



- KEY**
- SITE BOUNDARY
  - PRIS LAND BOUNDARY
  - REFER TO ENCLOSURES LAYOUT FOR DETAILS
  - 1.8m BRICK SCREEN WALL
  - BLOCK PAVED SURFACE COLOUR: BRINDLE RED
  - BLOCK PAVED SURFACE COLOUR: CHARCOAL GREY
  - TURF TO GARDENS
  - INDICATIVE TREE PLANTING (subject to detailed landscape design)
  - EXISTING TREES TO BE RETAINED (subject to ARB survey)
  - EXISTING RPA TO BE REMOVED (subject to ARB survey)
  - EXISTING TREES TO BE REMOVED (subject to ARB survey)
  - EXISTING SHRUB PLANTING (subject to ARB survey)
  - INDICATIVE TREE PLANTING (refer to detailed landscape proposals)
  - INDICATIVE SHRUB PLANTING (refer to detailed landscape proposals)
  - GATE
  - DOOR AND PATIO TO REAR
  - DOOR/LEVEL THRESHOLD AND PATIO IN CONCRETE SLABS
  - FOOTPATH
  - ACTIVE FRONTAGE / ADDITIONAL WINDOW
  - PRIVATE DWELLINGS
  - AFFORDABLE SOCIAL RENTED DWELLINGS
  - AFFORDABLE AFFORDABLE RENTED DWELLINGS
  - AFFORDABLE SHARED OWNERSHIP DWELLINGS
  - DWELLINGS WITH CHIMNEYS
  - SHED FOR CYCLE STORAGE
  - RAIN GARDEN
  - INDICATIVE LOCATION OF AIR SOURCE HEAT PUMPS

