

APP/W0340/W/25/3360702 - Land Bounded by Hoad Way and M4 and High Street Appeal

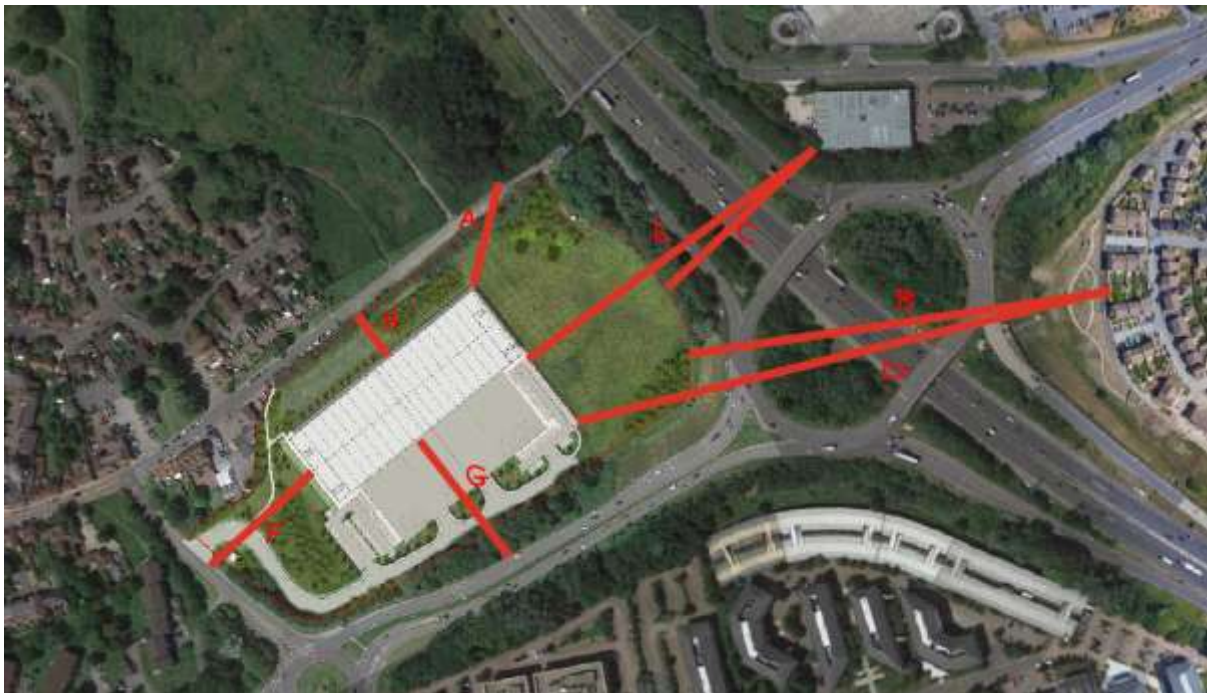
This notes provides a list of distances and areas as requested by the Inspector.

The distances have been measured using GIS mapping.

This note is agreed between the parties as accurate although the Council consider that these should be taken as approximates.

Distances between the proposed development and/or site boundary and features identified by the Inspector.

The plan¹ below shows where measurements have been taken from and to.



A – Distance from proposed development to National Landscape – 73m

B – Distance from site to Calcot residential area – 289m

C – Distance form site to Calcot employment / retail area – 139m

D – Distance from proposed edge of car park to Calcot residential area – 373m

E – Distance from proposed edge of car park to Calcot employment/ retail area – 244m

Distance from proposed building to:

F - Hoad Way – 97m

G - A4 Bath Road – 102m

¹ Extract from landscape plan

H - High Steet / Public Footpath to north of site – 39m

- Distance from National Landscape to site boundary (at closest point) - 21m



Site Area Measurements

- Total Site Area – 53,500 m²
- Total area of development (road, car park and building) – 23,200 m²
- Proportion of site being left open (i.e. no building, road or car park) – 57% (30,300 m²)
- Area of proposed building – 8,855 m²
- Depth and width of proposed building – 55m x 162m