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Appendix A



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Key:

- Extent of application
- Primary school development
- Extra Care facility
- Residential development
- Public open space/
landscape areas
- Allotments
- Existing public footpath
- Proposed footpath/amenity
network
- Proposed footpath and cycle
routes/links
- Proposed network of green
routes and spaces
- Bradford's Brook
- Bradford's Brook corridor -
area of ecological habitat,
SUDs attenuation
- Existing shelter belt planting /
tree screen
- Existing hedgerows

Appendix B

NOTES:
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
DIMENSIONS BEFORE ANY WORK IS FABRICATED

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REVISIONS

Rev.	Date	Description
A	07.07.16	Minor amendment
B	25.07.16	Minor amendment
C	14.10.16	Minor amendment
D	21.12.16	Red line adjustment
E	10.01.17	Wates development
F	06.07.17	Red line adjustment
G	21.07.17	Red line adjustment
H	09.08.17	Amendments
J	10.08.17	Amendments
K	03.10.17	Minor amendment

Client :
Berkeley Homes
(Oxford & Chiltern)
Ltd

Job :
Land at Winterbrook,
Wallingford

Drawing Title:
Parameter Plans:
Green Infrastructure

Scale:
NTS @A3

Date: Jun 16 Drawn By: ED Checked: ED

Drawing No: 3002.SK07 Revision: K

PLANNING

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Wiltshire, SN13 0RP
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NORTH ↑

Key:

- Extent of application
- Primary school development
- Extra Care facility
- Residential development
- Public open space/ landscape areas
- Primary access route
- Secondary access routes
- Emergency access
- Existing public footpath/ cycleway
- Proposed footpath/amenity network
- Proposed footpath and cycle routes/links

Appendix C

NOTES:
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REVISIONS

Rev.	Date	Description
A	07.07.16	Minor amendment
B	25.07.16	Minor amendment
C	14.10.16	Minor amendment
D	21.12.16	Red line adjustment
E	10.01.17	Wates development
F	06.07.17	Red line adjustment
G	21.07.17	Red line adjustment
H	10.08.17	Road adjustment
J	03.10.17	Minor amendment

Client :
 Berkeley Homes
 (Oxford & Chiltern)
 Ltd

Job :
 Land at Winterbrook,
 Wallingford

Drawing Title:
 Parameter Plans:
 Access and
 Movement

Scale:
 NTS @A3

Date: Jun 16 Drawn By: ED Checked: ED

Drawing No: 3002.SK06 Revision: J

PLANNING

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- Key:
- Extent of application
 - Primary school development - maximum 2 storey (12m)
 - Extra Care facility - maximum 4 storey (17m)
 - Maximum 2 storey (10m)
 - Maximum 3 storey (13m) - having regard to page 46 of the DAS

Appendix D

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REVISIONS

Rev.	Date	Description
A	27.06.16	Key text amendment - client comments
B	07.07.16	Minor amendments
C	14.10.16	Minor amendments
D	21.12.16	Red line adjustment
E	10.01.17	Wates development
F	06.07.17	Red line adjustment
G	21.07.17	Red line adjustment
H	03.10.17	Minor amendment

Client :
 Berkeley Homes
 (Oxford & Chiltern)
 Ltd

Job :
 Land at Winterbrook,
 Wallingford

Drawing Title:
 Parameter Plans:
 Building Heights

Scale:
 NTS @A3

Date: Jun 16 Drawn By: ED Checked: ED

Drawing No: 3002.SK05 Revision: H

PLANNING

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APPROACH TO SCALE, DENSITY & MIX

