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SCALE BAR • NORTH POINT Do not scale this drawing.

0 50 100 200 m



KEYS

Hybrid Application Area

Area Applied for in Detail

Areas included within the detailed  
application but where RMAs will be  
submitted in the future. An overview of  
how the items of overlap are physically  
compatible is provided in the DAS

FOR APPROVAL

Residential (Use Class C2, C3,  
Sui Generis)

Employment (Use Class E, B2, B8)

School (Use Class F1)

Mixed Use (Use Classes C1, C2, C3, F1,  
F2, E, Sui Generis)

Flexible Employment/Residential Zone  
(Use Classes C1, C2, C3, E, Sui Generis)

Residential (Use Class C2, C3, Sui  
Generis) also considered appropriate for  
gypsy and traveller pitches

CHARACTER AREAS

Neighbourhood Centre (NC 1-11)

River Valley (RV 1-3)

The Meadows (M 1-8)

Hillside and Woodlands (HW 1-7)

Whilst the majority of buildings will be limited to the principal building zone,  
ancillary buildings required to serve the areas of landscape and the  
scheme, such as utility buildings as part of the water neutrality strategy or  
sports pavilions to service the sports pitches, will be allowable within the  
areas of landscape and identified at the RMA stage.

REV	DESCRIPTION	DRAWN	CHK'D	DATE
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Safety, Health and Environment Information  
In addition to the hazards / risks normally associated with the types of work  
detailed on this drawing, note the following risks and information:

CONSTRUCTION

DISMANTLING /  
DEMOLITION (FUTURE)

For information relating to Use, Cleaning and Maintenance see the Health and  
Safety File. It is assumed that all works will be carried out by a competent  
contractor working, where appropriate, to an approved method statement.

CLIENT	MASTERPLAN CONSULTANT
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DRAWING TITLE

PARAMETER PLAN 3  
LAND USE

PROJECT TITLE

Land West of Ifield

DRAWN	CHECKED	APPROVED
AA	TC	SM

DATE	SCALE	SIZE
22/05/2025	1:5000	A1

PURPOSE OF DRAWING	SUITABILITY
For Approval	S1

DRAWING NUMBER	REV
WOI-HPA-PLAN-PP03-01	P02