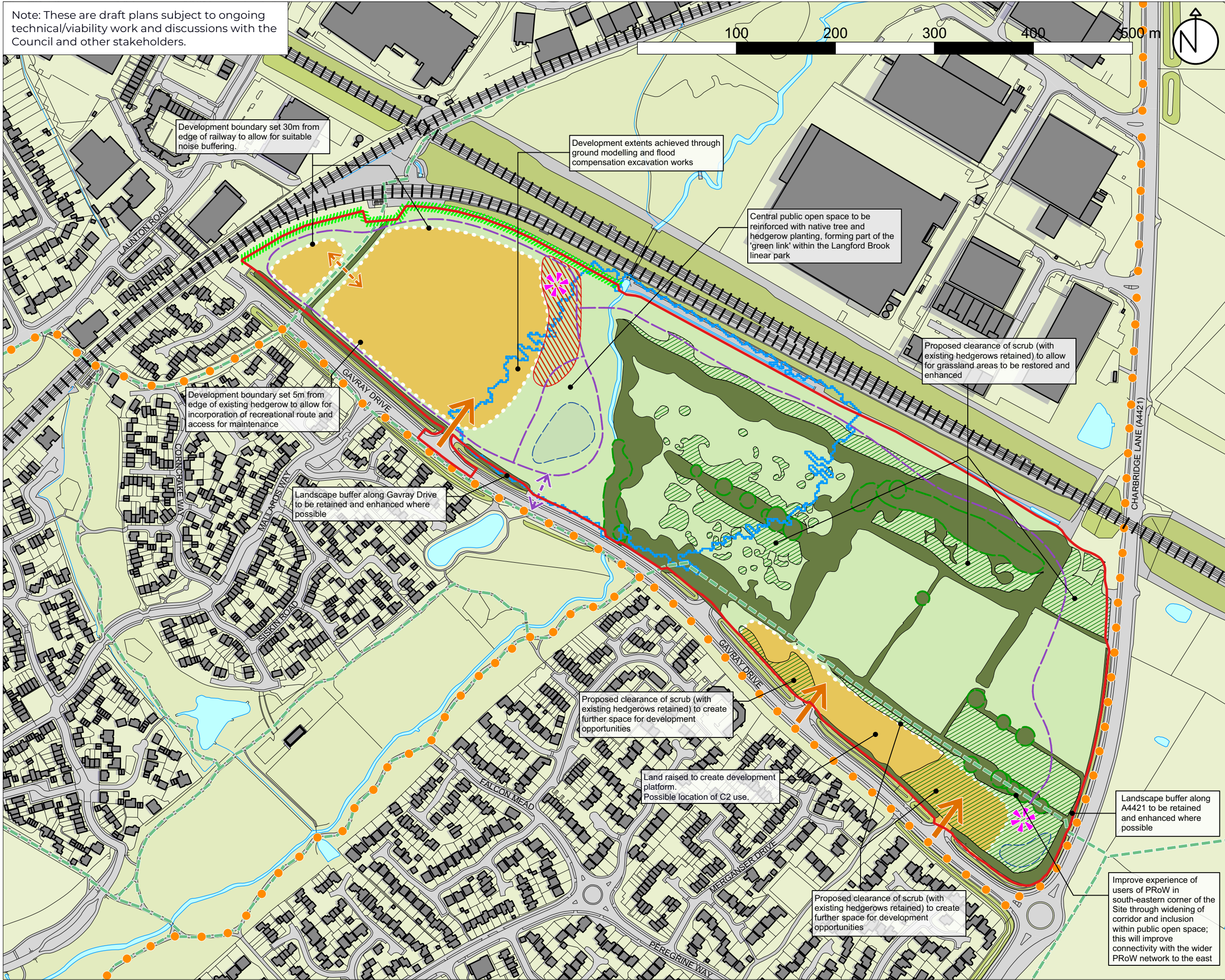


Note: These are draft plans subject to ongoing technical/viability work and discussions with the Council and other stakeholders.



Do not scale from this drawing.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, edge Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

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DISCUSSION

- Site boundary (22.55ha)
- Existing site access retained and upgraded
- Existing trees/hedgerows/scrub to be retained (where possible)
- Areas of existing scrub to be cleared
- TPOs
- 100yr + climate change flood extent
- Area for flood compensation excavation works
- Existing Public Rights of Way
- Cycle routes
- Railway line
- Indicative residential development area
- Indicative greenspace area (excl. Local Wildlife site but incl. area reserved for attenuation) (6.9ha) (approx. 2.46ha required for 210 dwellings)
- Area reserved for attenuation
- Proposed hedgerow/tree planting
- Proposed play areas
- Proposed recreational circulation opportunities
- Potential pedestrian/cycle connections
- Proposed indicative vehicular access between development parcels (breach in hedgerow required)

A	06.10.20	Updated
Rev.	Date	Description
Land north of Gavray Drive BICESTER		
Opportunities Plan		
Job ref: 239	Drawing number: P02	Revision: -
Scale: 1:3,500 @ A3		Date: May 2020



URBAN DESIGN

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