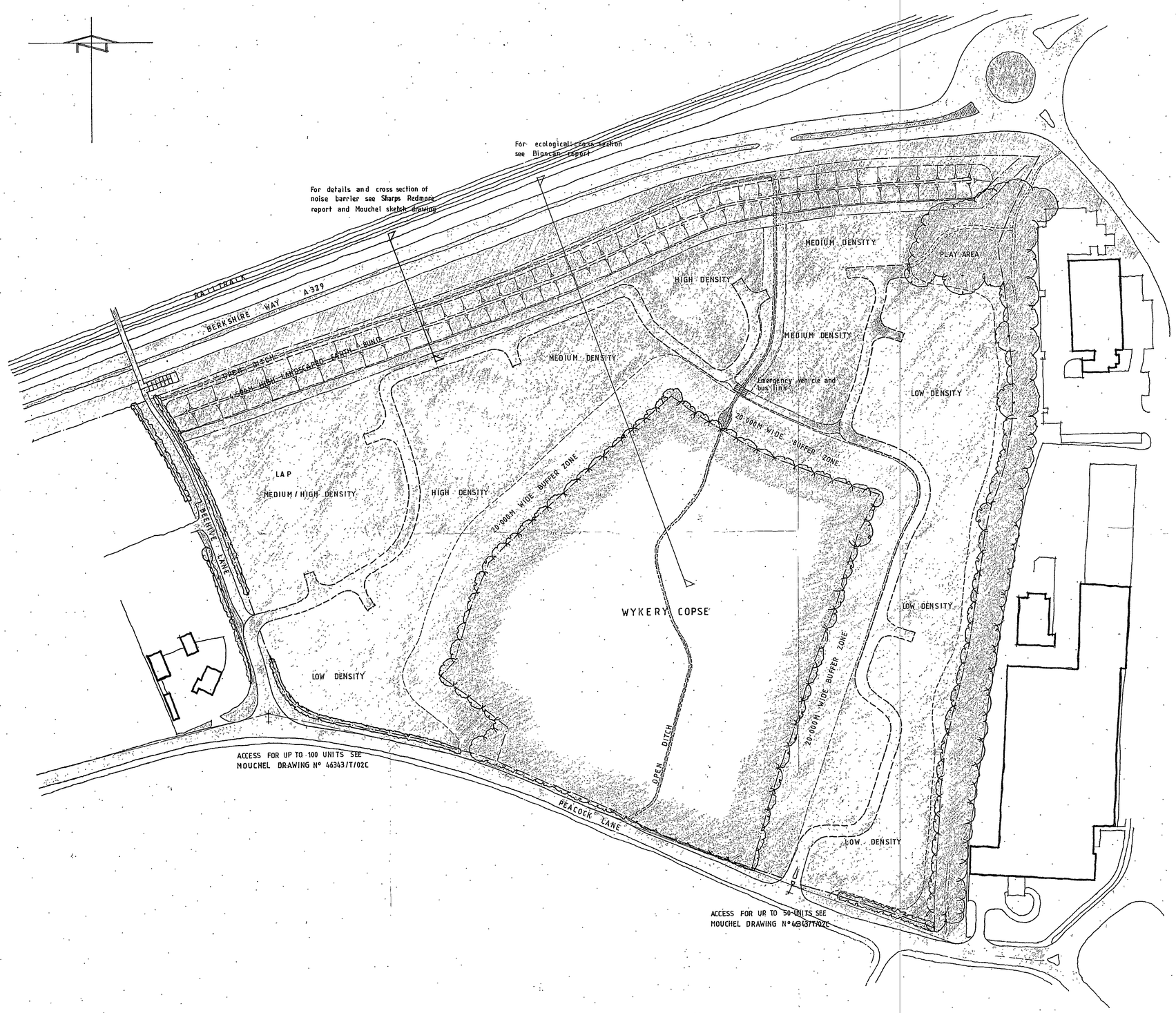



## Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.

TOTAL SITE AREA = 11·420 ha
28·200 acres

NET DEVELOPABLE AREA = 4·940 ha
12·210 acres

DENSITY = 30·31 units / hectare

CONSULTATION COPY

02/01041

Project
Proposed residential development
Wykery Copse
Peacock Lane
BRACKNELL

Client
Wykery Copse Ltd

Drawing
SITE LAYOUT - SCHEMATIC

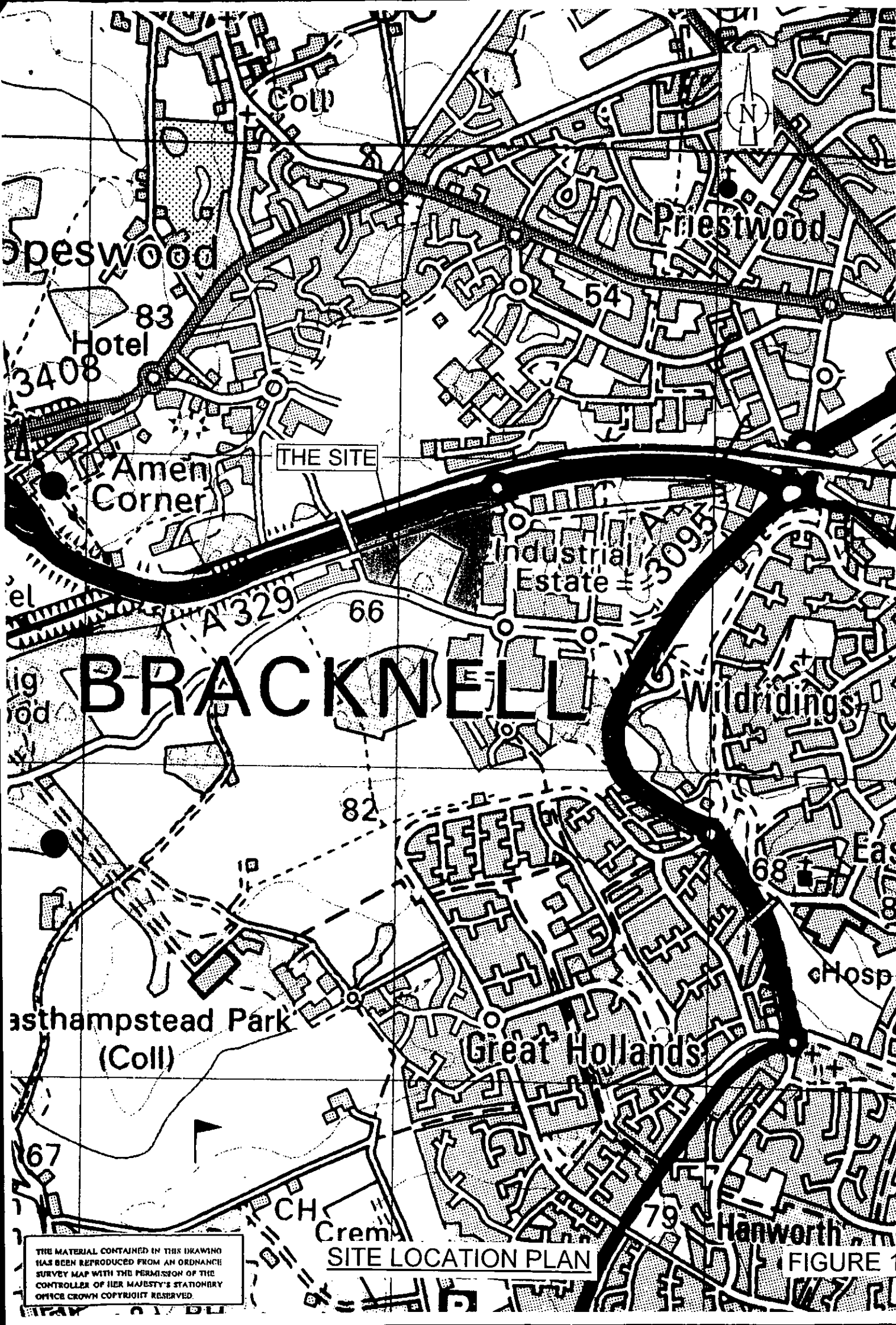
Scale 1:1000

Date September 2002

**The Edwards Irish Partnership**
**Architects & Surveyors**
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1532 Dwg. 03

RAPIDOS 1895-495T

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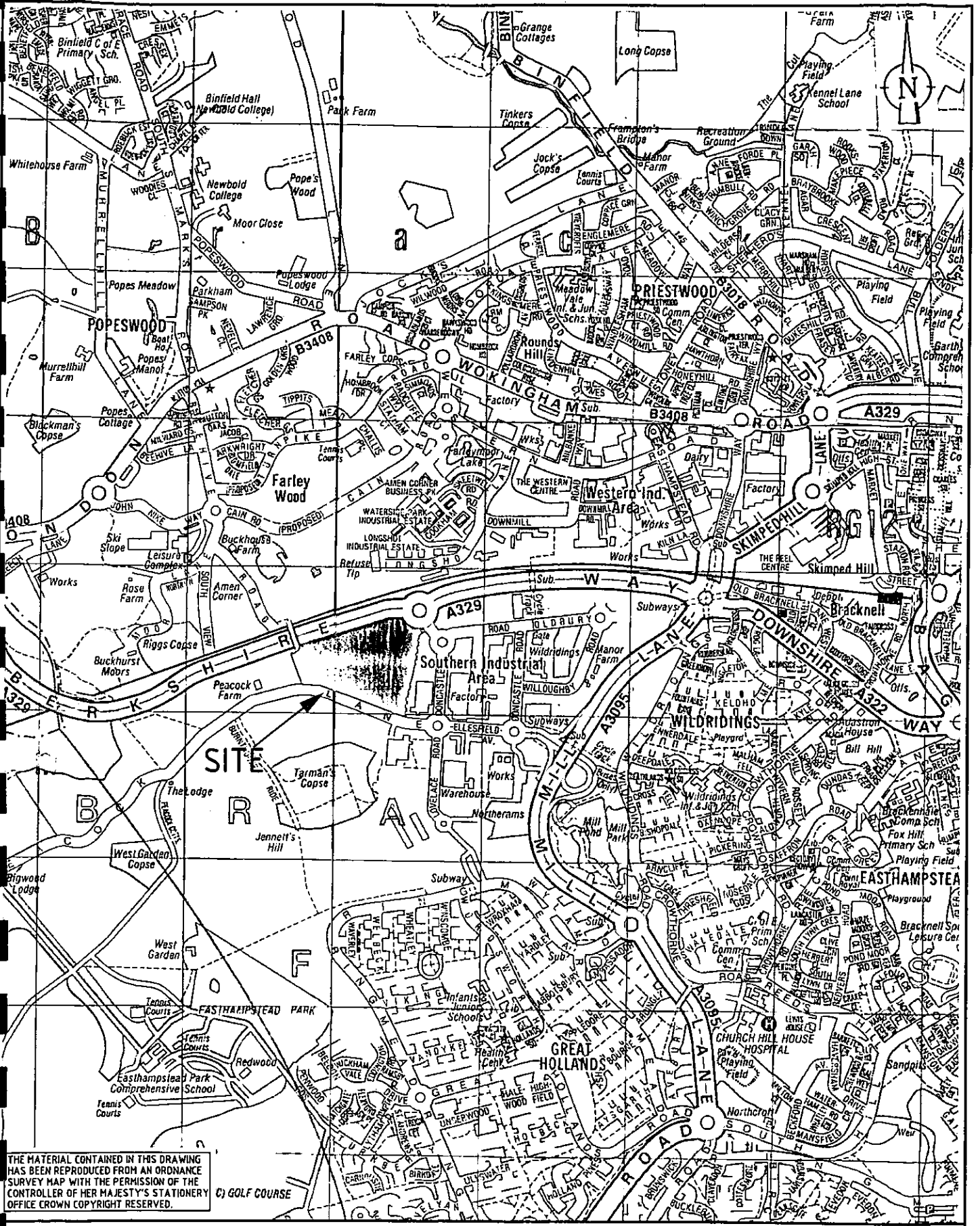
SITE LOCATION PLAN