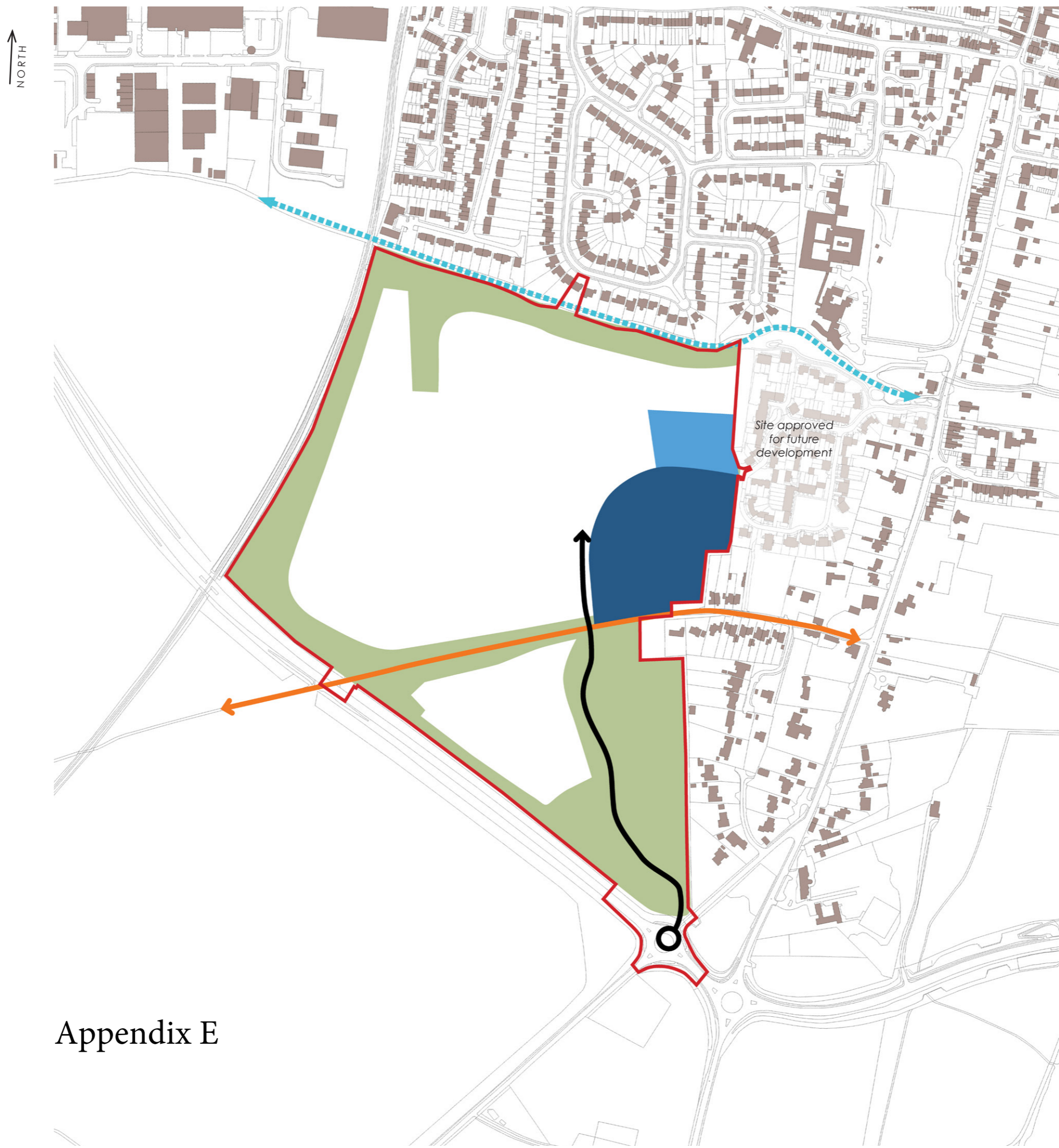
- 5.65 The masterplan illustrates a scheme for up to 550 dwellings, including an Extra Care Home and a site for a potential new primary school.
- 5.66 The scheme will consist of a mix of housing type and sizes, ranging from a small number of apartments, through 1, 2 and 3 bedroom terraced properties, to 4 bedroom semi detached and detached houses, with an emphasis on providing family accommodation to meet local needs.
- 5.67 Affordable housing will be available for rent and purchase (shared ownership) by local people, to meet South Oxfordshire District Council requirements.
- 5.68 Density and scale will vary across the site to suit the various characters of the areas and the location. The highest concentration of density and scale will occur around the central areas, as shown opposite, where the buildings need to define the main spaces and routes with terraces and groups. An occasional increase in scale occurs elsewhere to form focal buildings at key junctions to provide legibility for the scheme.
- 5.69 Both density and scale reduce towards the main open spaces and the perimeter of the site, where detached and link detached dwellings form rural clusters around private courtyards. In addition small terraces turn to form frontages to the open areas and integrate the landscape with the development edge. This loose grain of development is appropriate to the location and will help to retain the informal edge to the new settlement boundary.
- 5.70 The detailed design of the buildings has not been undertaken at this stage but it is envisaged that they will reflect the local vernacular in form and detail, creating traditional terraces and building groups.

