



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

PLANS FOR APPROVAL
OP5 APPENDIX 4.2

www.otterpoolpark.org

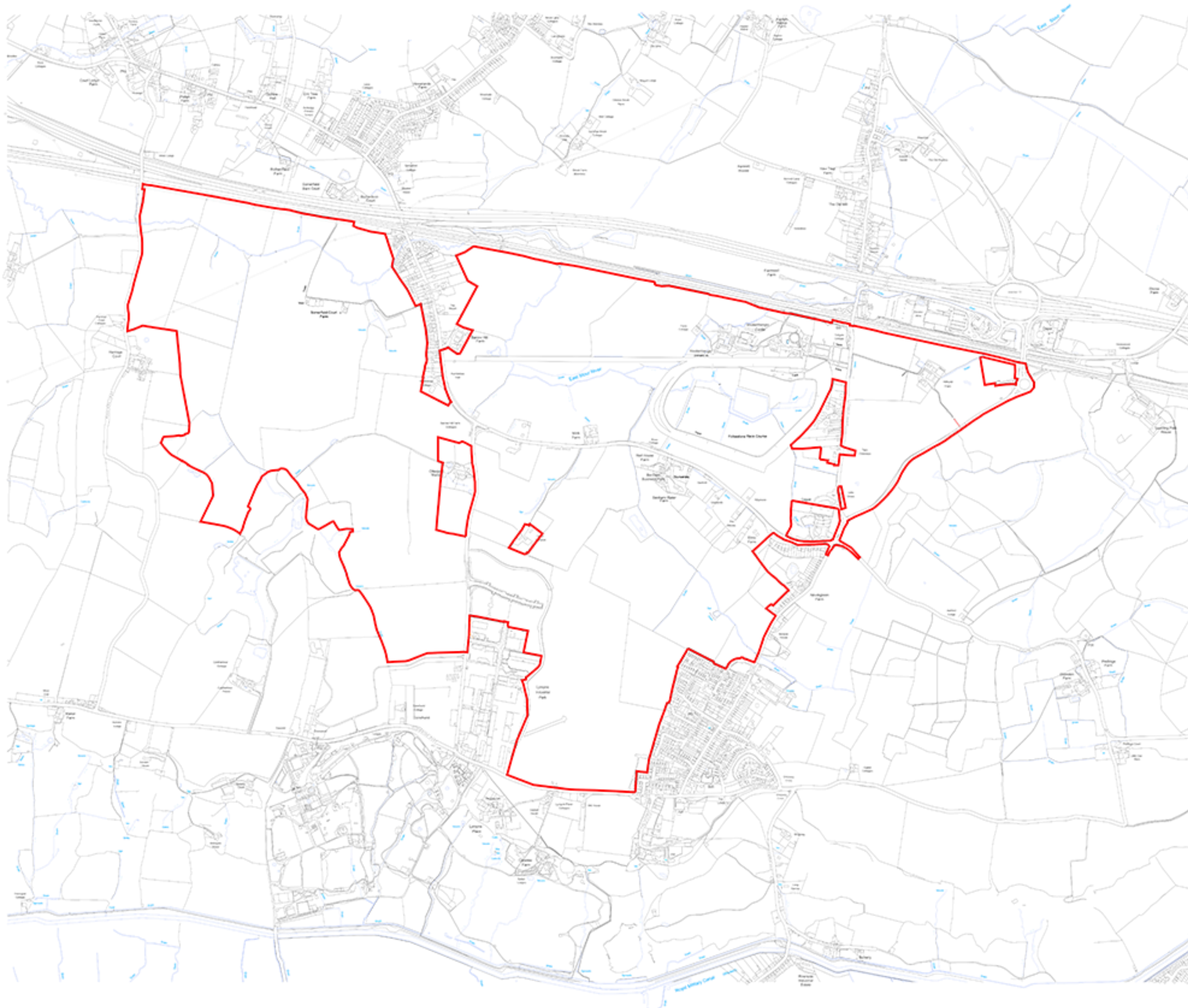
