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**LEGEND**

**Application Site Boundary:** 142.55 ha

**Uses**

- Housing: 54.00 ha
- Neighbourhood Centre: 2.35 ha
- Community Centre: 0.32 ha
- Primary School Sites: 4.44 ha (2 x 2.22 ha)
- Site for Potential Secondary School: 8.68 ha
- Potential Site for C3 Extra Care Housing: 0.50 ha
- Sports Centre: 3.60 ha
- (Remaining Infrastructure: 9.22 ha)

**Movement**

- Existing Public Footpath
- Existing Bridleway
- National Cycle Route 5 (Sustrans)
- Vehicular Access Points
- Primary Vehicular Circulation Routes
- Secondary Vehicular Circulation Routes
- Proposed Cycle/Pedestrian Routes
- Proposed Crossing Improvements
- Retained Field Access

**Utilities**

- Existing national high pressure gas main
- Proposed corridor for reinforced and re-routed high pressure gas main (exact position to be confirmed - 18m easement corridor shown)
- 12m minimum offset from reinforced gas main to sensitive uses (assumed gas main is centred within corridor)
- Existing intermediate pressure gas main - 10m easement centred upon gas main

**Green Infrastructure**

- Existing Ditches and Drains Retained
- Existing Trees, Hedgerows and Copse to be Retained
- Playing Fields: 10.20 ha
- Allotments: 1.49 ha
- Area Retained As Farmland: 6.08 ha
- Surface Water Drainage Swales and Basins (SuDS): 10.26 ha
- Formal Public Open Space: 8.48 ha
- Green Infrastructure Corridors: 8.53 ha
- Nature Park: 14.20 ha
- Combined NEAP and LEAP (Neighbourhood/Local Equipped Area for Play)
- Local Equipped Area for Play (LEAP)

**Parameter Heights**

- Up to 5 storeys
- Up to 4 storeys
- Up to 3 storeys

**Revisions:**

- F: 29.07.15 SE: Label amendment.
- E: 14.07.15 S&M Amended to reflect Illustrative Masterplan Revision WY (1720\_122\_rev W).
- D: 09.03.15 S&M Site boundary amended to reflect Application Site Boundary Plan (1720\_145\_Rev F).

**CSa**  
 environmental planning  
 Gues Barns High Street, Ashwell  
 Hertfordshire, SG7 9NF  
 T 01462 743647  
 F 01462 743646  
 e ashwell@csaenvironmental.co.uk  
 Project: Land at North East Didcot

**Client:** Croudace Homes Ltd and University of Reading

**Scale @ Size:** 1:2500 @ A1  
**Date:** December 2013  
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**Revision:** F

Existing National Cycle Route 5 (Sustrans Route) and footpath

Existing high pressure gas main to be reinforced and re-routed within a green corridor through the development (exact position to be confirmed)

Existing hedgerow

Route of existing gas mains

Moor Ditch

Improvements to existing A4130 underpass incorporating vegetation to be cut back, lighting to be provided, improved signage and resurfacing

Improvements to existing uncontrolled crossing incorporating dropped kerbs, tactile paving, vegetation to be cut back, improved signage and steps to be reformed where required

Improvements to existing uncontrolled crossing incorporating dropped kerbs, tactile paving, vegetation to be cut back, improved signage and steps to be reformed where required

Improvements to existing uncontrolled crossing incorporating dropped kerbs, tactile paving, vegetation to be cut back and improved signage

SEE INSET 1

Willington Down Farmhouse (Grade II Listed)

Ladygrove Farmhouse (Grade II Listed)

HUGHES LAND - up to 80 units

SODC LAND - Up to 20 units

