

Social Infrastructure

- Use waymarkers and interpretation boards to highlight key information to aid site users access through the site to enhance legibility between community facilities and assets;
- Encourage community involvement within the site as an educational resource
- Create opportunities for local community groups to take part within community life through the utilisation of the public open spaces eg. allotments/community orchards; and
- Improve connectivity between the social infrastructure through integration with GI to improve inclusivity within the public open space.

Blue Infrastructure

- Use a sensitive, holistic approach to design the attenuation basins and SuDs features to enable their seamless integration into the public open spaces;
- Create visually attractive SuDs features to become key features and multi-functional areas within the public open spaces. Spaces that are both functional for amenity and recreation as well as encompassing habitats of high ecological value;
- Introduce source control measures to intercept water where possible, this includes maximising areas of soft landscaping; and
- Control surface run-off from the site to a level significant below greenfield rate as well as mitigate flood risk and storm water control on the site with the use of attenuation basins.

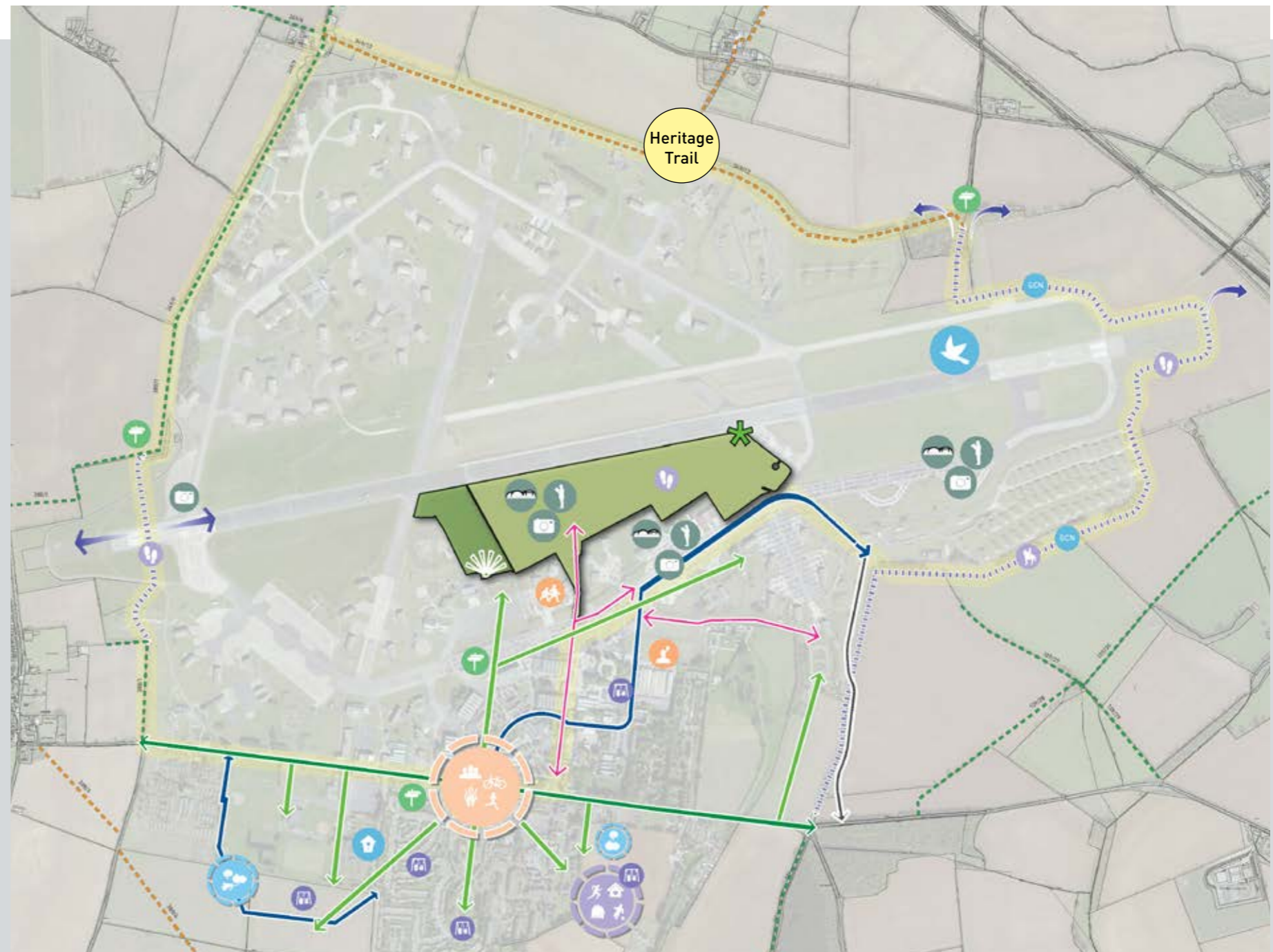















FIGURE 15. LANDSCAPE STRATEGY

 <p>Use waymarkers to promote links within the existing and proposed movement network.</p>	 <p>Retention and creation of key habitat for species where necessary to create opportunities to improve GI assets for ecology in order to create multi-functional GI assets.</p>	 <p>Opportunities to create jobs.</p>	 <p>Retain and preserve the Cold War Landscape and Cultural Heritage assets so they can be experienced by users. Installation of interpretation boards to highlight key assets.</p>
 <p>Promote sustainable movement to improve the health and well-being of users with connections into the wider PRow network.</p>	 <p>Provision of bird and bat boxes within the development and appropriate GI corridors.</p>	 <p>Ensuring GI assets are inclusive and accessible for all.</p>	 <p>Encourage community involvement to help create a sense of place and community. Opportunity to provide safe, green and legible links to social infrastructure assets.</p>