March 2022



APPLICATION CONTENTS

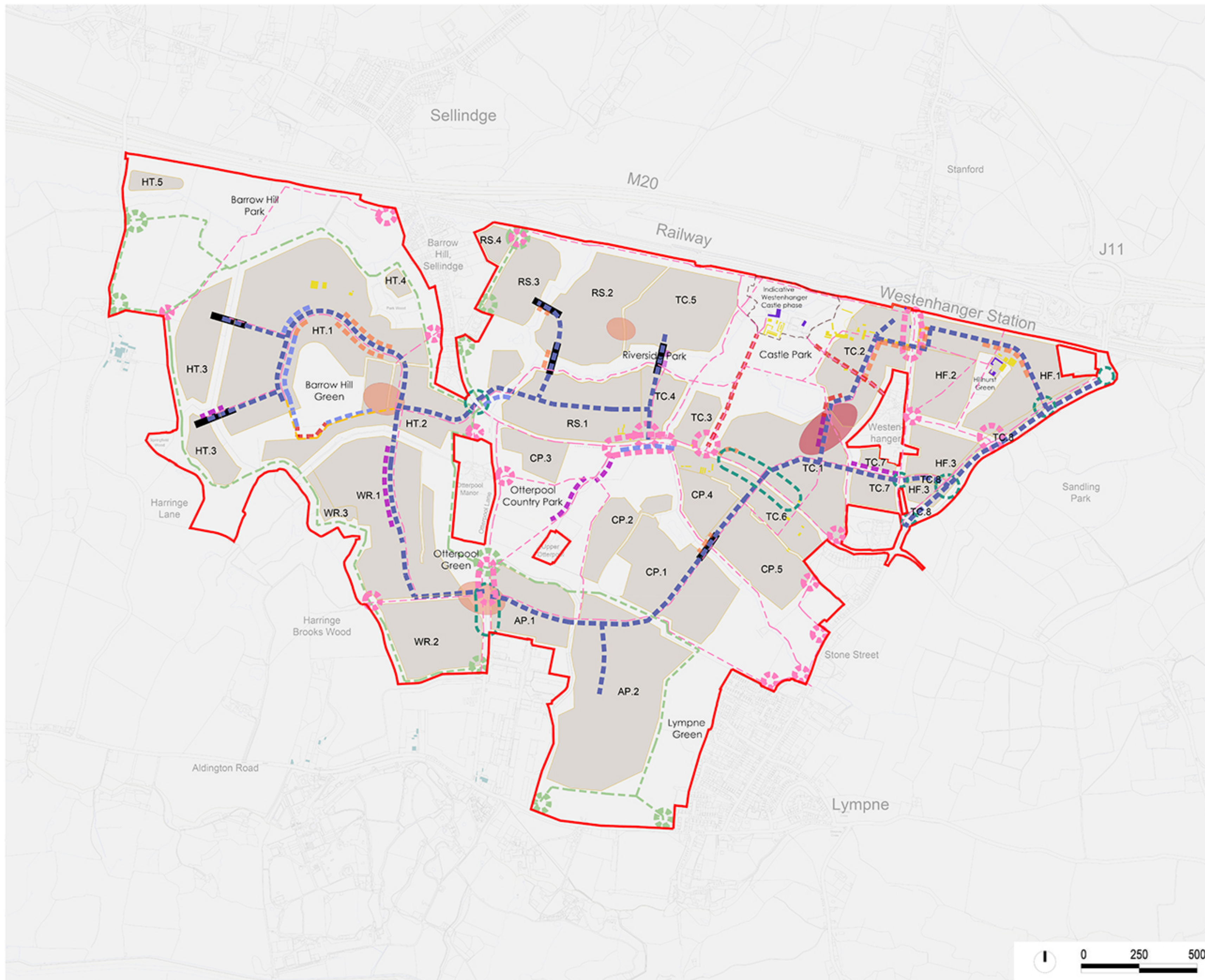
OP5 Appendix 4.2 Site Boundary and Parameter Plans for approval