FIGURE 1


SITE
Binfield C of E Primary Sch.
Binfield Hall (Newbold College)
Park Farm
Grange Cottages
Long Copse
Tinkers Copse
Jock's Copse
Frampton's Bridge
Manor Farm
Recreation Ground
Kennel Lane School
Whitehouse Farm
Newbold College
Pope's Wood
Moor Close
Popes Meadow
Parkham
Popes Wood Lodge
POPESWOOD
Popes Manor
Murrellhill Farm
Blackman's Copse
Popes Cottage
Farley Wood
Ski Slope
Leisure Complex
Buckhouse Farm
Rose Farm
Amen Corner
Riggs Copse
Buckhurst Moors
Peacock Farm
Tarman's Copse
The Lodge
Jennett's Hill
West Garden Copse
Bigwood Lodge
West Garden
Tennis Courts
EASTHAMPSTEAD PARK
Redwood
Easthampstead Park Comprehensive School
PRIESTWOOD
Meadow Vale Inf. & Jun. Schs.
Rounds Hill
WOKINGHAM Sub. Factory
Farleymoor Lake
Western Ind. Area
THE WESTERN CENTRE
Dairy
Factory
Skimped Hill
THE REEL CENTRE
Bracknell
Southern Industrial Area
Factory
Warehouse
Northerams
Mill Pond
Mill Park
WILDRIDINGS
Wildridings Inf. & Jun. Schs.
Fox Hill Primary Sch
Playing Field
EASTHAMPSTEAD
Bracknell Sports Leisure Centre
Comm. Cen.
CHURCH HILL HOUSE HOSPITAL
GREAT HOLLANDS
Infants & Junior Schools
Health Cen.
Northcroft
Sandpits
Weir
Playground
Playing Field
Refuse Tip
Gate
Subways
Depot
Offs.
Works
Sub
Sub Sta.
Allotments
Cricket Ground
Bowling Green
Tennis Courts
Swimming Pool
Bus Station
Library
Police Station
Fire Station
Public House
Post Office
Church
Chapel
Cemetery
Golf Course
Caravan Site
Nursery
Reservoir
Pumping Station
Electricity Sub Station
Gas Governor
Radio Mast
Mast
Tank
Quarry
Sand Pit
Refuse Disposal Site
Sewage Works
Sewage Disposal Works
Slipway
Boat House
Boat Hse.
Ferry
Ford
Weir
Lock
Pier
Jetty
Wharf
Dock
Canal
Tunnel
Aqueduct
Viaduct
Bridge
Level Crossing
Station
Goods Station
Siding
Tramway
Pylon
Power Line
Pipe Line
Gas Main
Water Main
Sewer
Boundary
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Rural District Boundary
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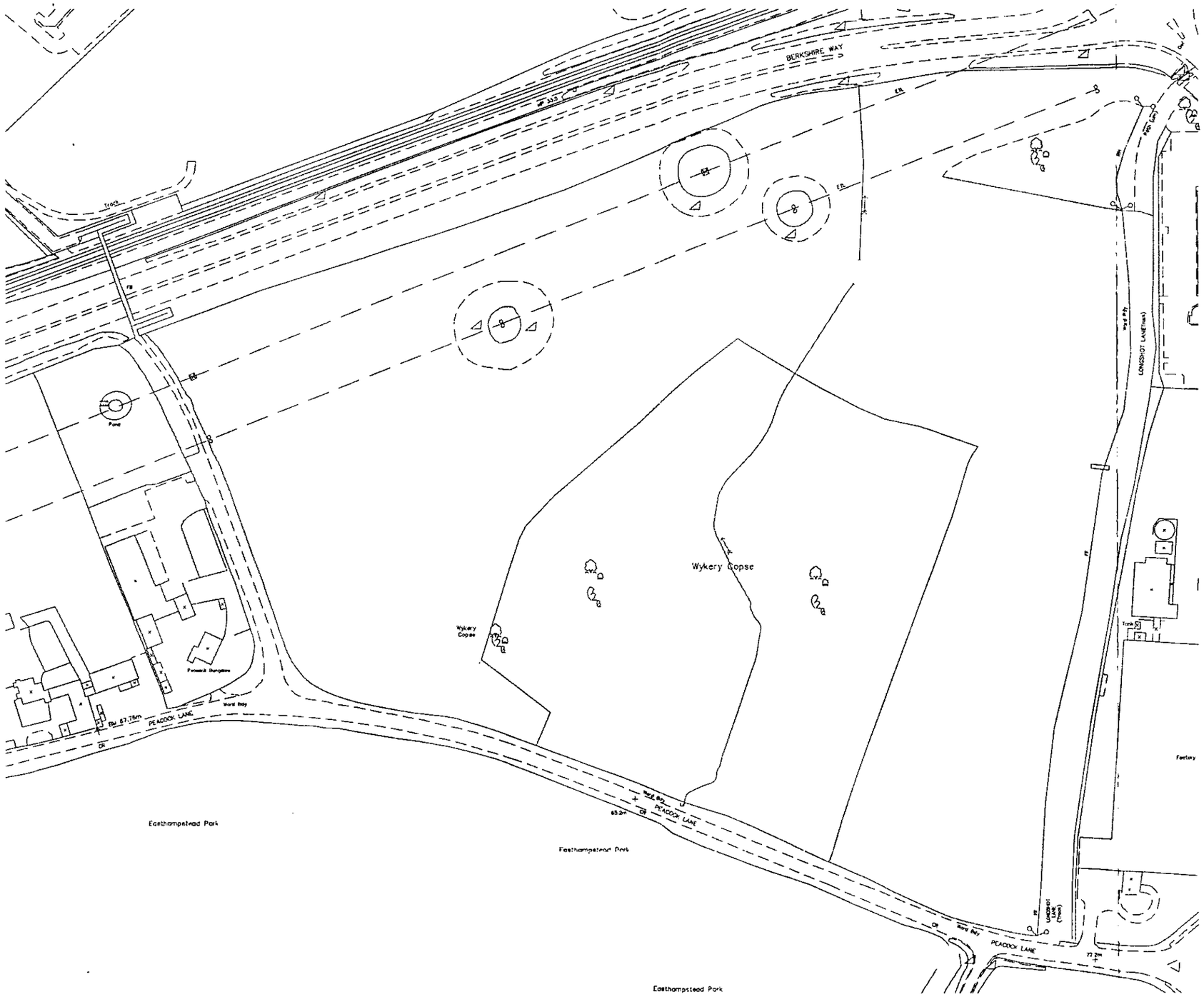
Civil Parish

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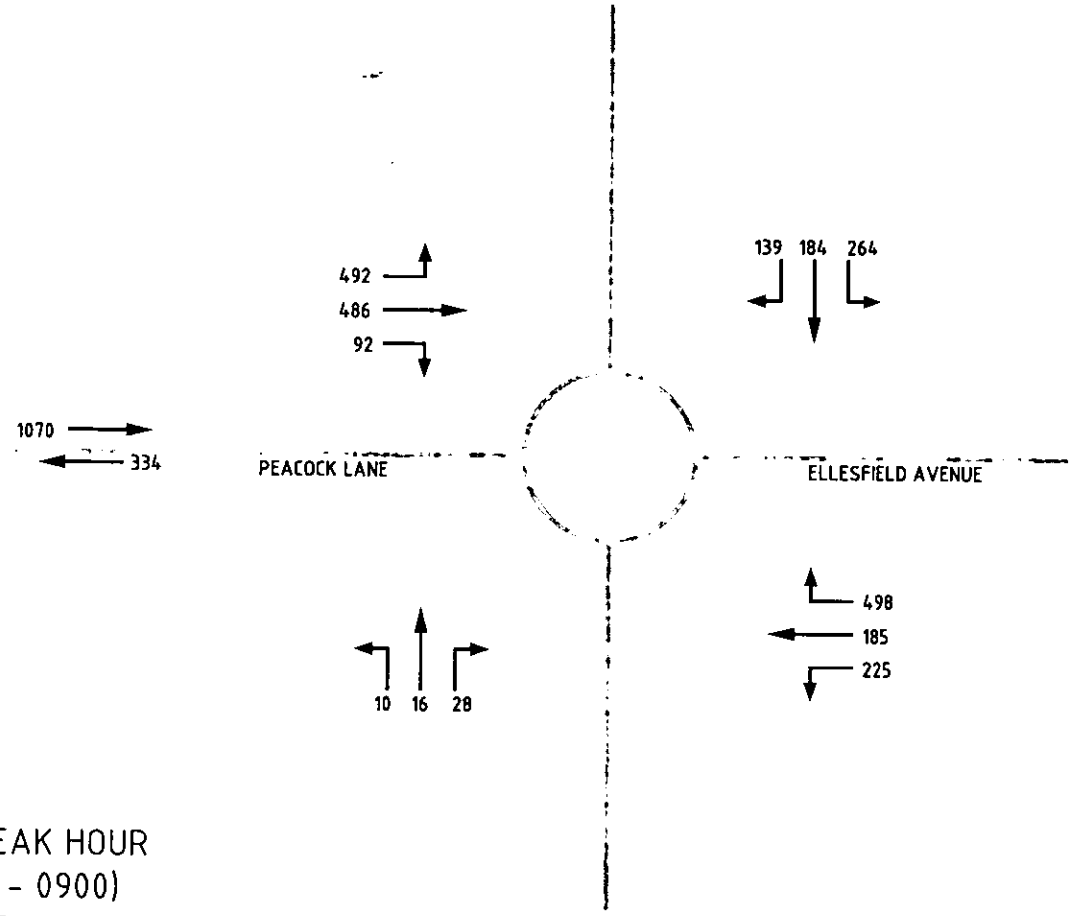
# WYKERY COPSE, BRACKNELL

## PLAN OF SITE

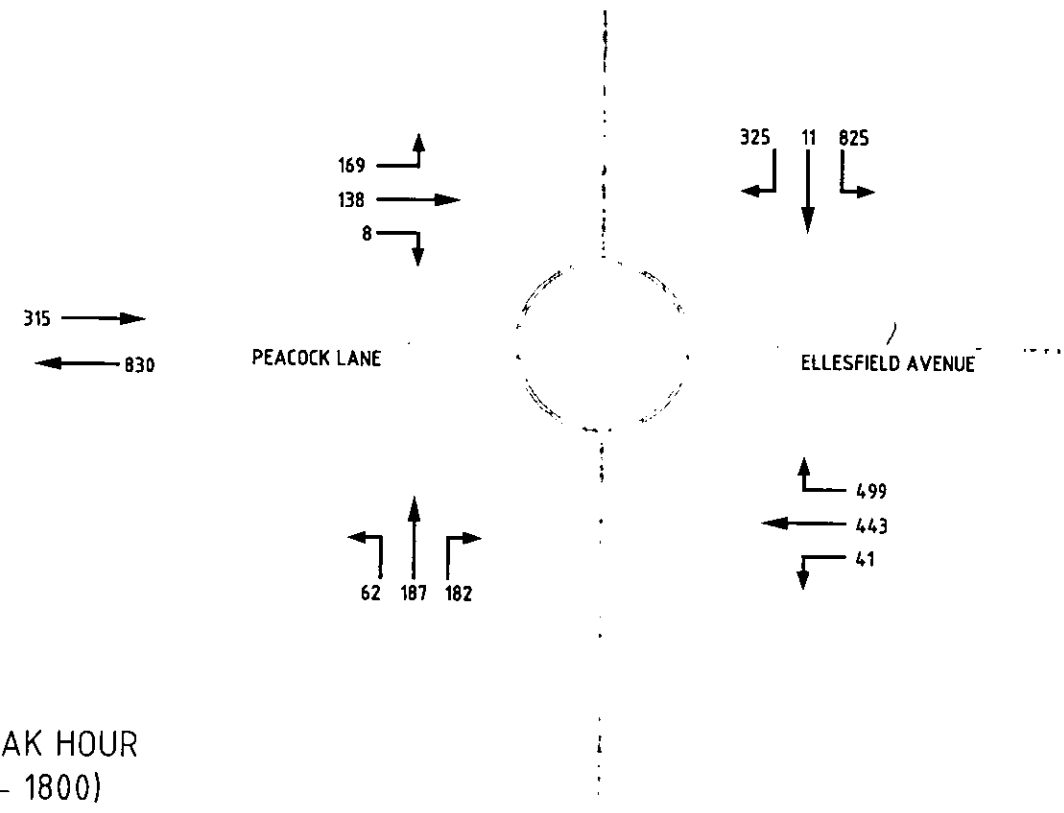
SCALE – 1:2000

Mouchel

FIGURE 2.2




AM PEAK HOUR
(0800 - 0900)



