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Field Access

Pearith Farm - up to 50 units

Potential Pedestrian and Cycle Link

Proposed new route of gas main

Ladygrove Brook

Retained as Farmland

Existing National Cycle Route 5 (Sustrans Route) and footpath

Allotments

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

Nature Park

Existing hedgerow

Existing Copse

Playing Fields

Route of existing gas mains

Moor Ditch

Housing

Housing

Housing

Housing

Housing

Housing

Primary School Site

Primary School Site

Site for Potential Secondary School

Sports Centre

Neighbourhood Centre

Potential Site for C3 Extra Care Housing

Community Centre

Formal Public Open Space

Willington Down Farmhouse (Grade II Listed)

Ladygrove Farmhouse (Grade II Listed)

Potential access

HUGHES LAND - up to 80 units

Potential access

Potential Pedestrian and Cycle Link

Potential access

Housing

SEE INSET 1

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

Neighbourhood Centre

Potential Footpath and Cycle crossings

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

INSET 1

LEGEND

0 50 100 metres

Application Site Boundary: 142.55 ha

Uses

- Housing: 54.00 ha
- Neighbourhood Centre: 2.35 ha
- Community Centre: 0.50 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: 4.10 ha

(Remaining Infrastructure: 8.90 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
- Proposed new route of gas main

Green Infrastructure

- Existing Ditches and Drains Retained
- Existing Trees, Hedgerows and Copse to be Retained
- Playing Fields: 10.29 ha
- Allotments: 1.49 ha
- Area Retained As Farmland: 6.08 ha
- Surface Water Drainage Swales and Basins (SuDS): 10.36 ha
- Formal Public Open Space: 8.52ha
- Green Infrastructure Corridors: 8.53 ha
- Nature Park: 13.81 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

Revision	Date	By	Description
J	01.11.16	SeM	Amended to reflect Illustrative Masterplan Revision EE (1720_122_rev EE).
I	15.03.16	SeM	Amended to reflect Illustrative Masterplan Revision AA (1720_122_rev AA).

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Title	Application Masterplan
Client	Croudace Homes Ltd and University of Reading
Scale @ Size	1:2500 @ A1
Date	December 2013
Drawn	SG
Checked	RR
Drawing Number	CSa/1720/146
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