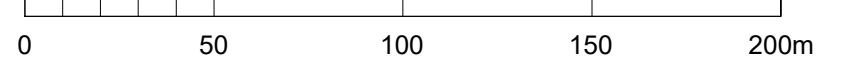
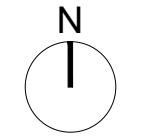


## Appendix 1

## NOTES

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## KEY



Site Boundary

.0ha



Other Land Under Same Ownership

A	25.01.2018	Revised to include land under same ownership	SGL	SGL
-	10.07.2017	First issue.	SGL	CPR
rev	date	description	drm	chkd



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 environmental assessment ■  
 landscape design ■  
 urban design ■ FPCR Environment and Design Ltd  
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Welbeck Strategic Land II LLP

project  
Land south of Steeds Farm  
Faringdon

drawing title  
**Site Location Plan**

scale  
1:2000 @ A1

drawn / checked  
SGL

revision date  
25 January 2018

drawing number **7929-L-0** ☐ rev ☐

CAD file: J:\7900\7929\LANDS\Plans\7929-L-01 A Site Location Plan.dwg

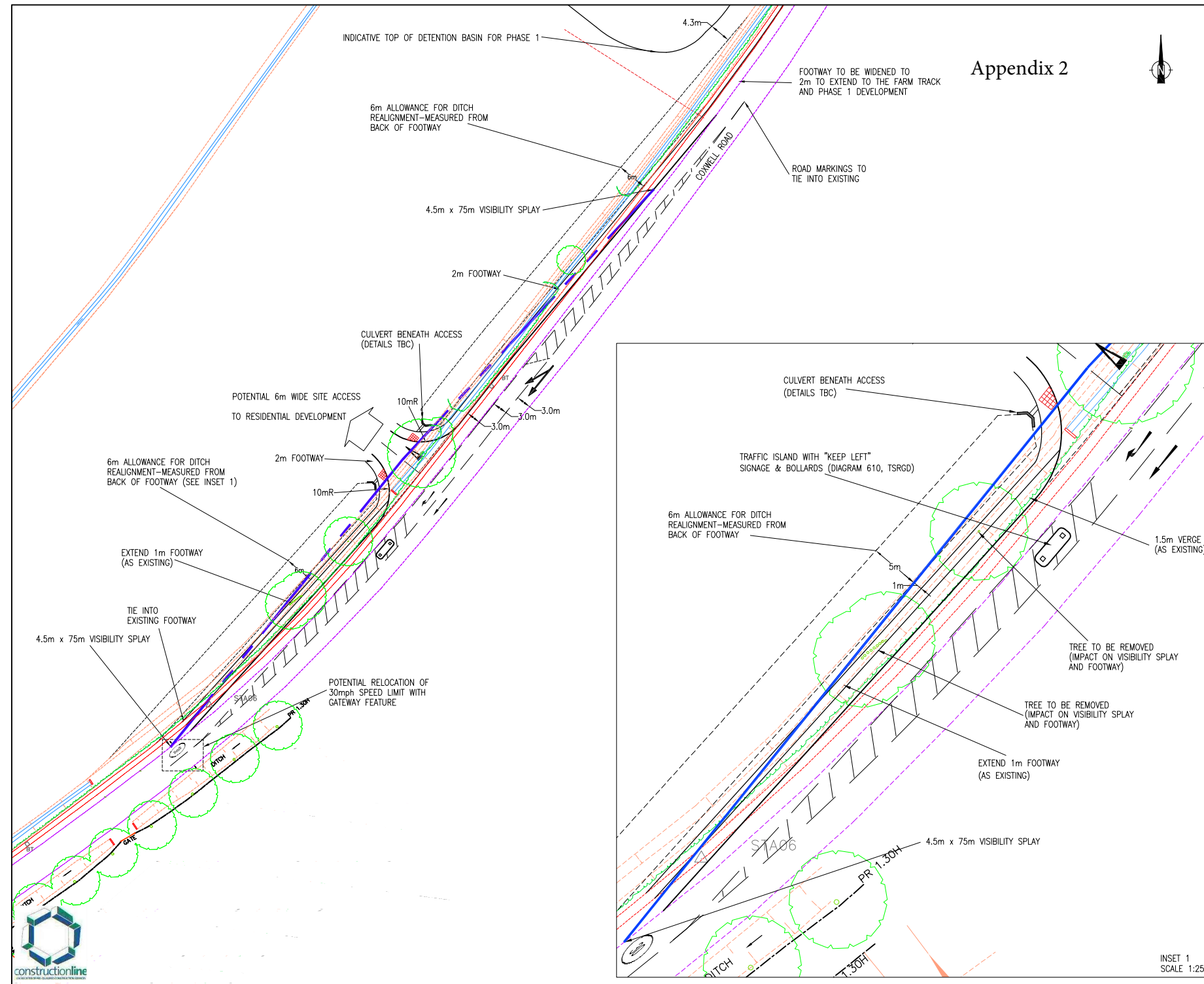


## Appendix 2



NOTE:

1. ALL DETAILS SUBJECT TO AGREEMENT WITH OCC (LOCAL HIGHWAY AUTHORITY) AND OPERATIONAL CAPACITY VERIFIED IN TRANSPORT ASSESSMENT.