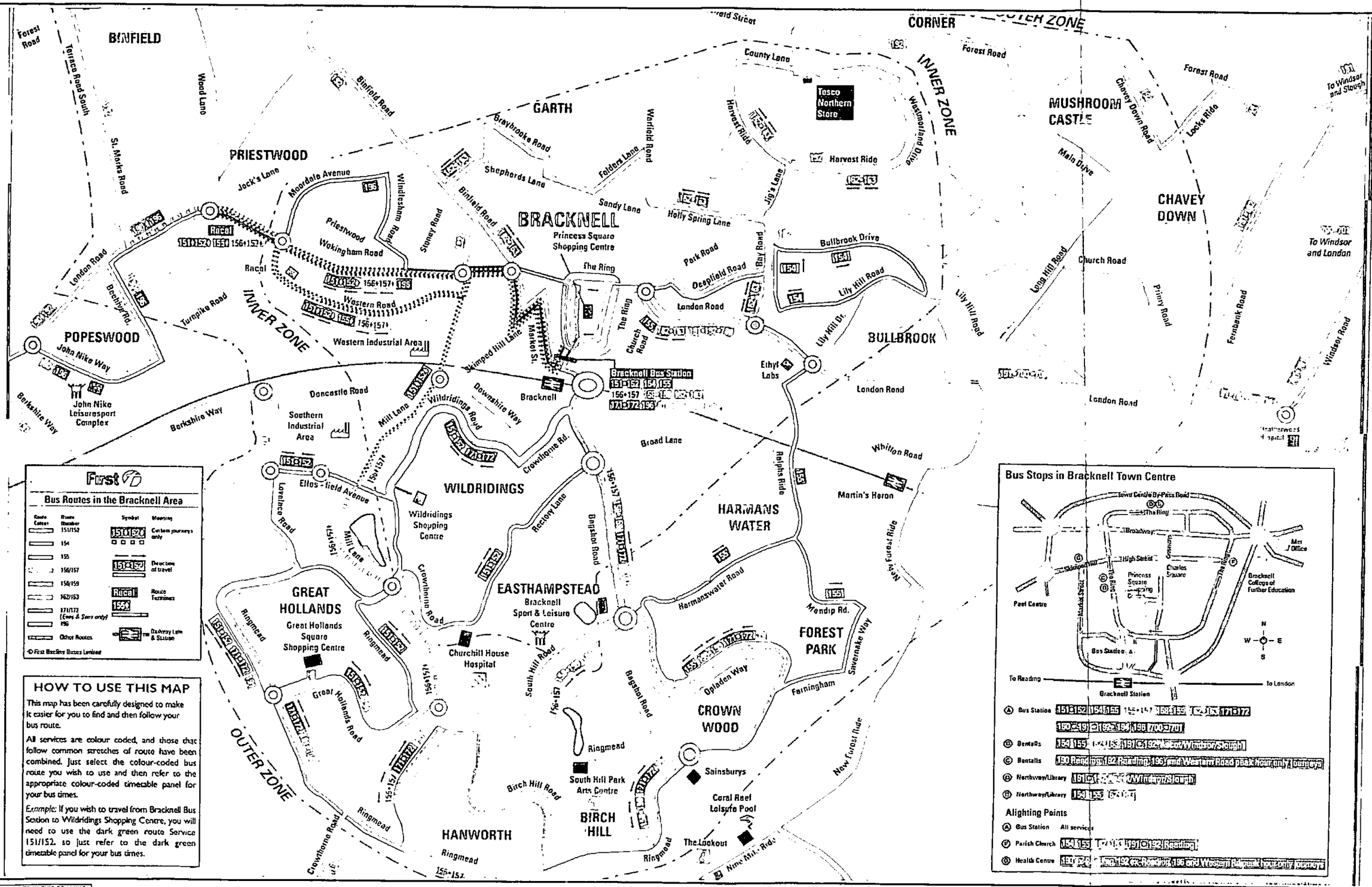

PM PEAK HOUR
(1700 - 1800)

LAND AT WYKERY COPSE

FLOWS AT PEACOCK LANE/ELLESFIELD AVENUE ROUNDABOUT
(OCTOBER 2001)

Mouchel

FIGURE 2.3




First

## Bus Routes in the Bracknell Area

| Route Colour | Route Number | Symbol | Meaning |
|---|---|---|---|
| | 151/152 | 151 152 | Certain journeys only |
| | 154 | | |
| | 155 | 151 152 | Direction of travel |
| | 156/157 | | |
| | 158/159 | Recall | Route Terminus |
| | 162/163 | 155 | |
| | 171/172 (Easy & Sams only) | | Railway Line & Station |
| | 195 | | |
| | Other Routes | | |

© First Berkshire Buses Limited

## HOW TO USE THIS MAP

This map has been carefully designed to make it easier for you to find and then follow your bus route.

All services are colour coded, and those that follow common stretches of route have been combined. Just select the colour-coded bus route you wish to use and then refer to the appropriate colour-coded timetable panel for your bus times.

*Example:* If you wish to travel from Bracknell Bus Station to Wildridings Shopping Centre, you will need to use the dark green route Service 151/152, so just refer to the dark green timetable panel for your bus times.

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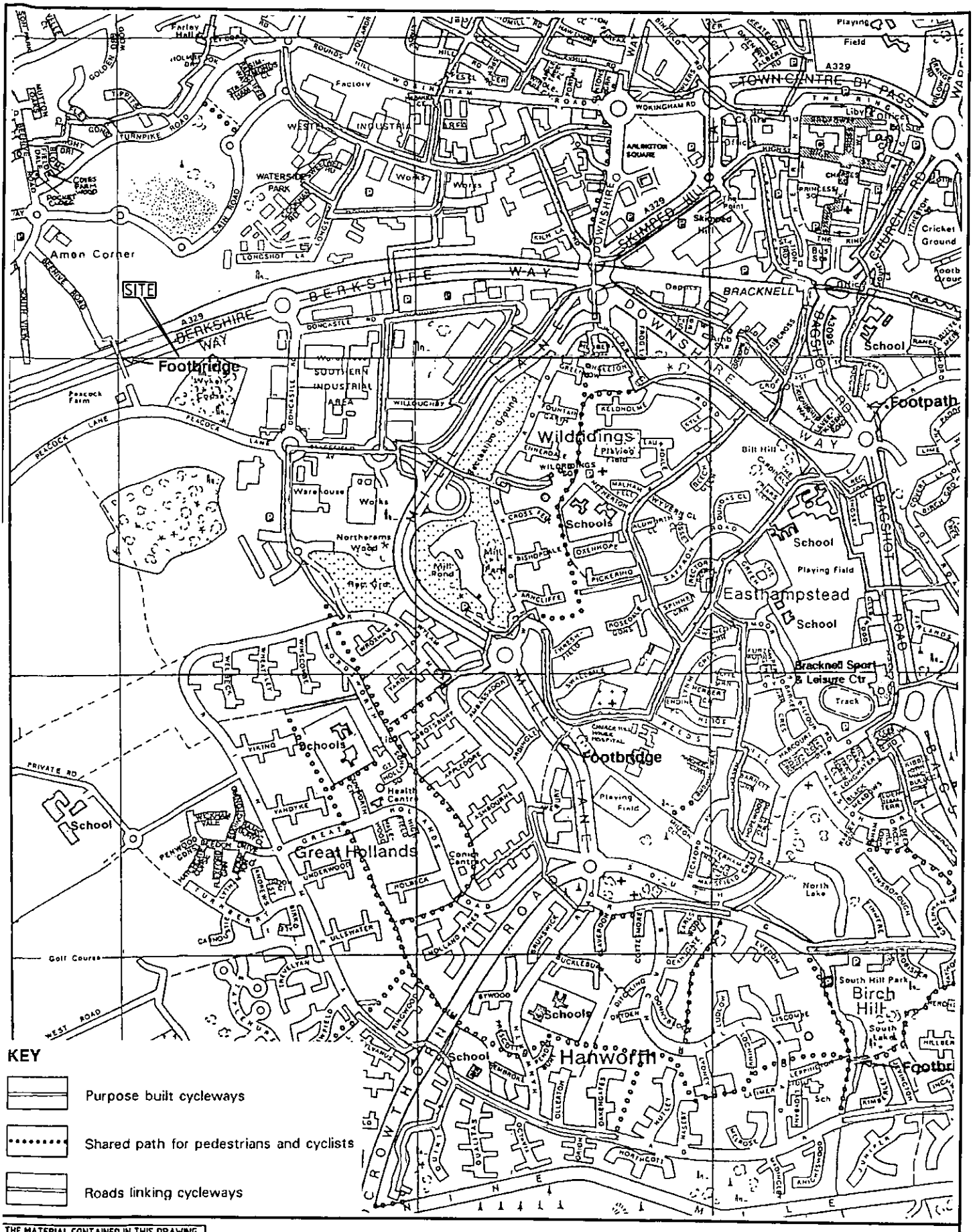
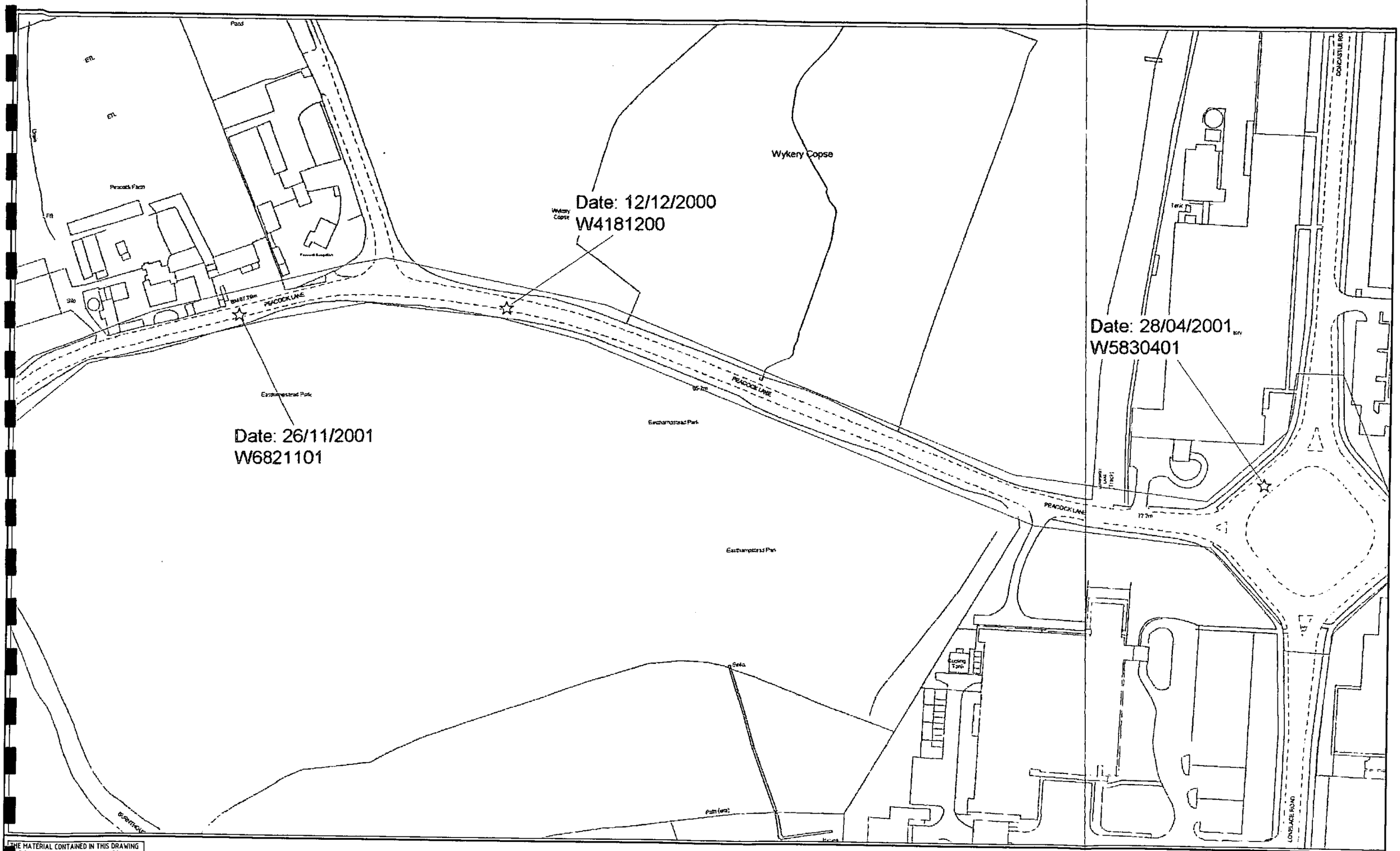
WYKERY COPSE, BRACKNELL

