West End

Holiday Inn Express

David Lloyd Tennis Centre

Pitter Commercials

M27

Botley Road (B3035)

Marshall Drive

James Mills (Wholesaler)

Properties south of Botley Rd

New access from Botley Road

Bus/coach dropoff

FRN Zone E

Realigned Channel

Proposed Car Park

Proposed Car Park

Proposed Car Park

Pool

Proposed Hotel

Lake

Lake

Possible future vehicular and cycle / pedestrian access

Westgate Mews

Possible future footpath / cycle link

Royal Heights

Enhanced Fanzone Area

New Ramp

Hilton Hotel

Proposed Wellbeing Centre

Play Zone

Basin

New Roundabout Junction

Ageas Bowl

Approx Strategic Gap Boundary (Policy WE4)

Ex. PRoW Route 241:509

Boundary Lakes Golf Course

West Gate

Enhanced Fanzone Area

Ex. PRoW Route 241:509

New Pavilion

Improved Access to Telegraph Woods

South Gate

Telegraph Woods

Practice Pitch

Approx Strategic Gap Boundary (Policy WE4)

Proposed Care Home

FaN Zone

Ex. PRoW Route 241:509

Terraced Gardens

Service Area and Bin Store

Boundary Lakes Golf Course

Telegraph Woods

N

Notes

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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	2000	3000	5000
1:200	mm	2000	4000	6000	10
1:500	M	5	15	25	
1:1250	M	20	30	50	75

Issue	Description	By	Date
06	Minor adjustments to layout to accommodate Tree RPAs in line with Mulberry Tree Consultants comments 2022-06-05	JH	18.07.22
05	Rear gardens to Care Home adjusted to accommodate Monkey Puzzle RPA. Service yard levels amended and retaining wall and steps added. Tree planting strategy to main car park zones revised to client comments 2022-04-19. Residential layout updated to include current drainage strategy recommendations to residential area	JH	28.04.22
04	Updated to revised layout (Budget Hotel) and Mulberry Tree Survey information added	JH	09.03.22
03	Draft Planning Issue for approval	CP	09.02.22
02	Draft Planning Issue for approval	CP	01.02.22

Client
LAND AND DEVELOPMENT ADVISORY LIMITED

Project
AGEAS BOWL MASTERPLAN

Drawing Title
LANDSCAPE MASTERPLAN CHARACTER AREAS 1-5

Date	01.2022	By	CP	Ck	JH
Job No	J00828	Dwg No	MP-007	Issue	06
Scale	1:1250@A1	Status	PLANNING		

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