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## PLANNING

- Site boundary (22.49ha)
- Existing site access retained and upgraded
- Existing trees/hedgerows/scrub to be retained (where possible)
- Areas of existing scrub to be cleared
- TPOs
- Conservation Target Area
- Local Wildlife site
- 100yr + climate change flood extent
- Area for flood compensation excavation works
- Existing Public Rights of Way
- Cycle routes
- Railway line
- Indicative noise buffer from railway
- Bus stops
- Indicative residential development area
- Indicative greenspace area (excl. Local Wildlife site but incl. area reserved for attenuation)
- 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)

Rev.	Date	Description
		Land north of Gavray Drive BICESTER
		<b>Consolidated Constraints &amp; Opportunities Plan</b>
Job ref:	Drawing number:	Revision:
239	P03	-
Scale:	Date:	
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URBAN DESIGN

part of  
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