| PARCEL R11              |                      |                | G.L.A.         |          |            |          |
|-------------------------|----------------------|----------------|----------------|----------|------------|----------|
| PRIVATE                 | Code                 | Type           | m <sup>2</sup> | F1       | Number     | Total F1 |
| <b>1 Bed Apartments</b> |                      |                |                |          |            |          |
| Block 1 - 1B AP         | 1 Bed (1P) Apartment | 63.8           | 664            | 1        | 664        |          |
| Block 2 - 1B AP         | 1 Bed (1P) Apartment | 50.2           | 540            | 3        | 1620       |          |
| Block 3 - 1B AP         | 1 Bed (1P) Apartment | 50.2           | 540            | 3        | 1620       |          |
| Block 4 - 1B AP         | 1 Bed (1P) Apartment | 51.2           | 552            | 3        | 1656       |          |
| Block 5 - 1B AP         | 1 Bed (1P) Apartment | 52.2           | 567            | 3        | 1671       |          |
| Block 6 - 1B AP         | 1 Bed (1P) Apartment | 50.2           | 557            | 6        | 1642       |          |
| <b>2 Bed Apartments</b> |                      |                |                |          |            |          |
| Block 1 - 2B AP         | 2 Bed (2P) Apartment | 79.3           | 756            | 2        | 1512       |          |
| Block 2 - 2B AP         | 2 Bed (2P) Apartment | 72.6           | 742            | 3        | 1346       |          |
| Block 3 - 2B AP         | 2 Bed (2P) Apartment | 70.4           | 748            | 3        | 1344       |          |
| Block 4 - 2B AP         | 2 Bed (2P) Apartment | 71.4           | 778            | 3        | 1394       |          |
| Block 5 - 2B AP         | 2 Bed (2P) House     | 74.0           | 797            | 1        | 797        |          |
| <b>2 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 2B H          | 2 Bed (2P) House     | 71.3           | 767            | 3        | 2301       |          |
| Block 2 - 2B H          | 2 Bed (2P) House     | 76.6           | 825            | 12       | 9900       |          |
| Block 3 - 2B H          | 2 Bed (2P) House     | 75.5           | 816            | 8        | 6528       |          |
| <b>3 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 3B H          | 3 Bed (3P) House     | 87.9           | 946            | 24       | 22704      |          |
| Block 2 - 3B H          | 3 Bed (3P) House     | 96.6           | 1029           | 2        | 2058       |          |
| Block 3 - 3B H          | 3 Bed (3P) House     | 108.9          | 1172           | 15       | 17580      |          |
| Block 4 - 3B H          | 3 Bed (3P) House     | 108.9          | 1172           | 5        | 5860       |          |
| Block 5 - 3B H          | 3 Bed (3P) House     | 106.7          | 1149           | 31       | 37517      |          |
| Block 6 - 3B H          | 3 Bed (3P) House     | 127.7          | 1375           | 20       | 27500      |          |
| Block 7 - 3B H          | 3 Bed (3P) House     | 104.6          | 1116           | 18       | 20088      |          |
| <b>4 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 4B H          | 4 Bed (4P) House     | 109.4          | 1178           | 11       | 12958      |          |
| Block 2 - 4B H          | 4 Bed (4P) House     | 120.5          | 1297           | 2        | 2594       |          |
| Block 3 - 4B H          | 4 Bed (4P) House     | 130.4          | 1404           | 11       | 15444      |          |
| Block 4 - 4B H          | 4 Bed (4P) House     | 129.8          | 1397           | 4        | 5588       |          |
| Block 5 - 4B H          | 4 Bed (4P) House     | 131.6          | 1441           | 8        | 11528      |          |
| Block 6 - 4B H          | 4 Bed (4P) House     | 119.8          | 1297           | 6        | 7794       |          |
| Block 7 - 4B H          | 4 Bed (4P) House     | 141.3          | 1521           | 4        | 6084       |          |
| <b>5 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 5B H          | 5 Bed (5P) House     | 155.1          | 1669           | 2        | 3338       |          |
| Block 2 - 5B H          | 5 Bed (5P) House     | 164.8          | 1778           | 4        | 7112       |          |
| <b>Sub Totals</b>       |                      |                |                |          |            |          |
|                         |                      |                |                | 223      | 21492      |          |
| <b>Affordable</b>       |                      |                |                |          |            |          |
| Code                    | Type                 | Social Rental  |                | Total F1 |            |          |
| Block 1 - 1B F1         | 1 Bed (1P) Flat      | m <sup>2</sup> | F1             | Number   | Total F1   |          |
| Block 2 - 1B F1         | 1 Bed (1P) Flat      | 54.0           |                |          | 0          |          |
| Block 3 - 1B F1         | 1 Bed (1P) Flat      | 54.1           |                |          | 0          |          |
| Block 4 - 1B F1         | 1 Bed (1P) Flat      | 50.2           |                | 3        | 1620       |          |
| Block 5 - 1B F1         | 1 Bed (1P) Flat      | 51.2           |                | 6        | 3312       |          |
| Block 6 - 1B F1         | 1 Bed (1P) Flat      | 50.2           |                | 9        | 4860       |          |
| Block 7 - 1B F1         | 1 Bed (1P) Flat      | 50.2           |                | 9        | 4860       |          |
| <b>2 Bed Flats</b>      |                      |                |                |          |            |          |