OPM(P)101_W_22-02-22	Red Line Application Boundary	1:10,000 @ A1
Parameter Plans for Approval		
OPM(P)4001_YY	Parameter Plan Dev & Movement corridors	1:7500 @ A1
OPM(P)4002_YY	Parameter Plan Open Space & Vegetation	1:7500 @ A1
OPM(P)4003_YY	Parameter Plan – Heights	1:7500 @ A1



Application Red Line Boundary





- Proposed**
- Proposed development areas
 - Numbered key to reflect development areas in illustrative phasing plan
 - Proposed indicative Westernhanger Castle phase. The indicative Westernhanger Castle phase relates to an area of development in addition to the retention/demolition identified and will be the subject of future consideration/approval
 - Existing buildings to be retained within application boundary
 - Existing buildings to be demolished within application boundary
 - Proposed Town Centre Focus Zone
 - Proposed Local Centre Focus Zone
 - Proposed indicative all movement corridor with cycleway and footpath with deviation limit of $\pm 100m$ unless stated otherwise
 - Proposed indicative bus, cycleway & emergency vehicle route with deviation limit of $\pm 100m$ unless stated otherwise
 - Proposed indicative cycleway & footpath with deviation limit of $\pm 100m$ unless stated otherwise
 - Proposed indicative bridleway, cycleway & footpath with deviation limit of $\pm 100m$ unless stated otherwise
 - Proposed indicative bridge crossing with deviation limit of $\pm 100m$ unless stated otherwise
 - Proposed indicative all movement corridor connection to existing route
 - Proposed indicative cycleway & footpath connection to existing route
 - Proposed indicative bridleway connection to existing route
- Limits of deviation restricted only on sides indicated:
- Movement corridor deviation $\pm 10m$
 - Movement corridor deviation max ± 10 to $5m$
 - Movement corridor deviation max $\pm 20m$
 - Movement corridor deviation max $\pm 50m$



Client:
Otterpool Park LLP

Masterplanner:

FARRELLS

Project:
Otterpool Park

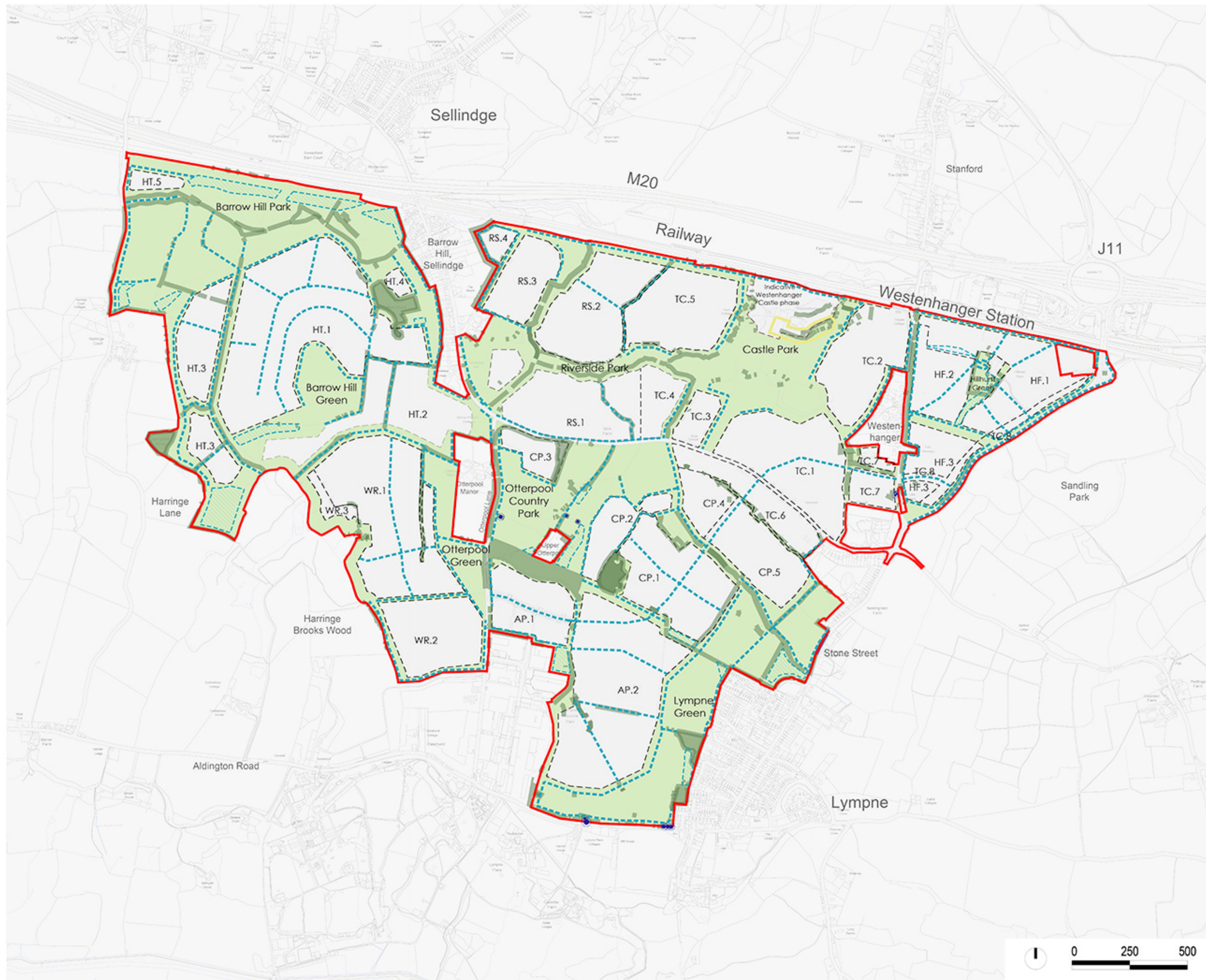
Drawing:
Development Areas & Movement Corridors

Scale:
1:7,500 @ A1, 1:15,000 @ A3

Status:
For Approval

Drawing No: OPM(P)4001_rev YY





Existing

- Existing woodlands, trees, treebelts and hedgerows retained. This Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
- Area in front of Westenhanger Castle with vegetation to be removed subject to further survey and Conservation Management Plan
- Existing trees with TPO retained

Proposed

- Proposed development areas
- Numbered key to reflect development areas in illustrative phasing plan
- Proposed indicative Westenhanger Castle phase
- The indicative Westenhanger Castle phase relates to an area of development will be the subject of future consideration/approval
- Proposed areas of structural planting
- Proposed rows of structural planting
- Structural planting must be provided in the general location indicated on this Parameter Plan. The precise location and type of structural planting is to be defined at Tier 2. To inform the Tier 2 structural planting proposals see the Green Infrastructure Strategy for details regarding planting type, location and the necessary advance planting required.
- Proposed open space
- Application Red Line Boundary