BRACKNELL BUS ROUTE MAP

Mouchel

FIGURE 2.4


SITE
Footbridge
Amen Corner
BERKSHIRE WAY
A329
BERKSHIRE WAY
BRACKNELL
TOWN CENTRE BY-PASS
A329
Wildridings
Schools
Easthampstead
School
Footbridge
Great Hollands
Schools
Hanworth
Schools
Footpath
Bracknell Sport & Leisure Ctr
Track
Playing Field
Golf Course
Birch Hill
North Lake
South Hill Park
Cricket Ground
Footbridge
School
Health Centre
Comm. Centre
Northerns Wood
Mill Pond
Mill Park
Waterside Park
Southern Industrial Area
Factory
Works
Warehouse
Pavilion
Playing Field
Bill Hill
Peacock Farm
Peacock Lane
Doncastle Rd
Longshot Ln
Downshire Way
Skimped Hill
Bagshot Road
Church Rd
Crowthorne Road
Private Rd
West Road
Golden Oaks
Cain Road
Turnpike Road
Broadway
Arlington Square
Princess Sq
The Point
Library
Offices
Depot
Cemetery
Sch
Hospital
Pond
Track
Playing Field
Footbridge
Footbridge
Footbridge

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WYKERY COPSE, BRACKNELL

LOCATION OF PEACOCK LANE PERSONAL-INJURY ACCIDENTS (AUGUST 1999 TO JULY 2002)

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FIGURE 2.6

## Notes

All dimensions and levels on site are to be checked prior to commencement of work

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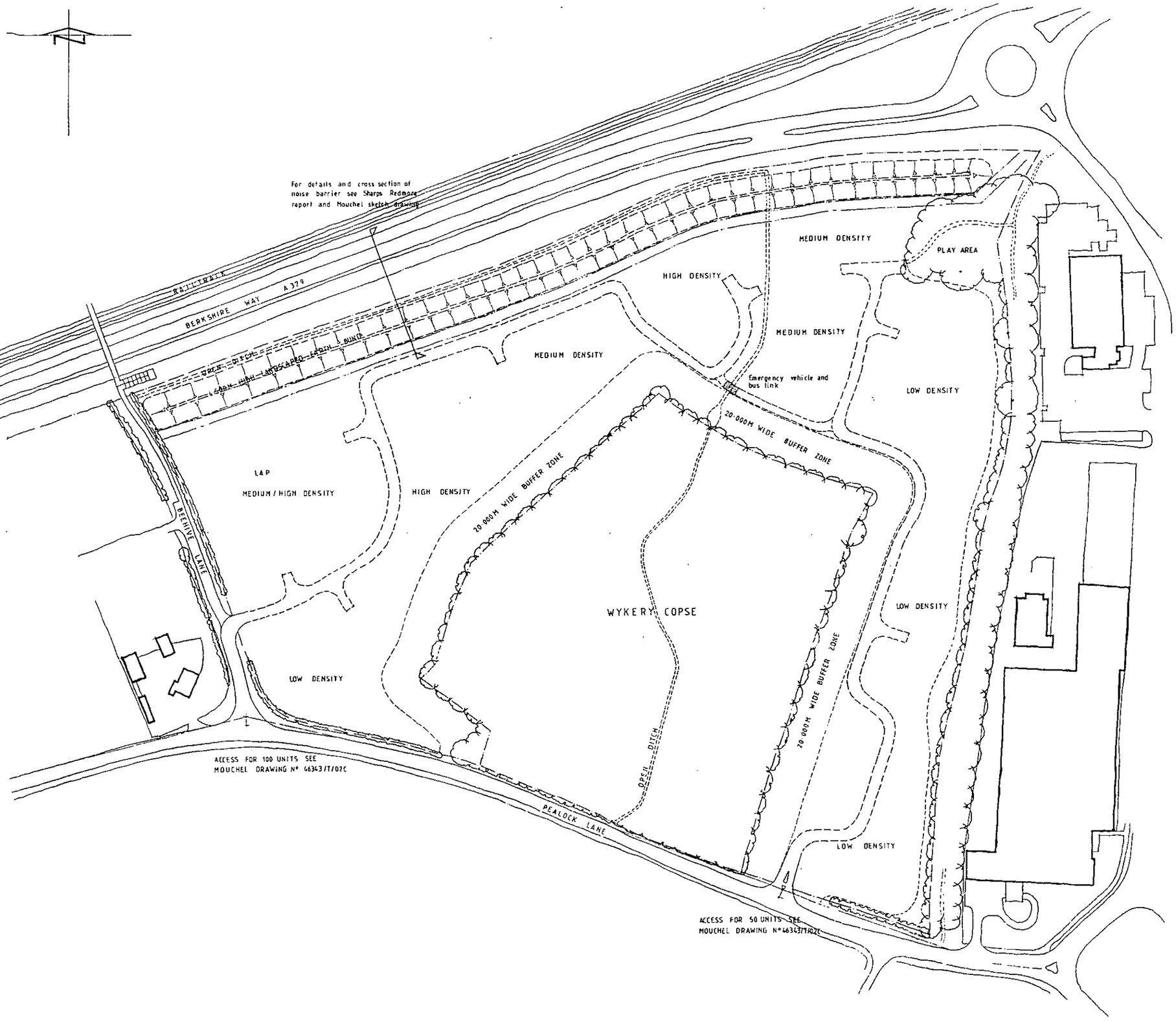


TOTAL SITE AREA = 11·420 ha
28·200 acres

NET DEVELOPABLE AREA = 4·940 ha
12·210 acres

DENSITY = 30·31 units / hectare

Proposed residential development
Wykery Copse
Peacock Lane
BRACKNELL

Wykery Copse Ltd

SITE LAYOUT - SCHEMATIC

Scale 1:1000 Date September 2002

FIGURE 4.1

The Edwards Irish Partnership
Architects & Surveyors
19 Loughborough Road Wokingham Berks RG40 2HT
Tel 0118-989-4403 Fax 0118-989 4283 E-mail: the.epw@virgin.net

Job 1532 Dwg. 03

NOTES

Peacock Bungalow

Wykery Copse

4.5x90m VISIBILITY SPLAY

Ward Bdy

PEACOCK LANE

BM 67.76m

CR

30

PROPOSED EXTENT FOR 30mph SPEED LIMIT

CONTINUED BELOW

CONTINUED ABOVE

65.2m

Easthampstead Park

Factory

FF

LONGSHOT LANE (Track)

72.2m

EXTENT OF EXISTING 30mph SPEED LIMIT

| Rev. | Amendment | By | Checked | Date | Approved |
|---|---|---|---|---|---|
| C | MINOR AMENDMENTS | SW | TJD | OCT.02 | TJD |
| B | EAST ACCESS REVISED | SW | TJD | 4.9.02 | TJD |
| A | VISIBILITY SPLAYS REVISED | SW | MJP | 10.7.02 | MJP |

FORMALLY 46343/T/02 REV C.

Issued Only For Purpose Indicated — Date — Approved

Microfilm Ref. No.

Cad Ref. No. L:\F46343\DRAWINGS\T02.DWG

**WYKERY COPSE LTD**

**WYKERY COPSE, BRACKNELL**

**PROPOSED ACCESS INCORPORATED INTO EXISTING PEACOCK LANE LAYOUT**

| Drawn | Date | Checked | Date | Approved | Date |
|---|---|---|---|---|---|
| SW | 05.07.02 | TJD | 05.07.02 | TJD | 05.07.02 |

Mouchel
International Consultants
Tel: +44 (0)1932 337000
Fax: +44 (0)1932 353352

Scale 1:1000 @ A3

Job No. 46343

Client Drawing No.