 <p>Integrate existing play provision to create a series of play opportunities across the site for all to enjoy.</p>	 <p>Opportunity to enhance GI assets through the creation of a productive landscape eg. allotments / community orchard.</p>	 <p>Encourage community involvement to help create a sense of place and community. Opportunity to provide safe, green and legible links to social infrastructure assets.</p>	 <p>Implementation of the Heritage Trail to provide (managed) access to the key assets.</p>
 <p>Provision sports and play provision for the whole community to use.</p>			

DEVELOPMENT PROPOSALS

5.4 The proposed development, submitted as a hybrid planning application consisting of:

- demolition of buildings and structures as listed in Schedule 1;
- outline planning permission for up to:
 - 1,175 new dwellings (Class C3);
 - 60 close care dwellings (Class C2/C3);
 - 929 m² of retail (Class A1);
 - 670 m² comprising a new medical centre (Class D1);
 - 35,175 m² of new employment buildings, (comprising up to 6,330 m² Class B1a, 13,635 m² B1b/c, 9,250 m² Class B2, and 5,960 m² B8);
 - 2,415 m² of new school building on 2.4 ha site for a new school (Class D1);
 - 925 m² of community use buildings (Class D2); and 515 m² of indoor sports, if provided on-site (Class D2);
 - 30m in height observation tower with zip-wire with ancillary visitor facilities of up to 100 m² (Class D1/A1/A3);
 - 1,000 m² energy facility/infrastructure with a stack height of up to 24m (sui generis);
 - 2,520 m² additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1);
 - creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.
- the change of use of the following buildings and areas:
 - Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);
 - Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8);
 - Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1);
 - Buildings 73 and 2004 (Class D1);
 - Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use);
 - Building 340 (Class D1, D2, A3);
 - 20.3ha of hardstanding for car processing (Sui Generis); and
 - 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);

- the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.
- associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

5.5 Refer to Figure 16 for the Masterplan, each parcel of proposed development is discussed within the DAS.





FIGURE 16. MASTERPLAN