



**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.  
 This drawing and the works depicted are the copyright of edge Placemaking Group Ltd.

## 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: 239	Drawing number: P03	Revision: -
Scale: 1:3,500 @ A3		Date: September 2021



part of  
**edge Placemaking Group Ltd**  
 Company Reg No: 11447550    VAT No: 299072069

Suite 2  
 7 Buttermarket  
 Thame  
 Oxfordshire  
 OX9 3EW

01865 522395  
 enquiries@edgeUD.co.uk  
 www.edgeUD.co.uk