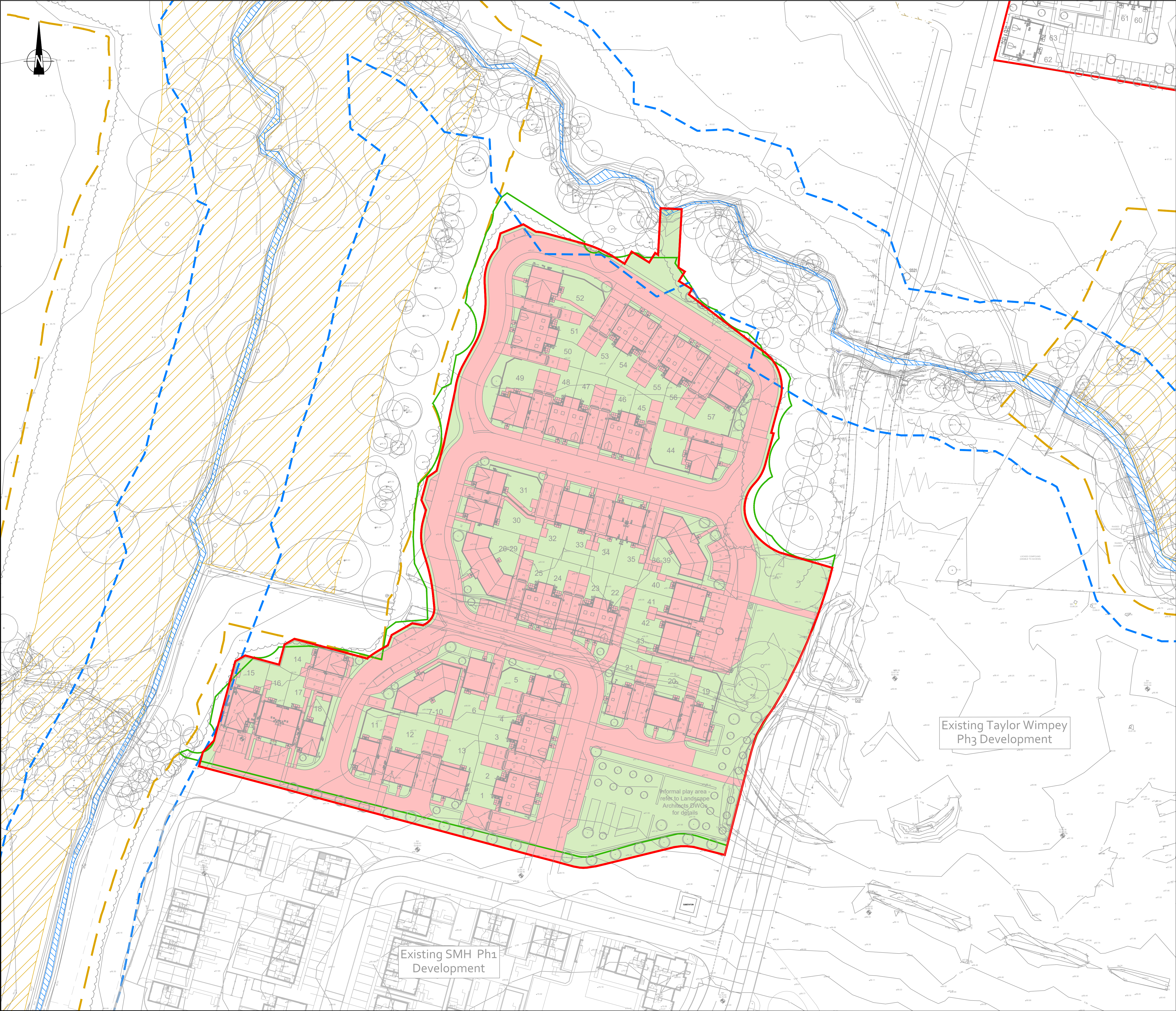


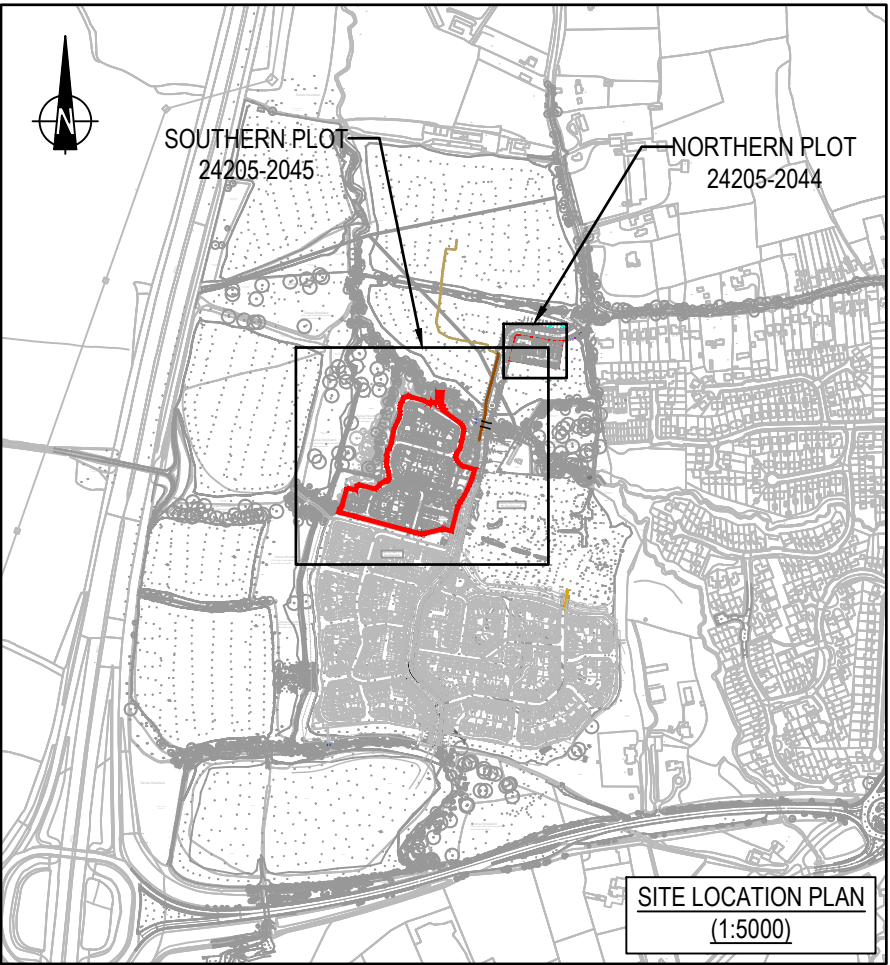


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 - ALL WORKS TO BE IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS, WSCC S278/38 STANDARD DETAILS & HIGHWAY CONSTRUCTION DETAILS.
 - MASTERPLAN SHOWN DATED 12.11.25 PROVIDED BY ROBERT LIMBRICK.
 - TOPOGRAPHICAL SURVEY SHOWN DATED NOVEMBER 2024 PROVIDED BY SLR.
 - TREE LAYOUT PROVIDED BY TOR DATED 18.11.24.
 - FOR NORTHERN PLOT DETAILS REFER TO 24205-2044 DRAWING PACK.
 - PHASE 1 DEVELOPMENT LAYOUT SHOWN DATED 11.12.18 PROVIDED BY ST MODWENS.
 - IMPERMEABLE AREAS SUBJECT TO CHANGE FOLLOWING ARCHITECT SURFACE FINISHES PLANS

KEY:

—	PROPOSED PLANNING APPLICATION BOUNDARY
—	ROOT PROTECTION AREA BOUNDARY
---	STREAM
---	20m STREAM BUFFER ZONE
---	ANCIENT WOODLAND
---	15m ANCIENT WOODLAND BUFFER ZONE
---	PROPOSED IMPERMEABLE AREA
---	PROPOSED PERMEABLE AREA