MCL Drawing No. FIGURE 4.2

Rev. C

Original Drawing Size A1 | At Original Drawing Size This Line Measures 100mm

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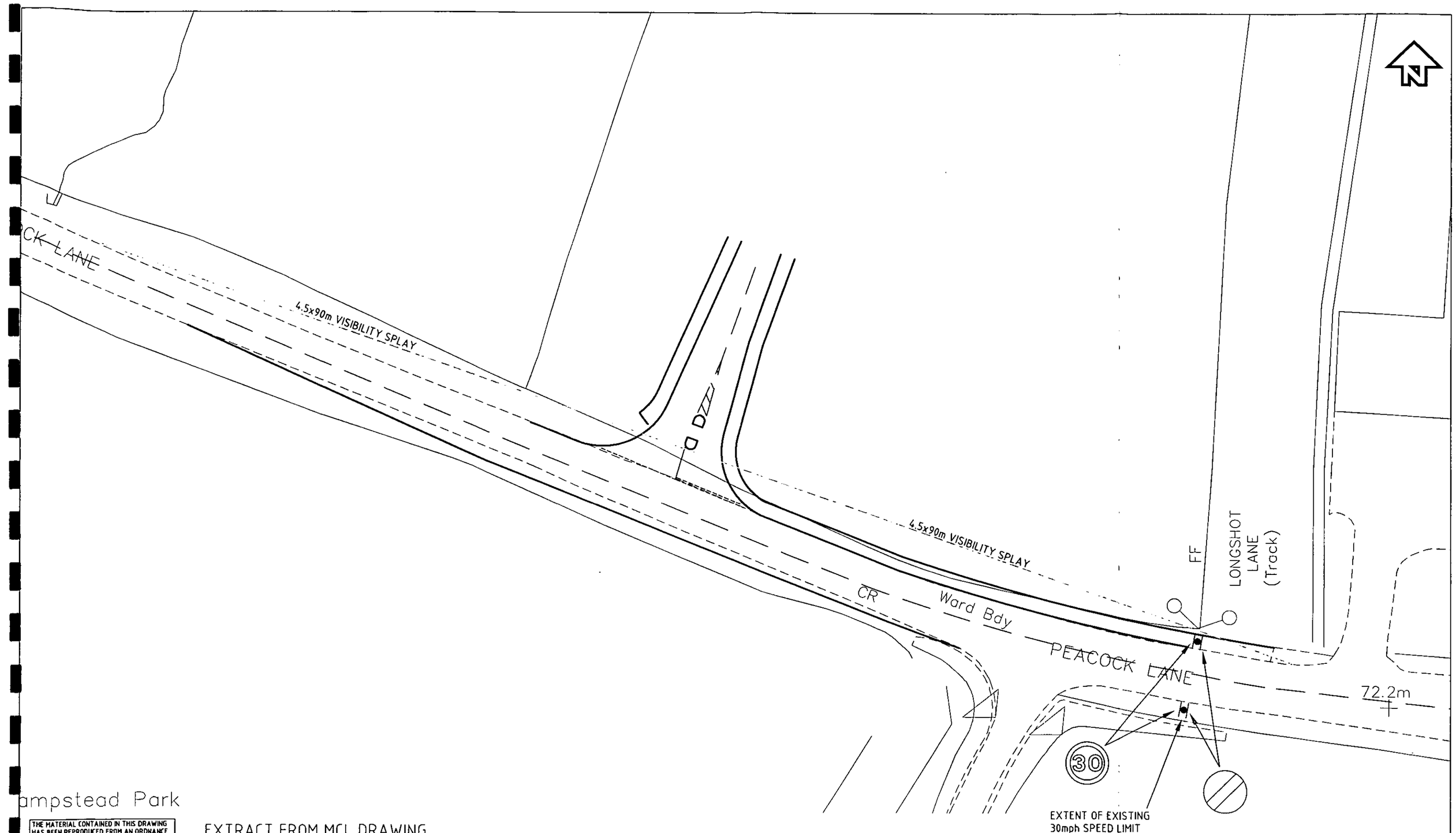
© Mouchel Consulting Limited




ampstead Park

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EXTRACT FROM MCL DRAWING
46343/T/02 REV C (FIGURE 4.2).

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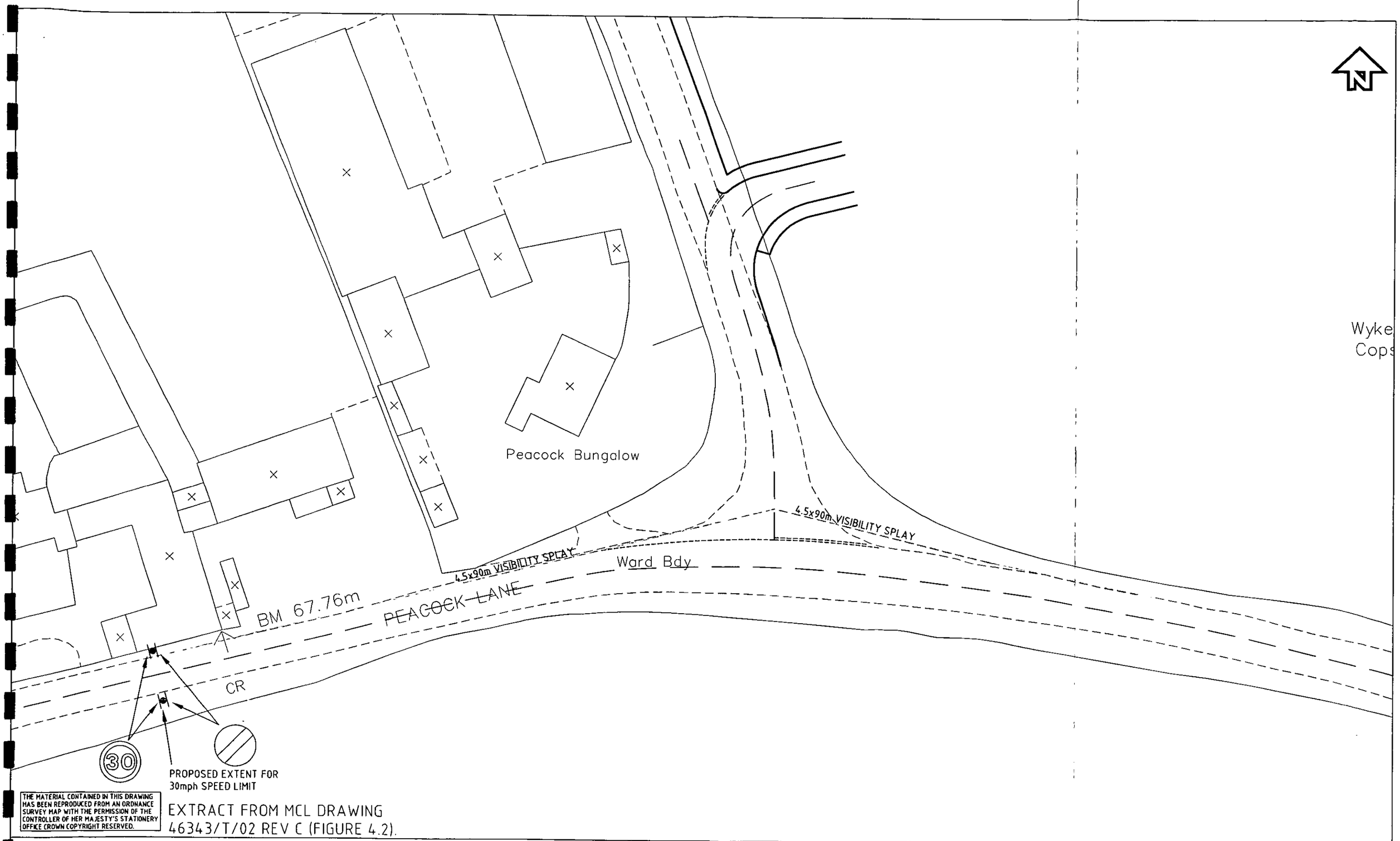
LAND AT WYKERY COPSE

PROPOSED EAST ACCESS

FIGURE 4.3

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EXTRACT FROM MCL DRAWING
46343/T/02 REV C (FIGURE 4.2).

Mouchel

LAND AT WYKERY COPSE

PROPOSED WEST ACCESS

FIGURE 4.4

LAND AT WYKERY COPSE

GENERATED TRAFFIC TRIP DISTRIBUTION
(WITH FUTURE A329/PEACOCK LANE LINK)

Mouchel

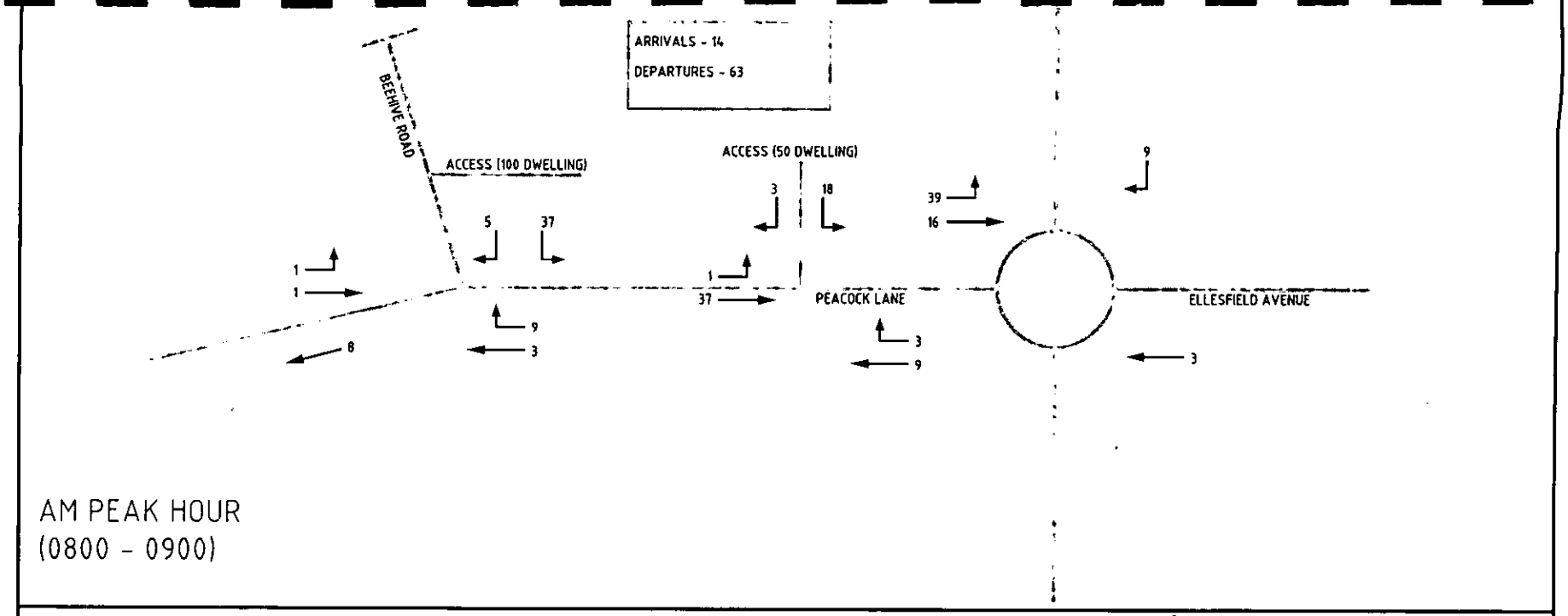
FIGURE 5.1

Mouchel

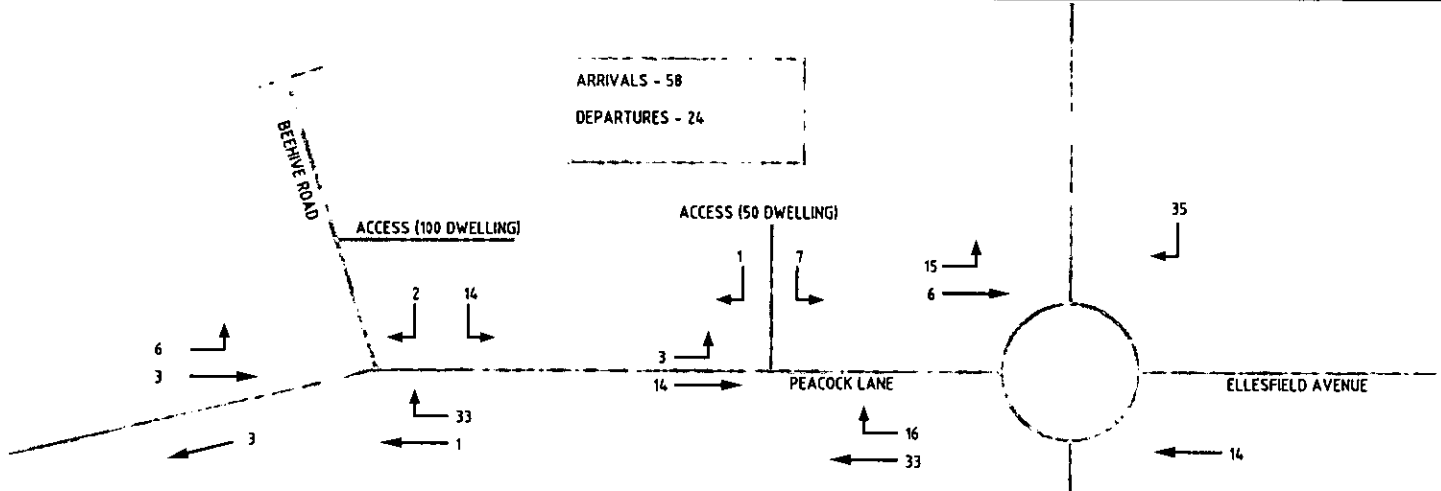
LAND AT WYKERY COPSE

GENERATED TRAFFIC TRIP DISTRIBUTION

(WITHOUT FUTURE A329/PEACOCK LANE LINK)




