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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
- ▨ 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)
- 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		
Opportunities Plan		
Job ref: 239	Drawing number: PO2	Revision: -
Scale: 1:3,500 @ A3	Date: September 2021	

edge

URBAN DESIGN

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