

KEY

- Site Boundary
- Contours 0.25m Intervals

ECOLOGICAL CONSTRAINTS

- Local Nature Reserve (LNR)
- Ponds High risk: Potential for GCN Reptiles, Bats, Badgers, Birds. Ponds to be restored; additional pond locations to be considered. Reservoir High risk: Potential for GCN Reptiles, Bats, Badgers, Birds.
- Marsh High risk: Potential for GCN Reptiles, Bats, Badgers, 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 shop to serve cycling facilities
- Barns: potential alternative location for visitor centre

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
- Proposed mowed informal path link

PROPOSED BIKE TRACKS ROUTES SHOWN ARE INDICATIVE

- Shared-use family trail - beginners cycling and walking. Routes shown are indicative.
- Proposed skills-orientated bike trail (also to include the re-surfaced Campton Hills Cycle Tracks). Routes shown are indicative. XC trail. Routes shown are indicative.

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

- 1 Potential Feature landmark at Observation Hill
- 2 Area retained for future outdoor activity
- 3 Play Area - to be refurbished with provision for adventurous play (suitable for all ages). Also potential location for Learn to Ride area following adjustment to play spaces. Skate park retained
- 4 Area retained for future outdoor activity
- 5 Area retained for future outdoor activity
- 6 Area retained for future outdoor activity. Potential alternative location for Learn to Ride area
- 7 Woodland Craft (2 alternative locations shown)
- 8 Existing Toddler Play Area to be enhanced
- 9 Existing Play Area
- 10 Potential expanded maintenance depot with goal storage

FOOTBALL PITCHES

- 1 11v11 senior grass pitch 100m x 64m plus 6m run off
- 2 11v11 junior (U13/14) grass pitch 82m x 50m plus 6m run off
- 3 9v9 youth (U11/12) grass pitch 73m x 46m plus 6m run off
- 4 Proposed 7v7 mini (U9/U10) grass pitch 55m x 37m plus 6m run off
- 5 Two existing 5v5 mini (U7/U8) grass pitches relocated to accommodate a third pitch. 37m x 27m plus 6m run off
- 6 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 Number of spaces will be determined following the assessment and surveys.
- P2 Existing car park Number of spaces will be determined following the assessment and surveys.
- P3 Existing car park adjacent to Radford Road Number of spaces will be determined following the assessment and surveys.
- P4 Proposed car park - Permeable Reinforced Ground System (subject to Grass snake survey) Number of spaces to be determined following completion of masterplanning process and subsequent detailed design development.

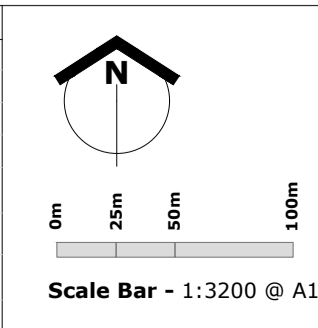
EXISTING SOFT LANDSCAPING

- Broadleaved 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 SOFT LANDSCAPING

- Proposed areas of new native broadleaved whip and tree planting including woodland edge and wet woodland
- 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; meadow with shrubs, whips and berries
- Ornamental planting outside of the proposed Visitor Centre & Sports Pavilion
- Proposed individual specimen trees and clumps of specimen tree planting
- Proposed pond
- Natural regeneration

Rev	Description	By	Chk	Date
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
G	Soft landscaping proposals amended following comments from Warwick DC	WW	EG	12.10.20
H	Further soft landscaping revisions following comments from Warwick DC	WW	RS/EG	20.10.20
I	Further soft landscaping revisions following comments from Warwick DC	WW	RS/EG	26.10.20
J	Reference to 'Draft' omitted	WW	RS/EG	27.10.20



1122_NEWBOLD COMYN

SLC

Newbold Masterplan

1122_300

Rev J

NTS @ A1

11.12.2019

CV32 4EW

☒ Comment/ Approval

☐ Costing

☐ Planning

☐ Tender

☐ Contract

☐ Construction

☐ Record Dwg

☐ BIM

© Copyright and all intellectual property rights remain vested in Southern Green Ltd

0191 440 0034
www.southerngreen.co.uk
studio@southerngreen.co.uk

SouthernGreen