| Block 1 - 2B F1         | 2 Bed (2P) Flat      | 74.0           |                | 797      | 3391       |          |
| Block 2 - 2B F1         | 2 Bed (2P) Flat      | 75.5           |                | 816      | 3264       |          |
| <b>2 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 2B H          | 2 Bed (2P) House     | 71.3           |                | 767      | 2984       |          |
| Block 2 - 2B H          | 2 Bed (2P) House     | 76.6           |                | 825      | 3296       |          |
| <b>3 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 3B H          | 3 Bed (3P) House     | 87.9           |                | 946      | 3786       |          |
| Block 2 - 3B H          | 3 Bed (3P) House     | 96.6           |                | 1029     | 4116       |          |
| Block 3 - 3B H          | 3 Bed (3P) House     | 108.9          |                | 1172     | 4692       |          |
| Block 4 - 3B H          | 3 Bed (3P) House     | 108.9          |                | 1172     | 4692       |          |
| Block 5 - 3B H          | 3 Bed (3P) House     | 106.7          |                | 1149     | 4596       |          |
| Block 6 - 3B H          | 3 Bed (3P) House     | 127.7          |                | 1375     | 5500       |          |
| Block 7 - 3B H          | 3 Bed (3P) House     | 104.6          |                | 1116     | 4464       |          |
| <b>4 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 4B H          | 4 Bed (4P) House     | 109.4          |                | 1178     | 4716       |          |
| Block 2 - 4B H          | 4 Bed (4P) House     | 120.5          |                | 1297     | 5188       |          |
| Block 3 - 4B H          | 4 Bed (4P) House     | 130.4          |                | 1404     | 5616       |          |
| Block 4 - 4B H          | 4 Bed (4P) House     | 129.8          |                | 1397     | 5588       |          |
| Block 5 - 4B H          | 4 Bed (4P) House     | 131.6          |                | 1441     | 5764       |          |
| Block 6 - 4B H          | 4 Bed (4P) House     | 119.8          |                | 1297     | 5188       |          |
| Block 7 - 4B H          | 4 Bed (4P) House     | 141.3          |                | 1521     | 6084       |          |
| <b>5 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 5B H          | 5 Bed (5P) House     | 155.1          |                | 1669     | 6676       |          |
| Block 2 - 5B H          | 5 Bed (5P) House     | 164.8          |                | 1778     | 7112       |          |
| <b>Sub Totals</b>       |                      |                |                |          |            |          |
|                         |                      |                |                | 50       | 4032       |          |
| <b>Shared Ownership</b> |                      |                |                |          |            |          |
| Code                    | Type                 | Self/Share     |                | Total F1 |            |          |
| Block 1 - 1B SO         | 1 Bed (1P) Flat      | m <sup>2</sup> | F1             | Number   | Total F1   |          |
| Block 2 - 1B SO         | 1 Bed (1P) Flat      | 50.1           |                | 599      | 3          | 1617     |
| Block 3 - 1B SO         | 1 Bed (1P) Flat      | 68.3           |                | 681      | 3          | 2043     |
| Block 4 - 1B SO         | 1 Bed (1P) Flat      | 70.9           |                | 704      | 3          | 2112     |
| Block 5 - 1B SO         | 1 Bed (1P) Flat      | 50.2           |                | 540      | 3          | 1620     |
| Block 6 - 1B SO         | 1 Bed (1P) Flat      | 50.2           |                | 540      | 3          | 1620     |
| Block 7 - 1B SO         | 1 Bed (1P) Flat      | 50.2           |                | 540      | 3          | 1620     |
| <b>2 Bed Flats</b>      |                      |                |                |          |            |          |
| Block 1 - 2B SO         | 2 Bed (2P) Flat      | 76.6           |                | 825      | 7          | 5775     |
| Block 2 - 2B SO         | 2 Bed (2P) Flat      | 76.6           |                | 825      | 16         | 13712    |
| <b>2 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 2B H          | 2 Bed (2P) House     | 71.3           |                | 767      | 1          | 946      |
| Block 2 - 2B H          | 2 Bed (2P) House     | 76.6           |                | 825      | 2          | 1908     |
| Block 3 - 2B H          | 2 Bed (2P) House     | 70.4           |                | 748      | 3          | 2244     |
| Block 4 - 2B H          | 2 Bed (2P) House     | 71.4           |                | 778      | 3          | 2334     |
| Block 5 - 2B H          | 2 Bed (2P) House     | 74.0           |                | 797      | 1          | 797      |
| <b>4 Bed Houses</b>     |                      |                |                |          |            |          |
| Block 1 - 4B H          | 4 Bed (4P) House     | 109.3          |                | 1177     | 3          | 3531     |
| <b>Sub Totals</b>       |                      |                |                |          |            |          |
|                         |                      |                |                | 50       | 4032       |          |
| <b>Grand Totals</b>     |                      |                |                |          |            |          |
|                         |                      |                |                | 343      | 3432       |          |
| <b>Net area (Gross)</b> |                      |                |                |          |            |          |
|                         |                      |                |                | 22.45    | Self/Share | 1336     |