IMPERMEABLE AREA SUMMARY		
	HECTARES (ha)	PERCENTAGE (%)
TOTAL PLOT AREA	1.822	100
IMPERMEABLE	1.102	60.5
PERMEABLE	0.720	39.5



P06	UPDATED TO SUIT REVISED MASTERPLAN	21.11.25	WH	IA	PK
P05	UPDATED TO SUIT REVISED MASTERPLAN	26.09.25	WH	IA	PK
P04	AMENDED TO SHOW UPDATED BOUNDARY	07.02.25	JNC	IA	-
P03	AMENDED TO SUIT UPDATED LANDSCAPE LAYOUT	22.01.25	JM	IA	PK
P02	AMENDED FOLLOWING UPDATED SITE LAYOUT	15.01.25	LG	IA	PK
P01	REVISED FOLLOWING PARCEL NAME CHANGE	20.12.24	WH	JDM	PK
Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status

FOR PLANNING

LAND PARCELS ADJACENT TO
WORSSELL DRIVE, COPTHORNE
SOUTHERN PLOT
IMPERMEABLE AREAS PLAN

Client

stantec.com/uk

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READING
Tel: 01189 500 761

Date of 1st Issue 13.12.2024	Designed JDM	Drawn LG
A1 Scale 1:500	Checked IA	Approved PK
Drawing Number 24205/2045/501	Revision P06	