



- key**
- Application boundary (117.60 ha)
 - Other land in applicant's ownership (74.00 ha)
 - Residential (46.77 ha)
 - Employment (2.00 ha)
 - Health village & employment uses (2.69 ha)
 - Local centre (comprising retail, community uses, nursery, residential & employment) (1.6 ha)
 - Public squares for local centre and school (0.22 ha)
 - Primary school building and hard standing (1.25 ha)
 - Primary school playing field area (1.22 ha)
 - Potential land for primary school (1.31 ha)
 - Secondary school (buildings & hard standing) (3.14 ha)
 - Hotel (1.00 ha)
 - Pavillon (0.35 ha)
 - Primary road infrastructure (5.08 ha)
 - Perimeter road infrastructure (2.37 ha)
 - Proposed strategic footpaths/cycle ways
 - Water courses
 - Existing public rights of way
 - Existing hedgerows/copse/woodland/trees
 - Proposed hedgerows/copse/woodland planting
 - Proposed tree planting within open space
 - Formal open space (including existing and proposed planting) (17.29 ha)
 - Informal open space/children's play (including existing and proposed planting) (14.88 ha)
 - Balancing pond (1.68 ha)
 - Vehicular access points
 - Residential connectors
 - Possible future site for park and ride
 - New access to existing agricultural land
 - 50m buffer zone around Bronze Age barrows
- NB Planting included in both informal and formal open space figures



status		
client / project		
Countryside / South West Bicester		
drawing title		
Master plan - Environmental Assessment - Land Use		
scale	drawn by	
1:5000 @ A2	SWD/JM	
date	checked by	
April 06	RB	
drawing no.	revision no.	
1806.01/04	G	
revisions		
B	14/09/06 revised layout	SWD
C	18/09/06 revised boundary primary school	JM
D	28/09/06 revised hedges and boundary	SWD
E	03/10/06 revised redline	SWD
F	05/10/06 removal of leisure/health club	JM
G	09/10/06 revised school site	SWD

Town planning • Urban design • Environmental consultancy
 Landscape architecture • Architecture • Graphic design
 Everdene House • Denesleigh Road • Bournemouth BH7 7DU
 Telephone 01202 421 142 • Facsimile 01202 430555
 Email maildesk@torpic.com

