



- KEY**
- Site Boundary - 12.13Ha.
  - New Public Open space to include play area, informal recreation, bio-diversity net gain and decorative planting - 4.95Ha.
  - Landscape buffer along the boundary with the A4 New Bath Road.
  - Line of 1-in-a-1000 year flood zone shown dotted.
  - Development areas to include residential buildings, private gardens, parking, infrastructure and decorative planting - 7.18Ha.
  - Land reserved for infrastructure, main pedestrian & cycle route, main vehicular routes & parking.
  - Garden set-back along the boundary of the railway land.
  - Line of existing agricultural track.
  - County Highway owned land.
  - Existing trees retained
  - Proposed barrier to prevent southern access use as a main route for new housing. (Location to be agreed).

Rev:E 07/12/2022 OS plan updated along High Street & Wargrave Road.  
 Rev:D 18/03/2021 Garden set-back & A4 buffer revised. Overall areas amended to suit.  
 Rev:C 24/06/2021 Further notes revised, barrier location added.  
 Rev:B 23/06/2021 Drawing renamed illustrative. Further descriptions added.  
 Rev:A 15/06/2021 Red line boundary amended to include highway land. Land areas updated.

This page is intentionally left blank