

C. Development Proposals

Appendices

Nutfield Green Park

Project Number: WIE19222

Document Reference: WIE19222-100-R-1-3-1-FRA



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
All areas shown are approximate and should be verified before forming the basis of a decision.
Do not scale other than for Planning Application purposes.
All dimensions must be checked by the contractor before commencing work on site.
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Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

— Site Boundary

Rev	Date	Description	Initials
PROJECT		Nutfield Green Park	
TITLE:		Site Location Plan	
SCALE:		1:2500 @A1	
DATE:		09/2023	
DRAWING No:		PL 01	
DRAWN BY:		BPV/LL/AA/ATM	

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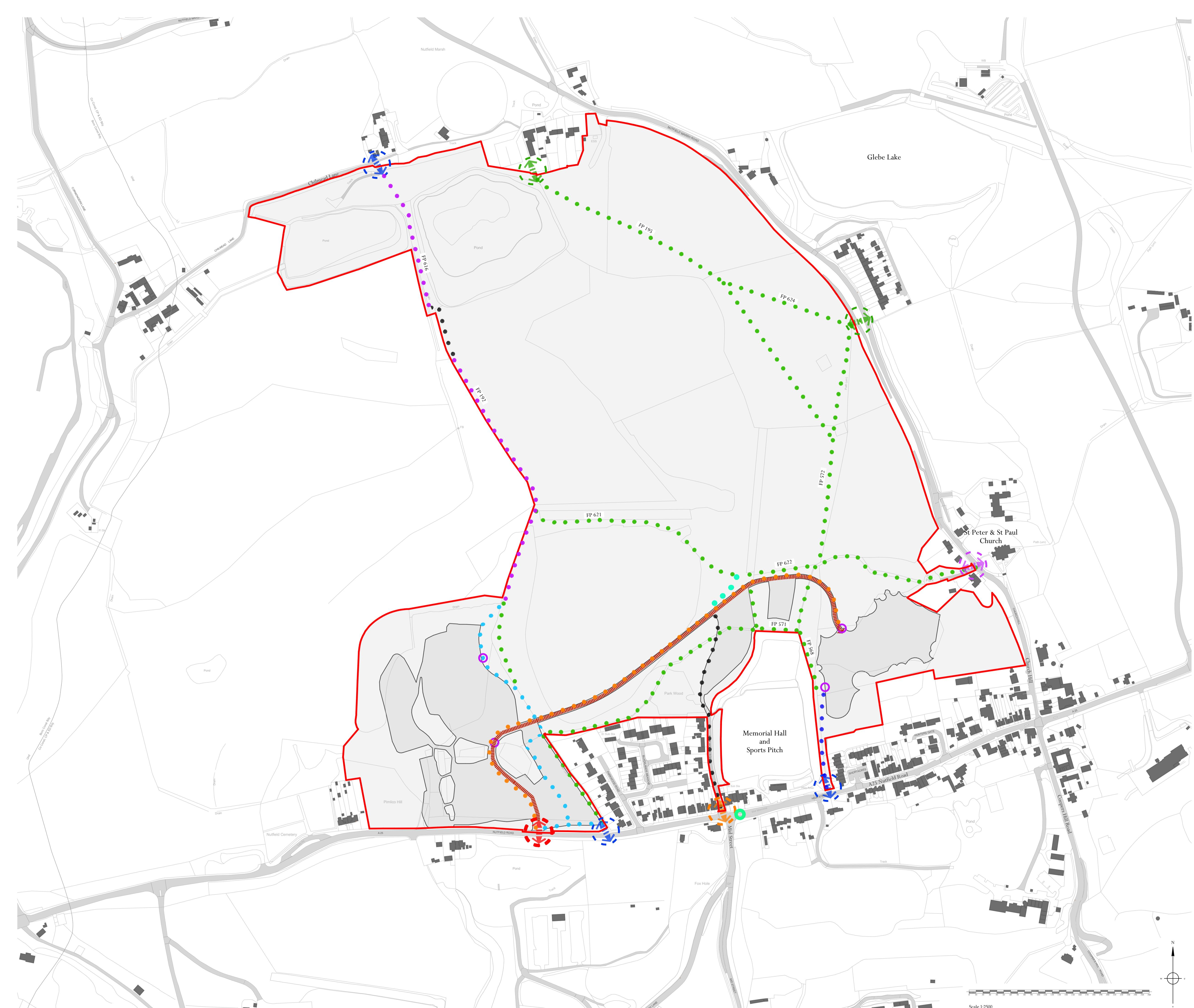
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- Site Boundary
- Accessible Open Space
- Proposed Residential Development
- Integrated Retirement Community
- The Drive
- Enhanced and Proposed Structural Planting
- Existing Trees / Woodlands Retained
- Proposed Areas of Native Scrub

Rev	Date	Description	Initials
PROJECT	Nutfield Green Park		
TITLE:	Land Use		
SCALE:	1:2500 @A1		
DATE:	09/2023		
DRAWING No:	PL 02		
DRAWN BY:	BPV/LL/AA/ATM		

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- Site Boundary
- Primary Street
- • Proposed Upgrade of FP192 & FP616 to accommodate Ped/Cycle connection into Chilmead Lane (NCN21)
- • Retained Public Right of Ways [PROW]
- • Proposed Upgrade of FP568 to accommodate Ped/Cycle connection
- • Proposed Ped/Cycle link on Site
- • Integrated Cycle On-Street Provision
- • Proposed Ped/Cycle link through Proposed Development
- • New Pedestrian link on Site
- Approximate Access Location for New Ped/Cycle link within Development Parcels
- Upgrade to A25 Nutfield Road Crossing
- All Modes of Access
- Pedestrian Access
- Pedestrian and Cycle Access
- Pedestrian Access for St. Peter and St. Paul Church Parking on Site
- Pedestrian / Cycle Access via Park Works Road

All developable area will include streets and spaces that will provide necessary movement network (including for pedestrian and cyclist permeability) suitable for development proposed in those areas and to be demonstrated at RM stage with internal street layouts/design.

The alignments and positions for the footpath and cycle are shown in their approximate locations with a tolerance of +/- 5m—the exact alignments and positions to be detailed at the RM stage.

Developable areas and open space will include and incorporate any necessary easements and rights of way.

Rev	Date	Description	Initials
PROJECT		Nutfield Green Park	
TITLE:		Access and Movement	
SCALE:		1:2500 @A1	
DATE:		09/2023	
DRAWING No:		PL 03	
DRAWN BY:		BPV/LL/AA/ATM	

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- Site Boundary
- Light Green: Accessible Open Space to include BNG Enhancements
- Dark Green: Enhanced and Proposed Structural Planting
- Light Green with dots: Existing Trees / Woodlands Retained
- Light Green with dots: Proposed Native Scrub Planting
- Light Blue: Existing Water Bodies
- Blue with dots: Proposed SuDS - Sustainable Drainage Areas [Indicative Location]
- Dashed Line: Landform
- Red asterisk: Indicative Play Area Locations
- Green asterisk: Existing Play Facilities
- Purple line: Filter Drain along Roadside

To be read in conjunction with: Landscape & Ecology Strategy Plan
 Drawing ref: 10973-FPCR-ZZ-XX-DR-L-0001 rev.P01

Rev	Date	Description	Initials
PROJECT	Nutfield Green Park		
TITLE:	Green and Blue Infrastructure		
SCALE:	1:2500 @A1		
DATE:	09/2023		
DRAWING No:	PL 04		
DRAWN BY:	BPV/LL/AA/ATM		

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