



KEY: SITE LAYOUT

APPLICATION BOUNDARY

SURFACE MATERIALS:

GARDEN/POS/HIGHWAY VERGE
(SEE DETAILED LANDSCAPE PROPOSALS)

TARMACADUM

BLOCK PAVING

ENCLOSURE DETAILS:

1.8M HIGH BRICK WALL

1.8M HIGH CLOSE BOARDED FENCING

0.9M HIGH ESTATE RAILING

LANDSCAPING:

INDICATIVE TREE PLANTING
(SEE DETAILED LANDSCAPE PROPOSALS)

RETAINED VEGETATION
(SEE TREE RETENTION PLAN)

ROOT PROTECTION AREA

POTENTIAL ALLOTMENTS

OTHER:

BIN COLLECTION POINT

GATE/PERSONNEL DOOR

CYCLE STORE

SOCIAL RENT

SHARED OWNERSHIP

AFFORDABLE RENT

PROPOSED DIVERSION TO SEWERS
AND MANHOLES

EXISTING SEWERS AND MANHOLES

House Type Schedule - Parcel N, Arborfield Green						
Open Mix Housetypes	No's	Sq.ft	Total Sq.ft	Beds	Storeys	Individual %
Dorset	1	750	750	2	2	2%
Caldwell	5	785	3,825	2	2	9%
Redgrave	4	922	3,688	3	2	8%
Chelmsford M4(2)	3	997	2,991	3	2	6%
Chelmsford	1	997	997	3	2	2%
Seaton	2	1,043	2,086	3	2	4%
Foley	6	1,127	6,762	3	2.5	11%
Romsey	12	1,176	14,112	4	2	23%
Kewick	2	1,226	2,452	4	2	4%
Marlborough	2	1,517	3,034	4	2	4%
Dorking	6	1,517	9,102	4	2	11%
Burford M4(2)	2	1,612	3,224	4	2	4%
Watton	7	1,855	12,985	5	2.5	13%
Affordable Housetypes	No's	Sq.ft	Total Sq.ft	Beds	Storeys	Individual %
Social Rent						
1B Maisonette M4(2) GF	3	538	1,614	1	1	69%
1B Maisonette M4(2) FF	3	663	1,989	1	1	
AFR 2B3P M4(2)	1	767	767	2	2	
AFR 3B4P M4(2)	1	914	914	3	2	
AFR 4B5P M4(2)	1	1,056	1,056	3	2	8%
Shared Ownership						
AFR 2B3P M4(2)	1	767	767	2	2	
AFR 3B4P M4(2)	2	914	1,828	3	2	
Affordable Rent						
AFR 2B3P M4(2)	1	767	767	2	2	8%
Total Open Market Units	53		66,008			
Total Affordable Units	13		9,702			
Total Units	66		75,710			
Coverage						
Nett Developable Area	4.15 Acres					
Nett Developable Hectares	1.68 Hectares					
Square Foot Per Acre	18,243 Sq.ft/Acre					
Dwellings Per Hectare	39 DPH					
Dwellings Per Acre	16 DPA					
% 2.5 storey of OM	25%					

PARCEL N, ARBORFIELD GREEN, WOKINGHAM – SITE LAYOUT

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: THA/FD | APPROVED BY: STH | DATE: 12/05/2026 | SCALE: 1:500@A0 | DRWG: P24-1739_DE_01_AF_01 | CLIENT: CREST NICHOLSON (CHILTERN) |

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