Rev	Description	Dm	Chk	Date
REVISIONS				
Preliminary Issue	Submitted for S104			
Planning Issue	Issued for Tender			
Submitted for S38	Issued for Construction			
Submitted for S278	As Built			

DRAWING STATUS



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WELBECK STRATEGIC LAND II LLP

JOB TITLE

LAND SOUTH OF STEED FARM  
COXWELL ROAD, FARINGDON

DRAWING TITLE

PROPOSED ACCESS ARRANGEMENT  
GHOST ISLAND JUNCTION

DATE	DESIGN	COR	CHECKED	SCALE	ISSUE CHECKED
DEC '17			SMA		
DRAWING NO.	5761.001	REV		SCALE	1:500
					© A2

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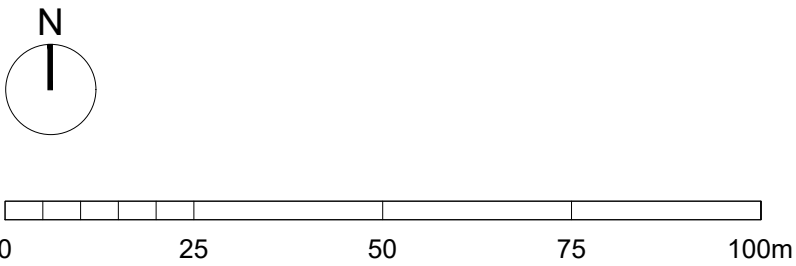




NOTES

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- KEY
- Site Boundary 7.0ha
  - Residential [up to 125 dwellings] 4.2ha
  - Site Access [Includes 0.2ha of highway land]
  - Future access to The Steeds
  - Pedestrian access to Coxwell Road
  - Indicative Street Arrangement
  - Potential Access to Retained Land
  - Potential Pumping Station Location
  - Green Infrastructure including the following: 2.6ha
    - Open Space
    - Potential Structural Planting (minimum of 20m in width)
    - Zone for Bio-Retention Areas
    - Potential Footways
    - Potential meandering woodland walk
    - Zone for Equipped Play (dashed line shows 20m offset)
  - Realigned Drainage Ditch

G	25.10.2018	Updates to connection points	SGL	SGL
F	15.10.2018	Labels updated	SGL	SGL
E	30.04.2018	Footpath added to southern woodland buffer.	LH	SGL
D	25.04.2018	Revisions to landscaping	LH	SGL
C	12.1.2018	Updated to reflect masterplan Rev B	SGL	

rev	date	description	dm	chld
-----	------	-------------	----	------

client  
Welbeck Strategic Land II LLP

project  
Land south of Steeds Farm  
Faringdon

drawing title  
Framework Plan

masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
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scale  
1:1000 @ A1

drawing number  
**7929-L-02**

drawn / checked  
SGL / SGL

revision date  
25 October 2018

revision  
**G**





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- Site Boundary 7.0ha
- Residential [up to 125 dwellings] 4.2ha
- Access
- Potential Pumping Station Location

Green Infrastructure

- Existing and Approved Vegetation
- Potential Structural Planting (minimum of 20m in width)
- Green Interface with the Great Coxwell Green Buffer (NP Policy EDQ1)
- Bio-retention Area (with planting)
- Diverted Drainage Channel
- Water Attenuation delivered by others
- Focal Greenspace
- Future access to The Steeds
- Play Area with solid line showing 20m offset (to LEAP standard with focus on young children to complement approved play to the north)
- Play Area delivered by others
- Frontage with Coxwell Road featuring new native hedgerow and formal specimen tree planting
- Potential Access to Retained Land
- Pedestrian Access to Coxwell Road
- Potential Meandering Woodland Walk

Category of Open Space	Requirement	Masterplan shows
Children's Play and Youth Provision	0.25ha per 1000 [0.07ha required]	0.08ha
Public Open Space	15% residential area [0.63ha required]	2.52ha
Sub-areas within the Public Open Space		
Bio-retention Areas	-	0.30ha
Woodland / Structural Planting	-	0.84ha

Standards taken from Vale of White Horse District Council Local Plan 2031 Part 2 (Publication Version: October 2017) Appendix K: Leisure and Open Space Standards. Calculations based on 125 dwellings and 300 population (@ 2.39 persons per dwelling)