AM PEAK HOUR
(0800 - 0900)




PM PEAK HOUR
(1700 - 1800)

FIGURE 5.2

LAND AT WYKERY COPSE

BASE TRAFFIC FLOWS (2001)

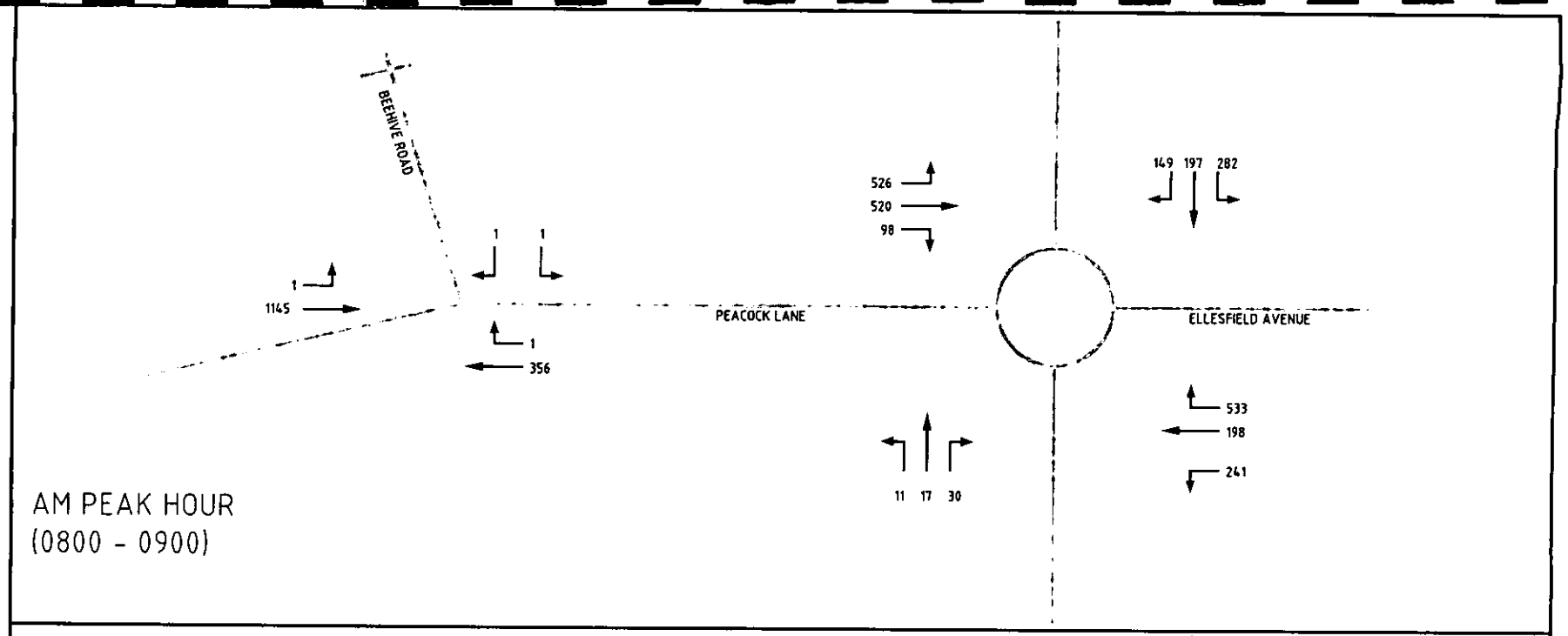
Mouchel

FIGURE 6.1

Mouchel

LAND AT WYKERY COPSE

BASE TRAFFIC FLOWS (2005)



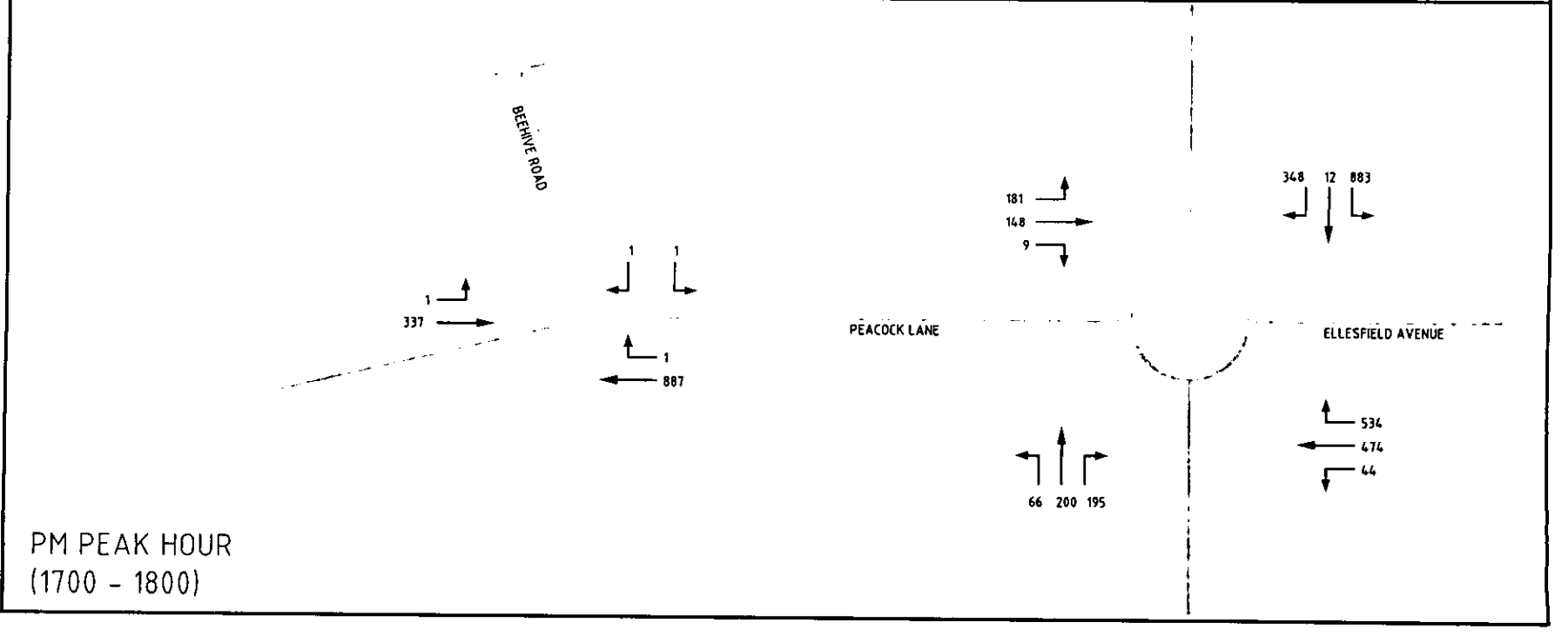
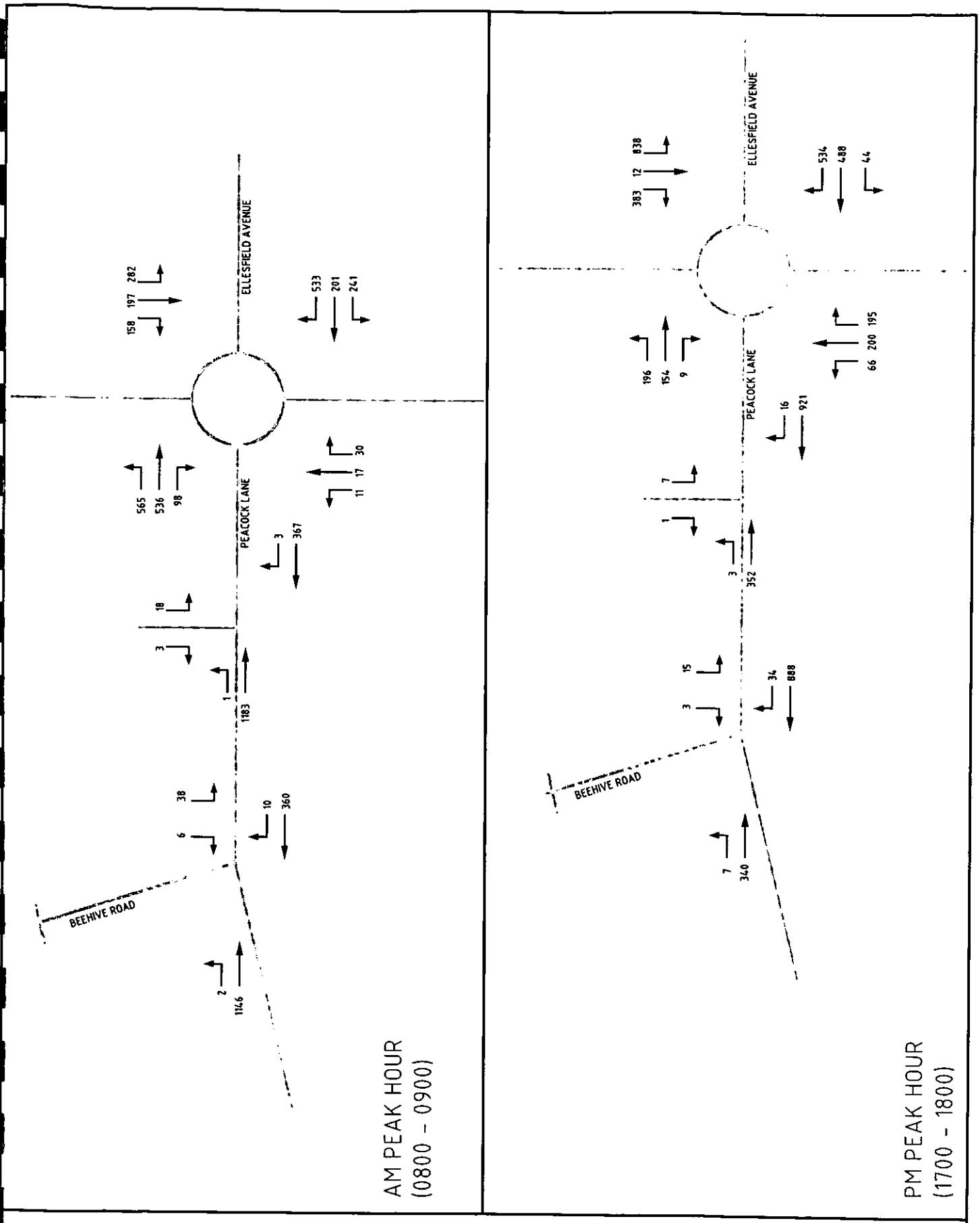




FIGURE 6.2




LAND AT WYKERY COPSE

BASE + DEVELOPMENT FLOWS (2005)
(WITHOUT FUTURE LINK TO A329)