KEY:

■	2-3 storey
■	2 storey
■	Primary school (12m)
■	Extra Care facility (3-4 storey - 17m)



Storey Heights



NORTH ↑

Site approved
for future
development

Key:

- Extent of application
- Primary school development
- Extra Care facility
- Residential development
- Public open space/
landscape areas
- Main access route
- Existing public footpath
- Bradford's Brook

Appendix E

NOTES:
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F	21.07.17	Red line adjustment
G	09.08.17	Road adjustment
H	03.10.17	Minor amendment

Client :
Berkeley Homes
(Oxford & Chiltern)
Ltd

Job :
Land at Winterbrook,
Wallingford

Drawing Title:
Parameter Plans:
Land Use

Scale:
NTS @A3

Date: Jun 16 Drawn By: ED Checked: ED

Drawing No: 3002.SK03 Revision: H

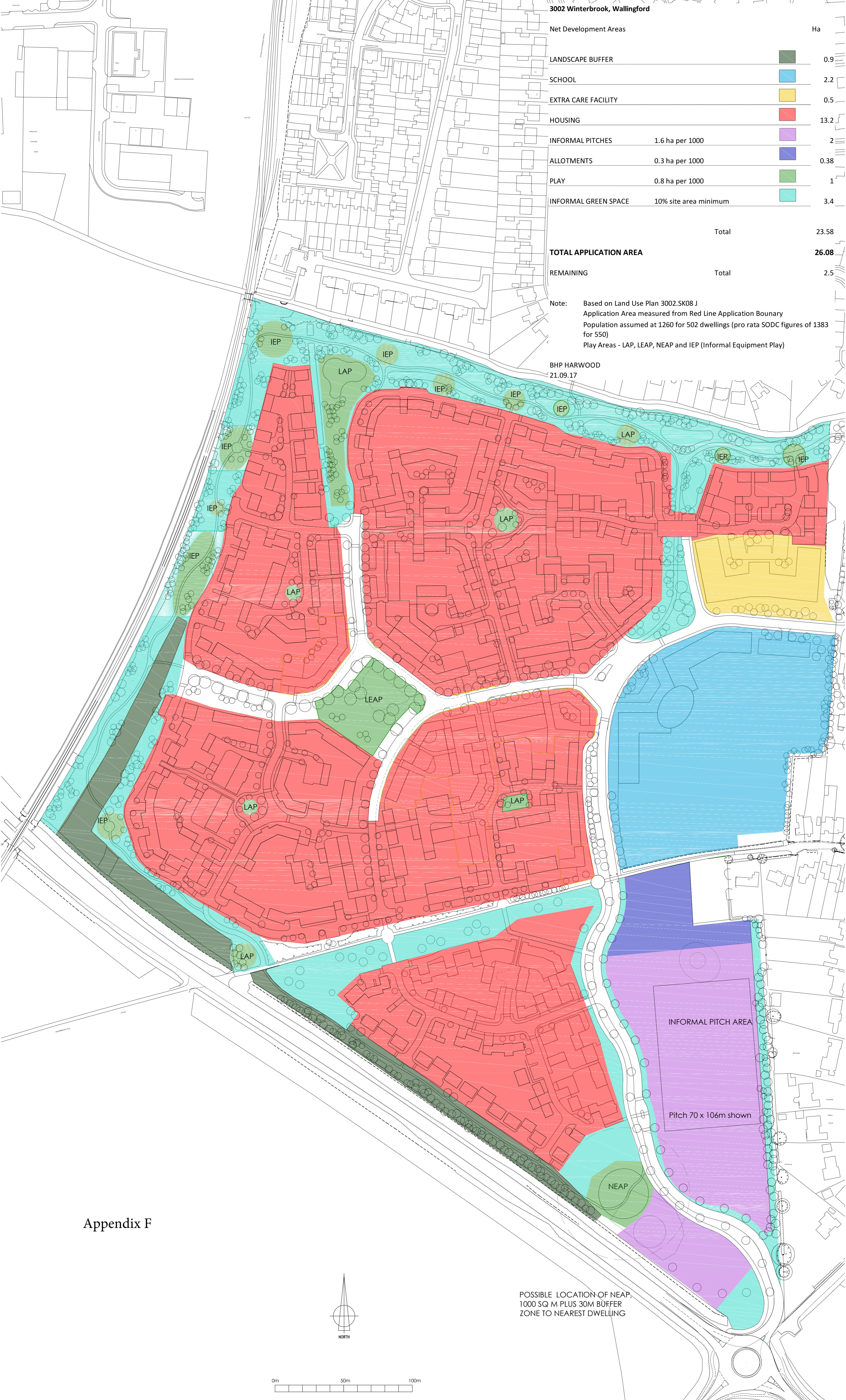
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3002 Winterbrook, Wallingford

