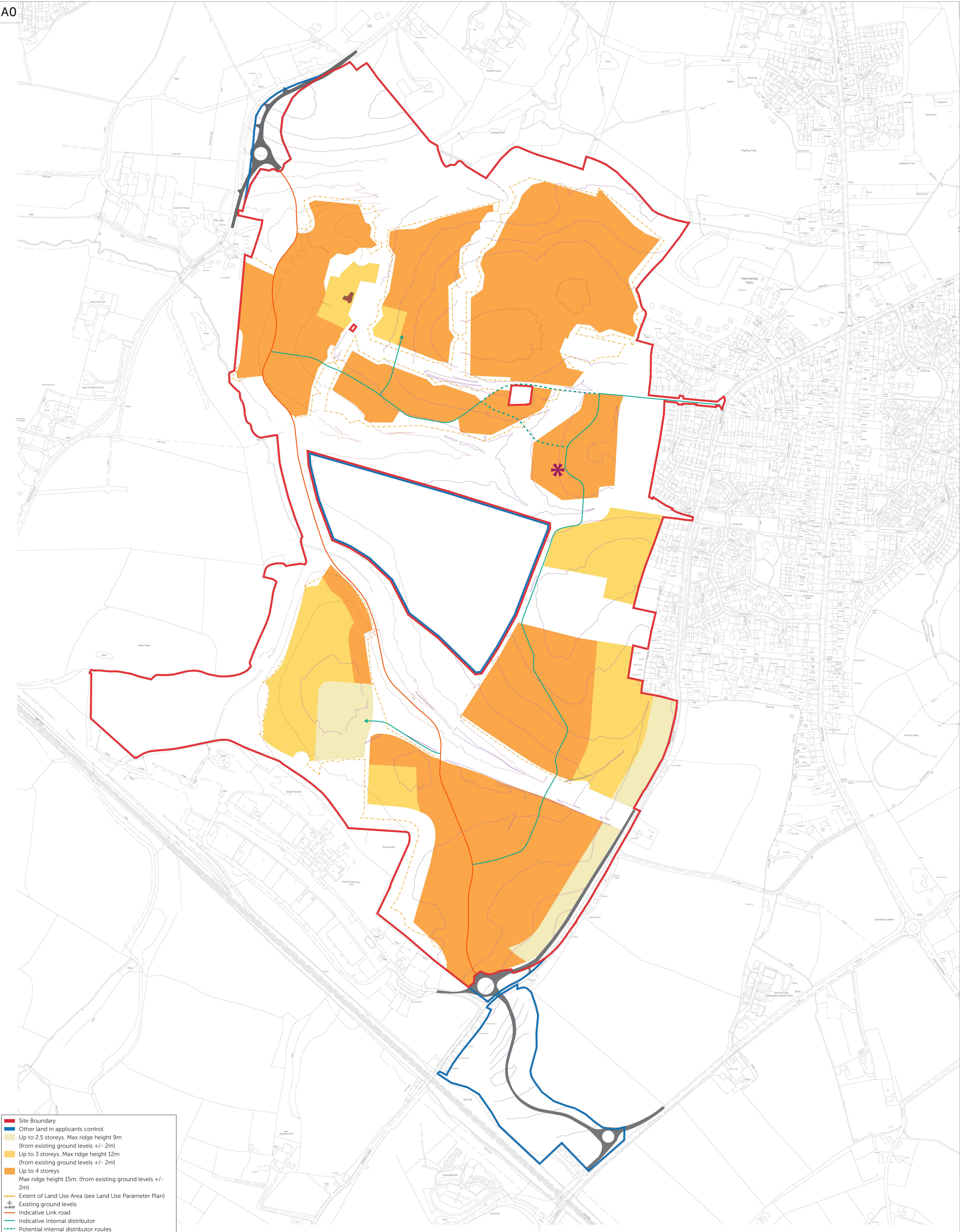
P33

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Romsey

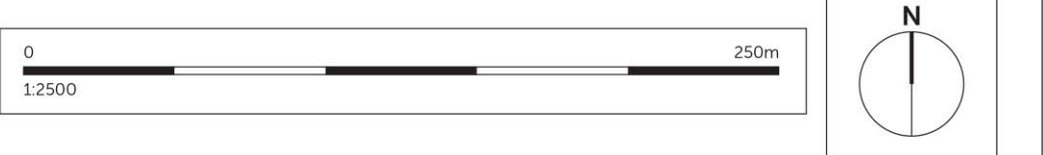
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- Site Boundary
 - Other land in applicants control
 - Up to 2.5 storeys. Max ridge height 9m (from existing ground levels +/- 2m)
 - Up to 3 storeys. Max ridge height 12m (from existing ground levels +/- 2m)
 - Up to 4 storeys
 - Max ridge height 15m. (from existing ground levels +/- 2m)
 - Extent of Land Use Area (see Land Use Parameter Plan)
 - Existing ground levels
 - Indicative Link road
 - Indicative Internal distributor
 - Potential internal distributor routes
 - Existing Retained Building
 - Landmark/wayfinding element.
 - Up to 6 storeys
 - Max ridge height 24m with maximum footprint 500sq.m (from existing ground levels +/- 2m)
- *All features and areas shown to a tolerance of 10m



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Rev	Description	Date	Au	Ch
P22	Nett & Gross developable areas updated	04.12.20	GR/kn	GR
P23	Key amended	07.12.20	GR/kn	GR
P24	Potential distributor route added, redline updated, building heights lowered to the southern extent of Victoria House	26.04.21	GR/kn	GR
P25	Red & blue line added to solar farm	27.04.21	GR/kn	GR
P26	Distributor road alignment revised, building heights surround Victoria House amended	28.04.21	GR/kn	GR
P27	Title block updated	05.05.21	GR/kn	GR
P28	Blue line amended	06.05.21	GR/kn	GR
P29	Distributor road option realigned	25.05.21	GR/kn	GR

Project
Drawing
Client
Job no.
Dwg no.
Author
Status
Client ref.

Parameter Plan
Building heights

Eastleigh Borough Council

EAST200403
PP 04

GR/kn

Checked GR

-

Date
Rev.
Scale
Office

28.05.20
P29
1:2500@A0
Romsey

ONE HORTON HEATH

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NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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Rev	Date	Description
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Project Title

Eastleigh Borough Council
Proposed Residential Development
One Horton Heath
First Residential Parcel

Drawing Description

Proposed Site Layout Plan - DRAFT

Scale	Drawn by
1:1000 at A1	RH
Date	Checked by
April 2021	TWM

CLAGUE ARCHITECTS

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2 KINSBOURNE COURT, Luton Road, Harpden, Hertfordshire AL5 3BL	01582 765102
8, Disney Street London SE1 1JF	0203 597 6112

CANTERBURY LONDON HARPENDEN

Drawing Number	Revision
29607A / 10	A

