



PHASE 1A

- INFRASTRUCTURE**
- Eastern section of Spine Road East
 - Bridge
 - North and south bus stops (Central)
 - Coach lay bys (East)
 - Services to school
 - A338 junction upgrade works
- OPEN SPACE**
- Street trees
 - Flood compensation area for school and bridge works (position to be agreed following detailed flood modelling)
 - Letcombe Brook corridor works

PHASE 1B

- INFRASTRUCTURE**
- BOAT crossing
 - Denchworth Road junction works
 - Secondary link road
 - Western section of Spine Road East including roundabout
- OPEN SPACE**
- Street trees
 - Orchard
 - Retained hedgerows and green corridor (NW to SE)
 - Replacement land for Common Land

PHASE 1C

- INFRASTRUCTURE**
- 2 no. car parks
 - Footpath connection to school
 - Flood compensation works for school land
 - MUGA
- OPEN SPACE**
- Hedgerow boundary

PHASE 2

- INFRASTRUCTURE**
- Connecting Roads 'A', 'B' & 'C'
- OPEN SPACE**
- Street trees
 - MUGA - based on Vale guidance for population size, should be 0.305ha
 - NEAP/LEAP - based on Vale guidance for population size, should be total 0.254ha (with NEAP in Ph3)
 - Retained hedgerows and green corridor (NW to SE)

PHASE 3

- INFRASTRUCTURE**
- Spine Road West
 - North and south bus stops (West)
- OPEN SPACE**
- NEAP/LEAP - based on Vale guidance for population size, should be total 0.254ha (with LEAP in Ph2)



1	Phase 1A - Infrastructure	21/01/21
2	Phase 1A - Open Space	21/01/21
3	Phase 1B - Infrastructure	21/01/21
4	Phase 1B - Open Space	21/01/21
5	Phase 1C - Infrastructure	21/01/21
6	Phase 1C - Open Space	21/01/21
7	Phase 2 - Infrastructure	21/01/21
8	Phase 2 - Open Space	21/01/21
9	Phase 3 - Infrastructure	21/01/21
10	Phase 3 - Open Space	21/01/21

DAVID WILSON HOMES
WHERE QUALITY LIVES

BARRATT HOMES

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Monks Farm, Grove Wantage

PHASING PLAN

02/08/21	1/1250	GN
H8624/PP/01		J

WARNING TO VISITORS: PROHIBITED. Property Measurements: All 1991 figures are warned that images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, (local) affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor for when all details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

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