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DO NOT SCALE!  
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

| SITE LAYOUT KEY |                          |
|-----------------|--------------------------|
|                 | Boundary Line            |
|                 | Cycle Path               |
|                 | Access From A327         |
|                 | Existing Footpath (FP22) |
|                 | A327 road adjacent       |
|                 | Proposed Pathways        |
|                 | Mezzanine level          |
|                 | Covered bicycle parking  |
|                 | Bin store                |
|                 | Foul pumping station     |
|                 | Unit pedestrian entry    |
|                 | Unit vehicular entry     |
|                 | New tree planting        |

| Rev. | Date       | Description                                                                              | Drawn |
|------|------------|------------------------------------------------------------------------------------------|-------|
| G    | 09/12/2024 | Hedgerow to Western edge of Observer Way reinstated, coordinated with landscaping scheme | PH    |
| F    | 02/12/2024 | Existing trees adjacent entrance amended following discussion with planning consultant   | PH    |
| E    | 02/12/2024 | Updated to incorporate latest landscaping scheme received 29.11.24                       | PH    |
| D    | 02/12/2024 | Landscaping scheme amended to include specialist consultant information                  | DW    |
| C    | 27/09/2024 | Indicative landscaping setting out amended to clients instruction.                       | DW    |
| B    | 24/09/2024 | Additional landscaping added to plans.                                                   | DW    |
| A    | 19/09/2024 | Minor updates to feasibility scheme ahead of S73 submission.                             | DW    |

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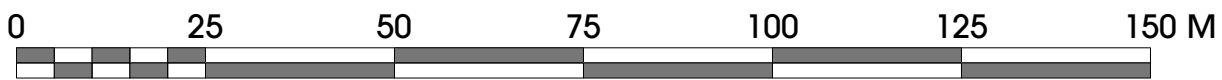
Client  
Tungsten Properties

Project  
Observer Park, Arborfield,  
Reading

Drawing Title  
Illustrative Masterplan

Date 20/08/2024  
Status PLANNING  
Scale 1:1000 Size A1  
Drawn PH Checked DW  
Job no. 3389 Dwg no. P403 Rev. G

- Pedestrian Crossing
- Highlighted Red elements to be removed / amended to facilitate new access road
- Pedestrian Crossing
- Existing ditch to be realigned / culverted to accommodate new access road
- Existing access road (with improvements)
- Pedestrian Crossing
- Attenuation basin
- Connection to cycle path
- Foul pump station
- Proposed native hedgerow and native tree planting. Refer to landscape proposals
- Red line indicates site boundary
- Existing cycle path
- Lorry loading bay
- Existing relief road strategic planting
- Enhanced soft landscaping zone
- Soft landscaped amenity (picninc) space



1 **Proposed Site Plan**  
Scale: 1:1000

- New link to existing footpath
- Building siting zones (x.xxm) denotes maximum ridge height above GFFL
- Development zone
- Proposed enhanced landscape zone
- Red hatch indicates tree protection zone
- Existing ancient woodland
- Existing footpath (FP22)