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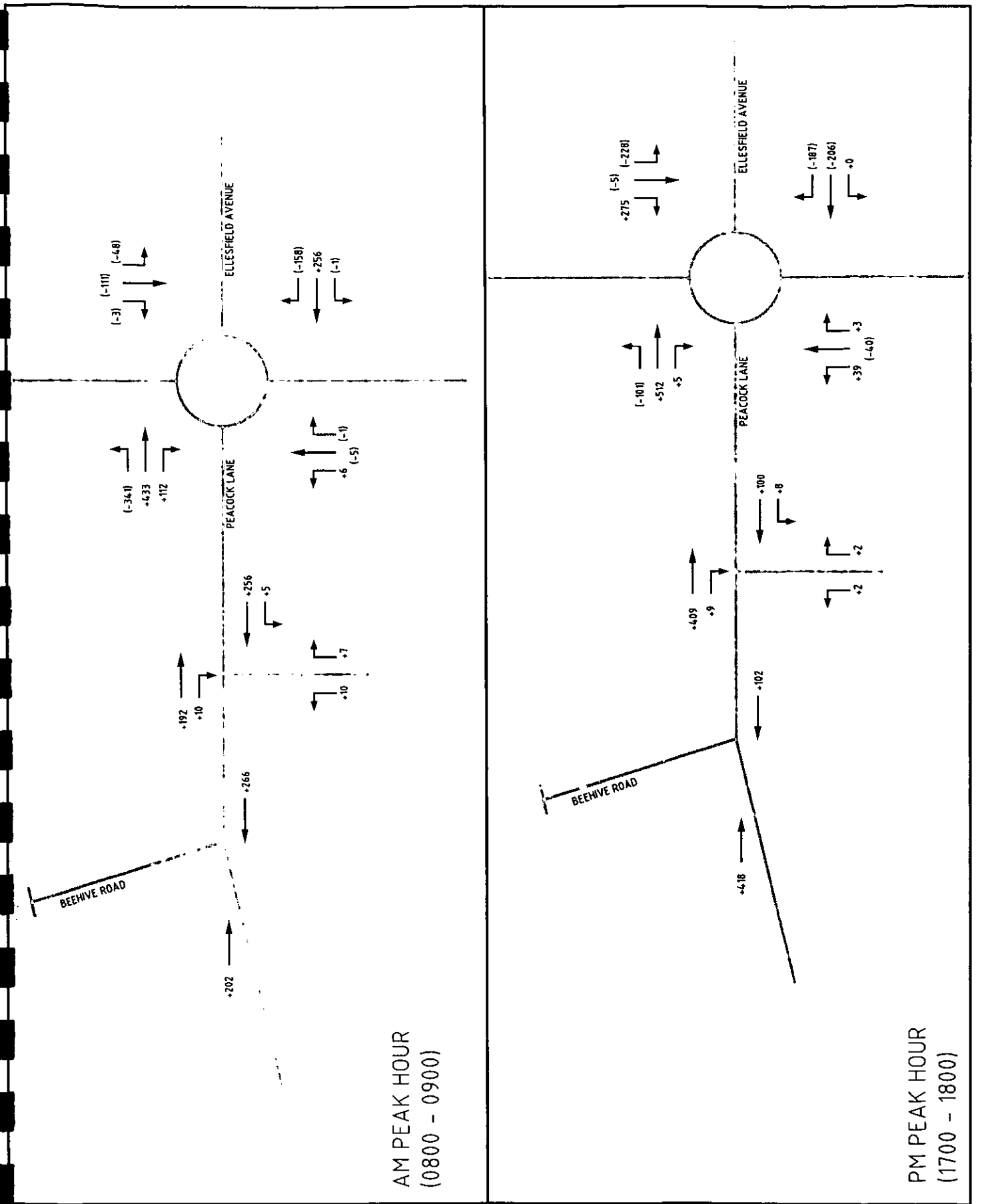
FIGURE 6.3




LAND AT WYKERY COPSE

ASSESSED CHANGES TO TRAFFIC FLOWS RESULTING FROM
THE PEACOCK FARM DEVELOPMENT (INCLUDING NEW A329 LINK)
2001 TO 2010

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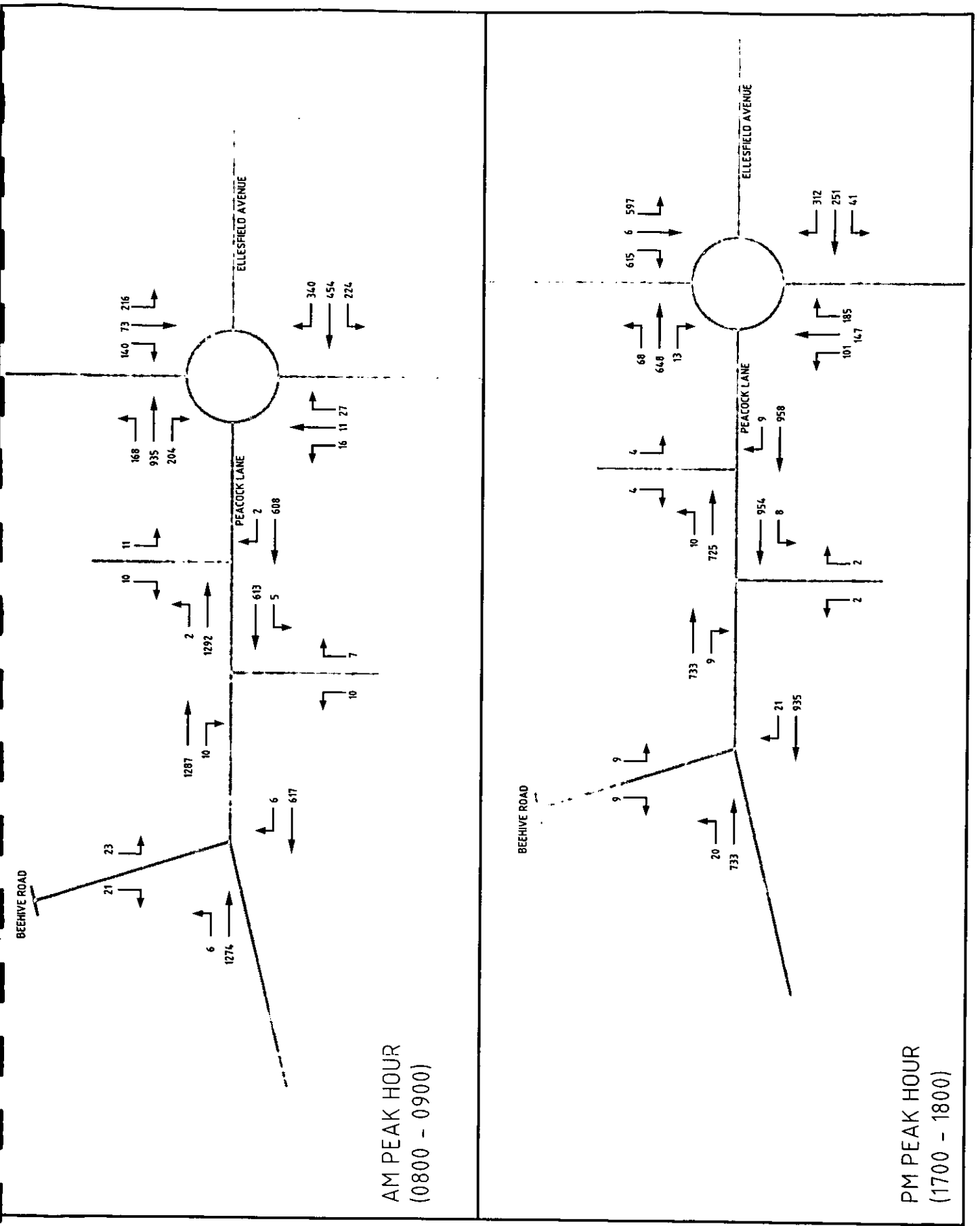
FIGURE 6.4




LAND AT WYKERY COPSE

TOTAL FLOWS (2010) WITH THE DEVELOPMENT AND
PEACOCK FARM DEVELOPMENT (INCLUDING THE NEW A329 LINK)

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FIGURE 6.5

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BRA[illegible]
ENV[illegible]ARTMENT
[illegible]
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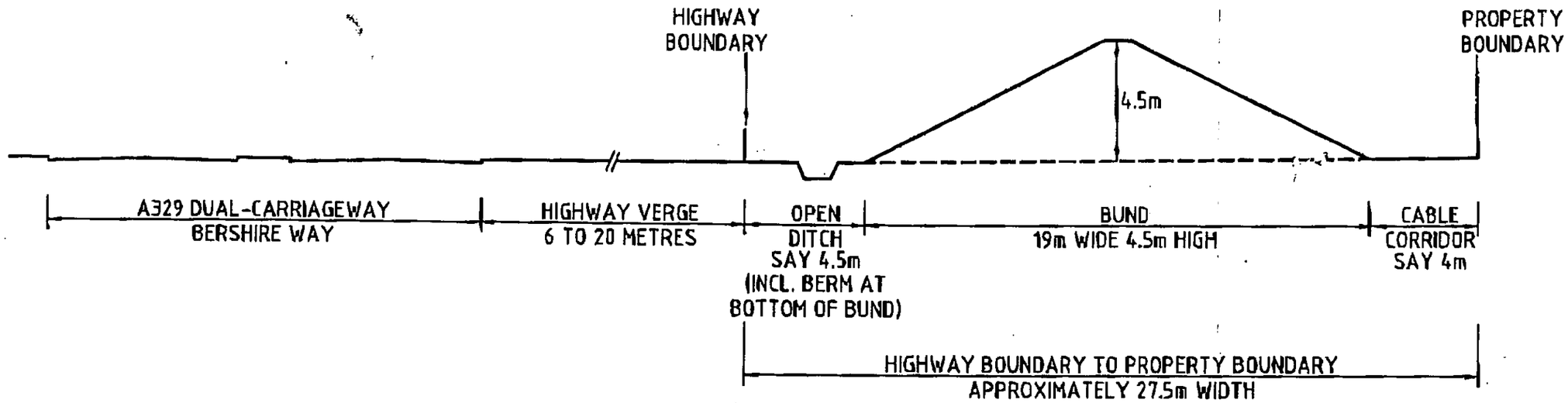


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Notes

| Rev. | Amendment | By | Chkd. | Date | Appd. |
|---|---|---|---|---|---|

Cad Ref. No. L:\F46343\DRAWINGS\CROSS-SECT-01.DWG

WYKERY COPSE, BRACKNELL

TYPICAL CROSS SECTION INDICATING POSSIBLE NOISE REDUCTION BUND

Drawn SW | Date 16/8/02 | Checked [illegible] | Date 16/8/02 | Approved [illegible] | Date 16/8/02

