33.1m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 33.1m PEDESTRIAN VISIBILITY SPLAY

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x 11.8m ACHIEVABLE PEDESTRIAN VISIBILITY SPLAY

0.5m MARGIN

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

PROVISION OF DROPPED KERB CROSSING AND TACTILE PAVING

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

22.4m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY

2.4m x 22.4m VISIBILITY SPLAY

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY (TO 2.0m OFFSET)

ACCESS TO EXISTING BOAT TO BE RETAINED

2.0m WIDE FOOTWAY

KINGFISHER GROVE

Woodcock Lane

Access to BOAT

Play Area

Seating

footpath

turning / access

turning head

LAP

mown grass footpath route

existing overhead power lines to be sent underground and routed through proposed development

Drain

KEY:

- Existing tree positions
- Indicative new landscaping and tree planting
- Parking space & allocation (Bay at 2.5m x 5.0m)
- Visitor parking space
- Garden Shed / Cycle Storage
- boundary timber fencing
- development boundary line set on 54.25m contour line
- Tenure - Rented
- Tenure - Shared Ownership

site boundary
Full site area = 5.827 hectares (approx)
as shown within red boundary line

Final boundary positions to be agreed / confirmed.
All subject to a detailed site, boundary & tree surveys.

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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
C	Base layout and landscaping details revised.	ML		09\|10\|24
B	Base layout and landscaping details revised.	ML		12\|07\|24
A	Base layout and landscaping details revised.	ML		05\|07\|24

Residential Development
Land West Of Kingfisher Grove
Three Mile Cross
Berkshire RG7 1LZ

SNG Sovereign Network Group

DRAWING TITLE
Housing Tenure Plan

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SCALE	SHEET SIZE	DRAWN	CHKD	DATE
1:500	A1	ML		17/09/2024

RM PLANNING

0 5 10 15 20 25 30 35 40 45
1:500 Sc

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