| AFFORDABLE SPLIT |    | AFFORDABLE SPLIT |  |
|------------------|----|------------------|--|
| 1Bf              | 30 | 25.0%            |  |
| 2Bf              | 10 | 8.3%             |  |
| 2Bh              | 51 | 42.5%            |  |
| 3Bh              | 24 | 20.0%            |  |
| 4Bh              | 5  | 4.2%             |  |
| 120              |    | 100.0%           |  |

| Dwelling size and type | Minimum Gross Internal Floor Area (sqm) | Proportion of Total Affordable Housing Dwellings |
|------------------------|-----------------------------------------|--------------------------------------------------|
| 1 bedroom              | 50                                      | No fewer than 20%                                |
| 2-bedroom flat         | 61                                      | No more than 10%                                 |
| 2-bedroom house        | 79                                      | No fewer than 40%                                |
| 3-bedroom              | 93                                      | No fewer than 20%                                |
| 4-bedroom              | 106                                     | No more than 10%                                 |

| MIXED Accommodation     |      |                      |                |     |        |                      |
|-------------------------|------|----------------------|----------------|-----|--------|----------------------|
| PRIVATE                 | Code | Type                 | m <sup>2</sup> | F1  | Number | Total m <sup>2</sup> |
| <b>1 Bed Apartments</b> |      |                      |                |     |        |                      |
| Block 1 - 1B AP         | 1    | 1 Bed (1P) Apartment | 51.2           | 557 | 1      | 557                  |
| Block 2 - 1B AP         | 1    | 1 Bed (1P) Apartment | 50.2           | 540 | 2      | 1114                 |
| <b>2 Bed Houses</b>     |      |                      |                |     |        |                      |
| Block 1 - 2B H          | 2    | 2 Bed (2P) House     | 71.3           | 767 | 1      | 767                  |
| Block 2 - 2B H          | 2    | 2 Bed (2P) House     | 70.4           | 825 | 1      | 825                  |
| Block 3 - 2B H          | 2    | 2 Bed (2P) House     | 75.5           | 816 | 1      | 816                  |
| <b>Sub Totals</b>       |      |                      |                |     |        |                      |
| 1 Bed Apartments        |      |                      |                |     | 1104   |                      |
| 2 Bed Houses            |      |                      |                |     | 3      | 2408                 |
| <b>Grand Totals</b>     |      |                      |                |     |        |                      |
|                         |      |                      |                |     | 14     | 3572                 |

T 21.11.25 Accommodation schedule updated. ACG DGP

S 12.11.25 Affordable units and schedule amended in line with client's comments. DGP

R 30.09.25 Parking bays removed north of block 5 and bay windows added to front of plots 2114 & 2219 in line with client's instructions. DGP DGP

Q 10.09.25 Roads amended in line with M&A tracking layout. DGP DGP

P 01.09.25 Plots 2256-2262 and associated road amended to increase distance to woodland buffer in line with Planning officer's comment to address consultation comments. DGP DGP

N 30.06.25 Plots 2256, 2259 & block 5 amended. Block 5, 2, 3, 4 and associated parking updated, screen wall extent have been updated. SR DGP

M 05.06.25 Plots 2001-2005, 2006, 2237, 2238, 2274, 2275, 2310-2312 re-oriented / re-positioned; plots 2004, 2045, 2046, 2048 changed to house type G, plot 2003 changed to house type 356, arrangements for footpaths for blocks 1, 2 & 8 amended, resulting plot 2079 to be handed & further layout amendments carried out to address consultation comments. SR DGP

L 19.03.25 Schedule updated in respect of 341 & 351 types in line with client's request & revision 11. SR DGP

K 17.03.25 Road layout in front of plots 2271 & 2236-2312 amended and 3m wide pedestrian cycle path added opposite to plot 2274. SR DGP

J 06.03.25 Landscaping info updated with latest landscape designs. SR DGP

I 25.02.25 House type 42 at plots 2051, 2054, 2061 & 2002 changed to 352. SR DGP

H 18.02.25 Landscaping and paths updated. SR DGP

G 10.02.25 Layout amended following comments received from Local Authority, highways engineer & client. SR DGP

F 10.02.25 Block 3 re-positioned and plot callings added; plots 2003, 2004, 2272 & 2273 & plot 2114 changed to a 581 while 2118 to 462 as per client's comments. SR DGP

E 04.02.24 Layout amended following comments received from pre-ap meeting held on 24.01.25. SR DGP

D 22.01.24 Affordable split updated as per client's comments & layout updated as per landscaping & highways comments received. SR DGP

C 14.01.24 Geometric lining head added to blocks 6-7 at plots 2164-2172 & SR 2194-2199 while plots 1-4 re-positioned following latest highways comments been received & affordable tenure been split in to rented & shared accommodation as per 1106. SR DGP

B 23.12.24 Drawing amended to presentation layout REV L. SR DGP

A 11.12.24 Drawing amended to presentation layout REV K. SR DGP

Rev. Date Description Drawn Checked

Client **KIER**

Project **South Wokingham Phase R11**

Drawing Title **Proposed Planning Layout**

Scale **1:500 @ A0**

Date **August 2024**

Rev. **T**

Dwg No **P1904.R11.01**

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