

KEY

- Site Boundary
- Contours 0.25m Intervals

ECOLOGICAL CONSTRAINTS
(Shown temporary)

- Local Nature Reserve (LNR)
- Ponds High risk: Potential for GCN Reptiles, Bats, Badges, Birds.
- Reservoir High risk: Potential for GCN Reptiles, Bats, Badges, Birds.
- Marsh High risk: Potential for GCN Reptiles, Bats, Badges, Birds.

EXISTING BUILDINGS

- Existing Buildings within Site Boundary
- Existing Building to be removed

PROPOSED BUILDINGS

- Proposed Visitor Centre and Football Pavilion (refer to Architect's proposals)
- Proposed hut/ shelter for woodland crafts (2 alternative locations shown)
- Re-purpose former golf clubhouse to serve outdoor activities (high ropes, zip wires, adventure golf and pitch and putt)

ACCESS AND CIRCULATION

- Existing Roads
- Existing hard surfacing
- Existing Primary pedestrian routes/tracks
- Existing Informal Paths/ Desire lines
- Recreational Route
- Public Right of Way (PRoW)
- National cycle network (NCN) 41 (On road/ traffic free)
- Alternative route for maintenance vehicles
- Vehicle barrier
- Proposed car park (Permeable Reinforced Ground System with gravel infill)
- Proposed resin bound gravel
- Proposed self-binding gravel path

FOOTBALL PITCHES

- 11v11 senior grass pitch 100m x 64m plus 6m run off
- 11v11 junior (U13/14) grass pitch 82m x 50m plus 6m run off
- 9v9 youth (U11/12) grass pitch 73m x 46m plus 6m run off
- Proposed 7v7 mini (U9/U10) grass pitch 55m x 37m plus 6m run off
- Two existing 5v5 mini (U7/U8) grass pitches relocated to accommodate a third pitch. 37m x 27m plus 6m run off
- Proposed full size artificial Turf Pitch, 100m x 64m plus 6m run off with associated lighting

High level security fence with double gates for access to spectator area

CAR PARKING

- P1 Existing car park - Leisure Centre 185 Standard parking bays, 7 Accessible bays, 4 Motorcycle bays & 1 Coach parking bay not included in total
Total: 192
- P2 Existing car park Existing Standard parking bays: 157 Existing Standard parking bays retained: 111 Existing Accessible bays: 5
Total: 116
- P3 Existing car park adjacent to Radford Road
Estimate total: 25
- TOTAL: 333**
- P4 Proposed car park (Permeable Reinforced Ground System) (subject to Grass snake survey) 188 Standard parking bays, 9 Accessible bays, potential for Coach parking area
Total: 197
- TOTAL: 197**
- OVERALL SITE WIDE PARKING PROVISION: 530**

EXISTING SOFT LANDSCAPING

- Broadleaved Woodland
- Potential expansion to area of wet woodland
- Coniferous Woodland
- Existing managed hedges
- Existing managed hedges to be removed in P2. Approx 45 lin m
- Scrub
- Existing Meadow (Neutral Grassland)
- Veteran tree
- Existing grass

PROPOSED BIKE TRACKS

- Shared-use family trail - beginners cycling and walking. Approx. 5550 lin m
- Proposed skills-orientated bike trail (also to include the re-surfaced Campton Hills Cycle Tracks). Approx. 3460m lin m
- XC trail. Approx 3050 lin m

PROPOSED/IMPROVED FACILITIES

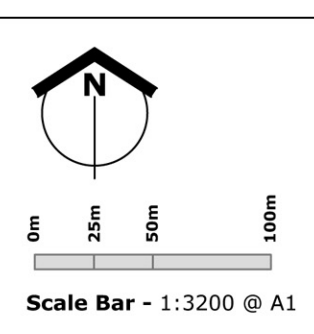
- Existing Campton Hills Cycle Track to be re-surfaced and integrated into the proposed Skills-oriented bike trail
- Area of proposed/ improved facilities
- Proposed sports facility
- Potential location for lighting
- Proposed outdoor seating area for proposed Visitor Centre and Sports Pavilion

- Potential Feature landmark at Observation Hill
- 9 Hole Par 3 Pitch & Putt - to be reinstated
- Play Area - to be refurbished with provision for adventurous play (suitable for all ages), skate park retained
- Outdoor Activities - High Ropes and outdoor climbing
- Outdoor Activities - Proposed Zip Wire(s)
- Adventure Golf
- Woodland Craft (2 alternative locations shown)
- Existing Toddler Play Area to be enhanced
- Existing Play Area
- Potential expanded maintenance depot with goal storage

PROPOSED SOFT LANDSCAPE

- Potential to undertake broadleaf planting - proposals to be guided by WWT; (potential for ecological enhancement through thinning, selective removals and ground flora enhancement - refer to WWT Biodiversity Review (Dec 2019)
- Proposed glades for ecological enhancement
- Proposed dry habitat
- Potential marsh area for ecological enhancement
- Proposed managed hedges
- Habitat creation measures including native wildflower and wet scrapes
- Ornamental planting outside of the proposed Visitor Centre & Sports Pavilion
- Proposed trees

Rev	Description	By	Chk	Date
A	Plan updated following comments	AS/WW	RS	16.01.20
B	Revision to the orientation of the proposed visitor centre and sports pavilion and adding existing grass	WW	RS	17.03.20
C	Revision to existing grass hatch	WW	RS/EG	18.03.20
D	Revision to hatch density shown on golf greens	EG	EG	19.03.20
E	Revision to cycle track colours and line thickness	WW	EG	27.04.20
F	Revised site boundary and added note following comments	EL	EG	27.05.20



1122_NEWBOLD COMYN
SLC
Newbold Masterplan

1122_300	Rev F
NTS @ A1	27.04.2020
	CV32 4EW

Drawing Issue Status

<input checked="" type="checkbox"/> Comment/ Approval	<input type="checkbox"/> Contract
<input type="checkbox"/> Costing	<input type="checkbox"/> Construction
<input type="checkbox"/> Planning	<input type="checkbox"/> Record Dwg
<input type="checkbox"/> Tender	<input type="checkbox"/> BIM

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