Net Development Areas		Ha
LANDSCAPE BUFFER		0.9
SCHOOL		2.2
EXTRA CARE FACILITY		0.5
HOUSING		13.2
INFORMAL PITCHES	1.6 ha per 1000	2
ALLOTMENTS	0.3 ha per 1000	0.38
PLAY	0.8 ha per 1000	1
INFORMAL GREEN SPACE	10% site area minimum	3.4
Total		23.58
TOTAL APPLICATION AREA		26.08
REMAINING		2.5

Note: Based on Land Use Plan 3002.SK08 J
 Application Area measured from Red Line Application Boundary
 Population assumed at 1260 for 502 dwellings (pro rata SODC figures of 1383 for 550)
 Play Areas - LAP, LEAP, NEAP and IEP (Informal Equipment Play)

BHP HARWOOD
 21.09.17

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REVISIONS

Rev. No	Date:	Revision:
A	24.08.16	NDA updated - affordable housing included
B	08.06.17	Areas updated to include open spaces
C	19.06.17	NEAP area shown
D	10.07.17	Amendment to disposition of spaces
E	17.07.17	Access road adjustment to accommodate informal pitches
F	09.08.17	Road alignment adjusted. Areas updated
G	10.08.17	Minor amendments
H	21.09.17	Updated land use areas for 502 dwellings
J	22.09.17	Minor amendment

Client:
**Berkeley Homes
 Oxford and Chiltern
 Ltd**

Job:
Land at Winterbrook

Drawing Title:
Land Use Plan

Scale:
1:1250 @ A1

Date:
Aug 2016

Drawing No:
3002 SK08

Drawn By:
J

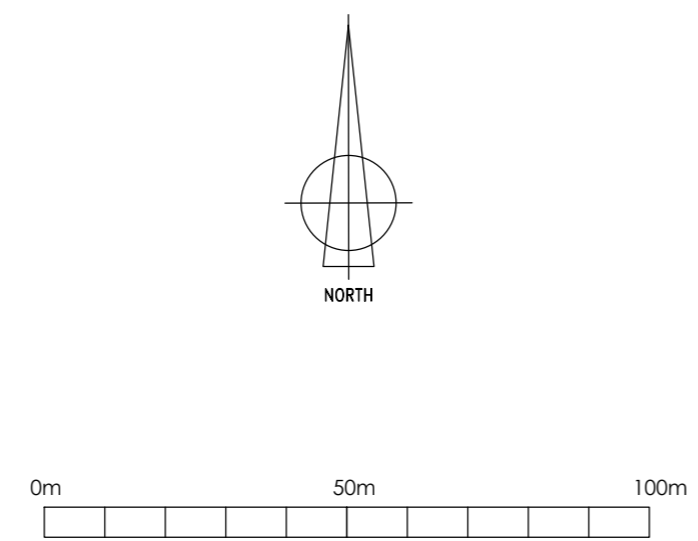
Revision:
J

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Appendix F



POSSIBLE LOCATION OF NEAP,
 1000 SQ M PLUS 30M BUFFER
 ZONE TO NEAREST DWELLING

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