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Masterplanner:
FARRELLS

Project:
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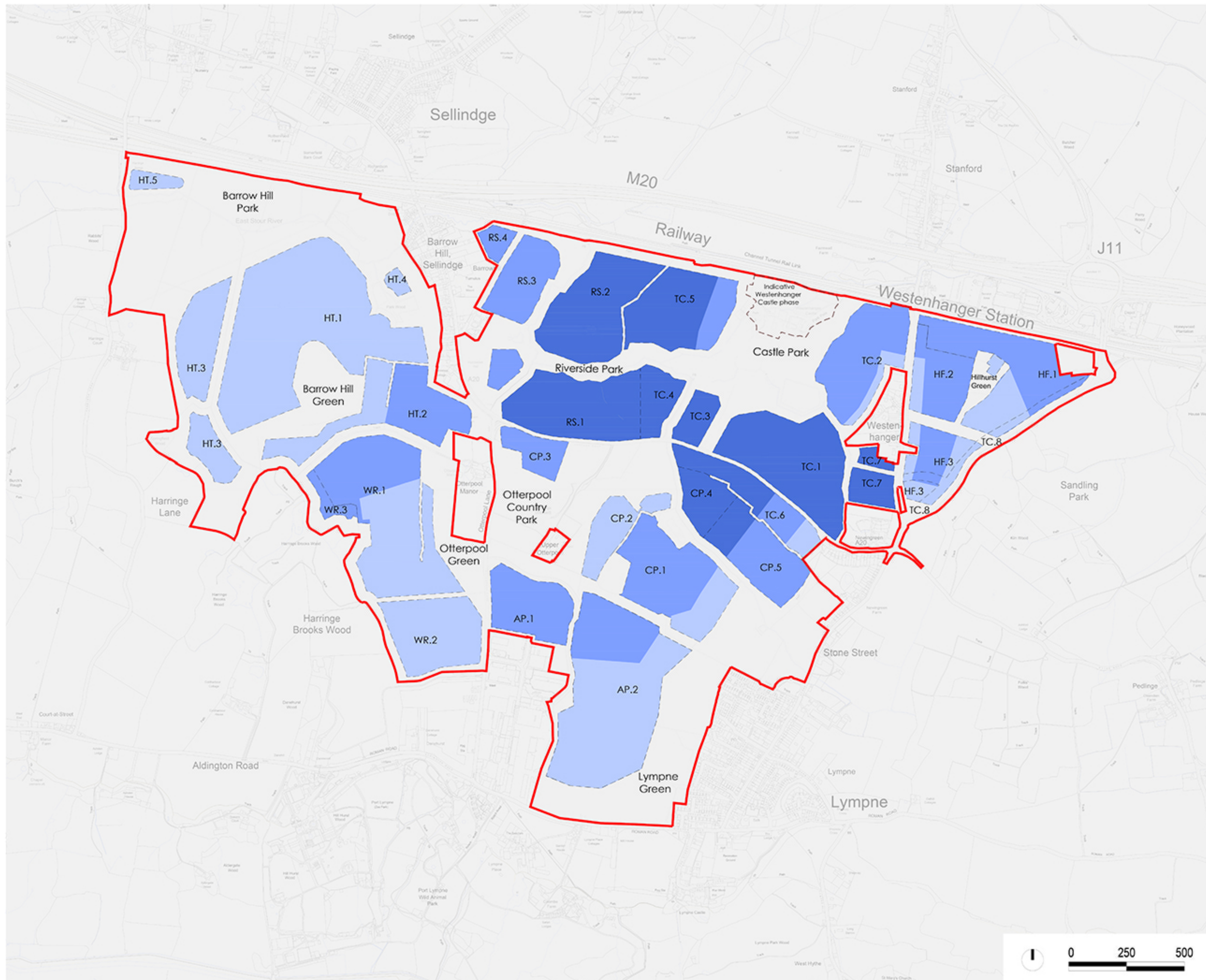
Drawing:
Open Space & Vegetation

Scale:
1:7,500 @ A1, 1:15,000 @ A3

Status:
For Approval

Drawing No. OPM(P)4002_rev YY





Application Red Line Boundary

Proposed

n.n
Numbered key to reflect development areas in illustrative phasing plan

Proposed indicative Westenhanger Castle phase

The indicative Westenhanger Castle phase relates to an area of development that will be the subject of future consideration/approval

Proposed development low height up to 12m

Proposed development medium height up to 15m

Proposed development high height up to 18m

Note: Proposed Height in metres above existing levels



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Masterplanner:

FARRELLS

Project:
Otterpool Park

Drawing:
Heights

Scale:
1:7,500 @ A1, 1:15,000 @ A3

Status:
For Approval

Drawing Number:
OPM(P)4003_rev YY

