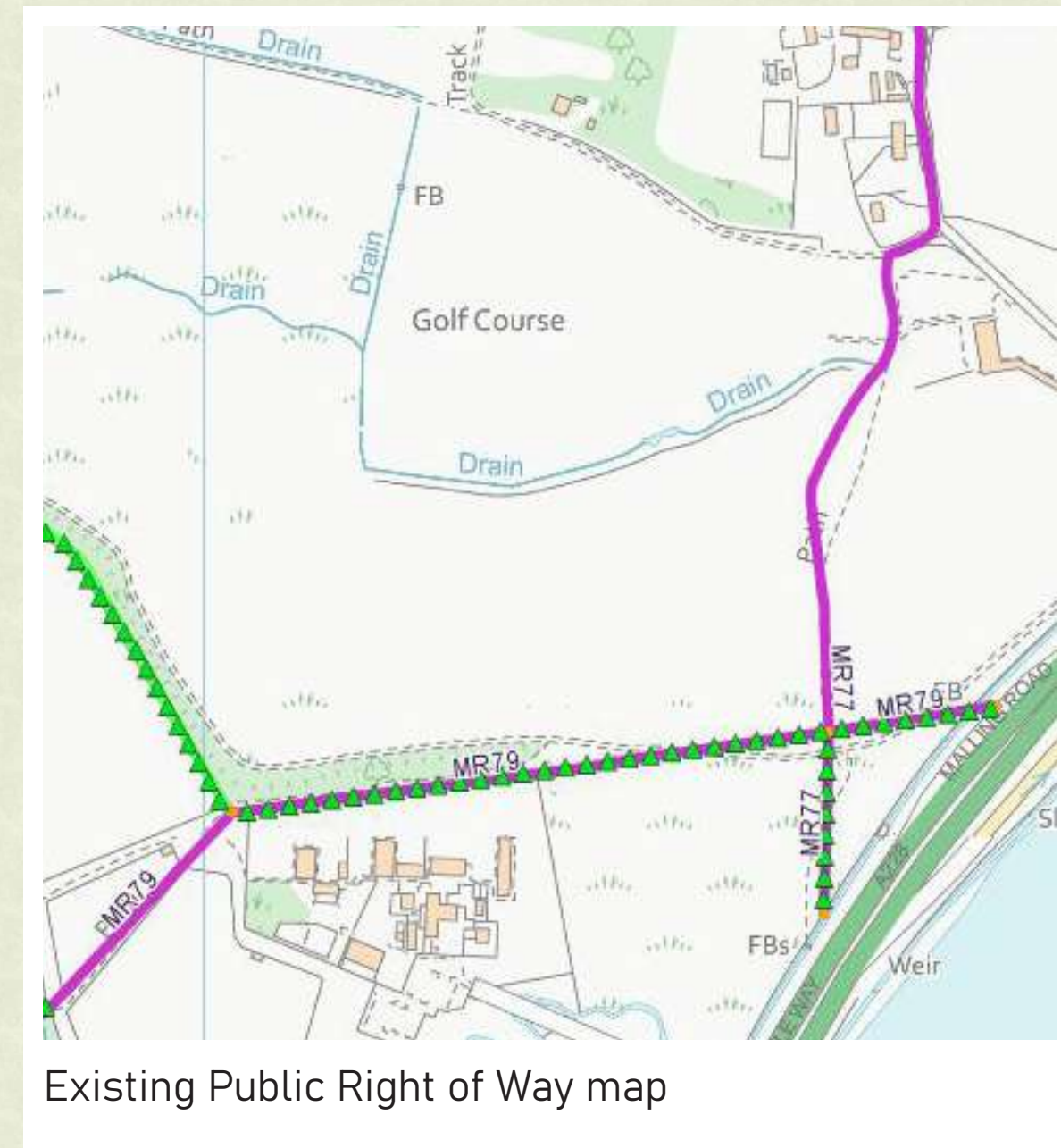


OAST PARK PROPOSED MASTERPLAN

LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG

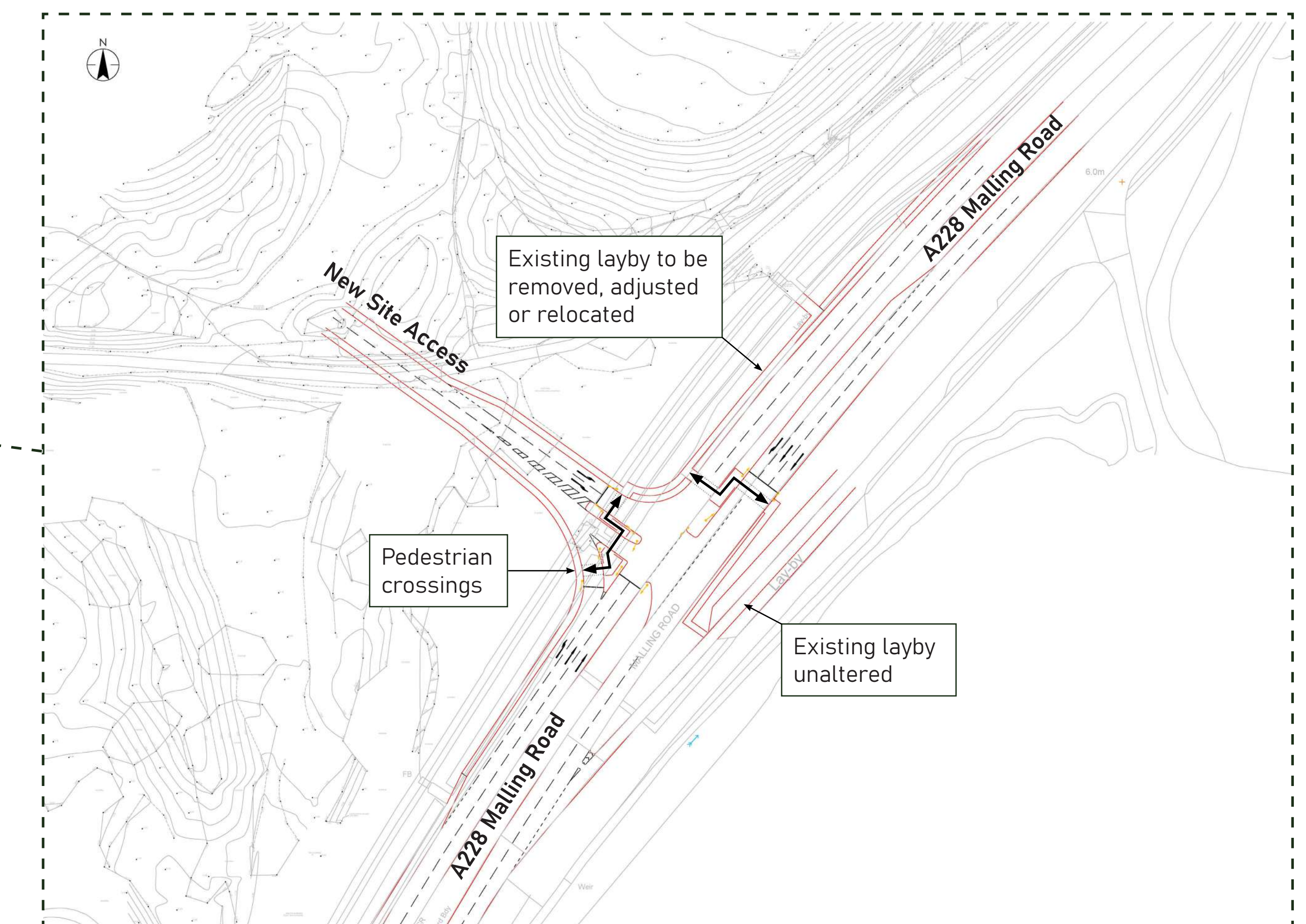


KEY DESIGN PRINCIPLES

- Retain and enhance existing boundaries with native trees and hedgerows;
- Creation of a new Football Clubhouse ① for Larkfield & New Hythe FC with 250no. capacity seat stands;
- 2 no. floodlit 3G pitches and associated car park ;
- Recreation of the Driving Range ② in previous location with associated car park;
- Enhance biodiversity of the site through planting and habitat creation;
- Creation of 3 no. Padel Courts with associated car park & football overflow parking;
- Creation of 100 no. new dwellings that work within the existing natural confines, including 10 no. self-build plots and 25 affordable units;
- Retain and enhanced high quality natural amenity.

ACCESS

- Vehicular access to the site will be gained from the A228 Malling Road via a new signal controlled junction.
- The access junction shown retains 2 lanes each way for through traffic on the A228.
- Additional lanes are provided for traffic turning into the site.
- It is anticipated that during the morning peak hour around 60 vehicles will enter or leave the site.
- It is anticipated that during the evening peak hour around 180 vehicles will enter or leave the site.
- Walking routes will be provided on site and connect to off site routes.
- Public Rights of Way will be retained / diverted on site and enhanced within the masterplan
- Bus services already pass along the site frontage (A228) and will offer a means of access.



Proposed New Junction Detail at Oast Park
Produced by Stantec