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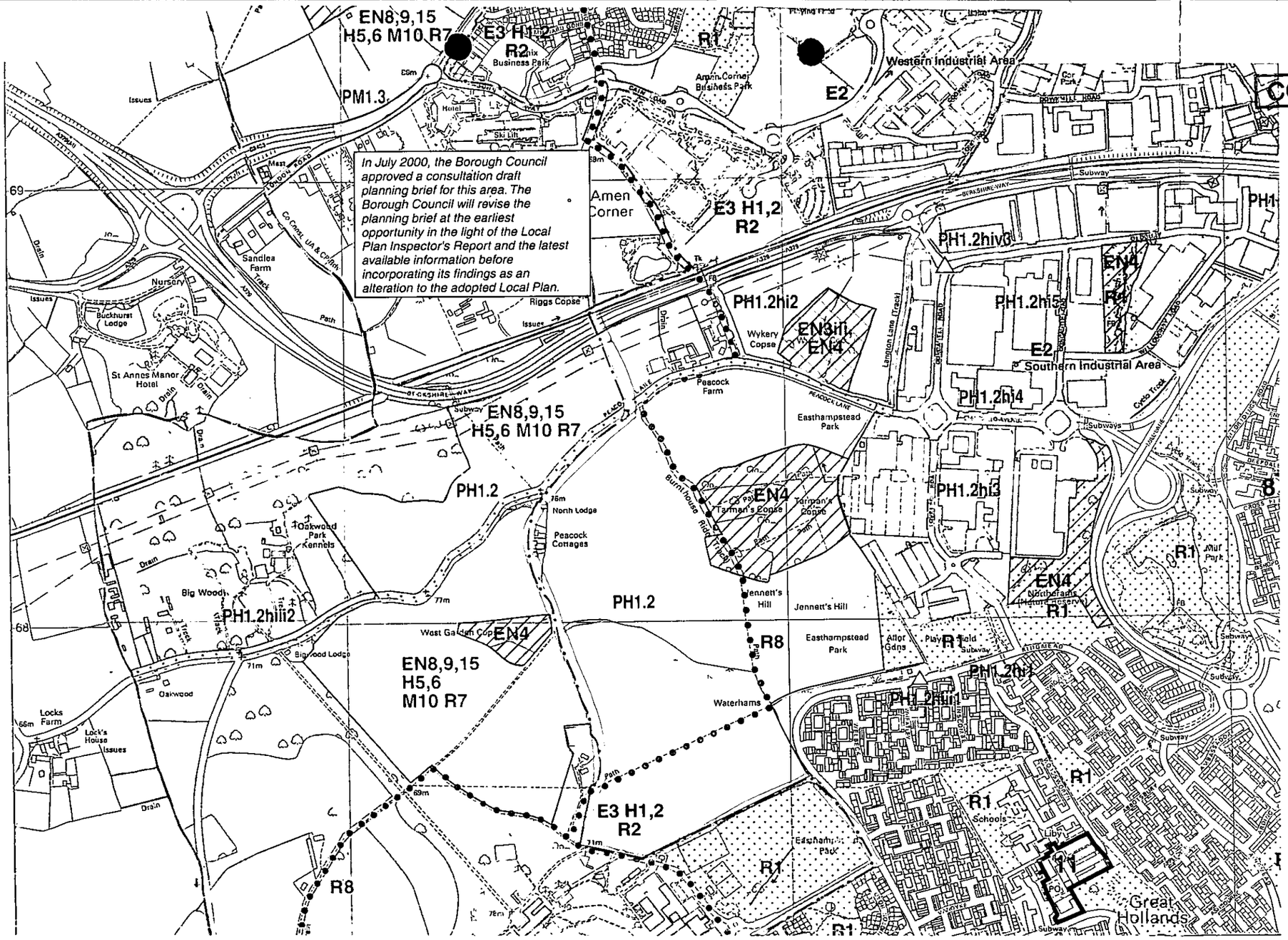


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02/01041

Settlement Boundary

Site

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Wykery Copse Ltd.
**Site in Local Plan Context.**

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CHARTERED TOWN PLANNERS
OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP
TEL:(01256)766673 FAX:(01256)768490 bcp@bell-cornwell.co.uk

BCP

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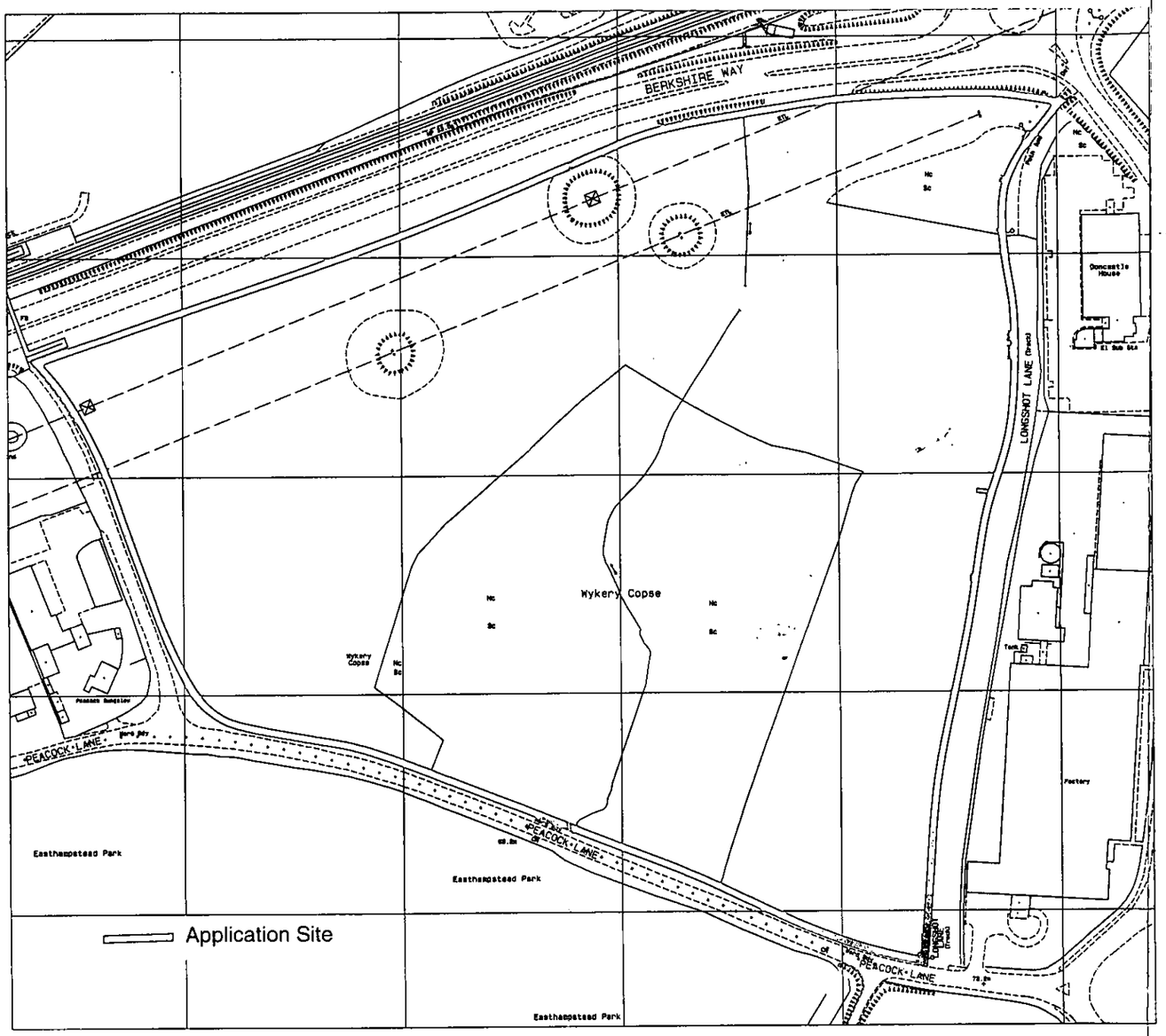


**Title:** Land at Wykery Copse, Peacock Lane, Bracknell.

Wykery Copse Ltd.

**Site Plan.**

**THE BELL CORNWELL PARTNERSHIP**
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OAKVIEW HOUSE STATION ROAD HOOK HAMPSHIRE RG27 9TP
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**Scale:** 1: 2500 | **Job No:** 3712 | **Plan No:** BCP.

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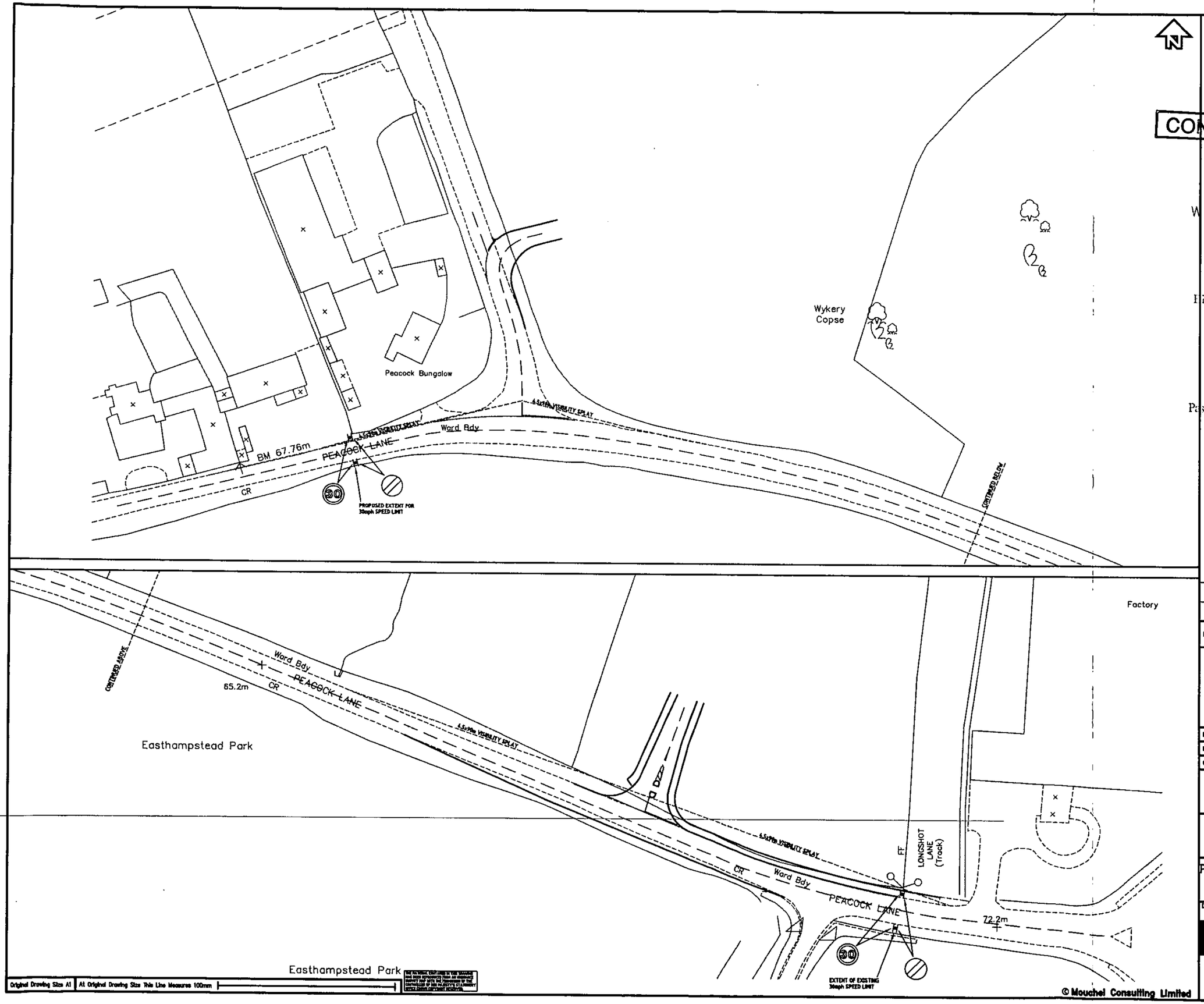


| Rev. | Amendment | By | Checked | Date | Approved |
|---|---|---|---|---|---|
| C | MINOR AMENDMENTS | SW | TJD | 4.9.02 | TJD |
| B | EAST ACCESS REVISED | SW | TJD | 15.7.02 | TJD |
| A | VISIBILITY SPLAYS REVISED | SW | MJP | 5.7.02 | MJP |

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**WYKERY COPSE LTD**

**WYKERY COPSE, BRACKNELL**

**PROPOSED ACCESS INCORPORATED INTO EXISTING PEACOCK LANE LAYOUT**

| Drawn | Date | Checked | Date | Approved | Date |
|---|---|---|---|---|---|
| SW | 05.07.02 | TJD | 05.07.02 | TJD | 05.07.02 |

Scale 1:500

Job No. 46343

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