



0 50 100 metres

Balance of PR7a site being brought forward with Hill Residential Ltd

Site Boundary: 27.75ha

Proposed residential development:
Approx. 9.89ha Approx. 370 dwellings
@ 37.5 dph

Green Belt boundary

Proposed vehicular access points

Emergency vehicular/pedestrian access point

Main transport links & existing bus stops

Oxford Parkway Station - Oxfordshire Rapid Transit

A34 dual carriageway

Proposed primary street through the development (tree lined LTN1/20 compliant corridor)

Proposed secondary streets

Proposed private lanes/drives

Proposed shared street space

Public Footpath

Bridleway

National cycle route (Sustrans 51)

Proposed combined cycleway/footways

Proposed pedestrian routes

The Greenway - providing a direct route between Oxford Parkway Station, Water Eaton Park & Ride, and The Parade

Existing vegetation to be retained where appropriate

Proposed public open space (to include new amenity landscaping, wildflower margins, tree planting, play areas and SuDS features)

Proposed woodland planting

Proposed wildflower planting

New allotments

Proposed play provision for children and young adults

Proposed formal sport facilities (inc. 4ha of sports pitches, sports pavilion and car park)

Potential location for Community sports pavilion and car park

Existing watercourses & water bodies

Proposed sustainable drainage basins (SuDS)

Proposed swale

Proposed 3m high acoustic bund and 3m high fence

Potential location for foul pump station

* LAP - Local Area for Play
LEAP - Local Equipped Area for Play
NEAP - Neighbourhood Equipped Area for Play
MUGA - Multi Use Games Area

Rev	Date	By	Description
D	25.04.21	SM	Updated to reflect client's comments
C	19.04.21	SM	Updated to reflect client's comments
B	13.01.21	SM	Updated to reflect client's comments
A	11.01.21	SM	Updated to reflect client's comments

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

ProjectKidlington East, Oxfordshire

TitleDevelopment Framework Plan

ClientBarwood Development Securities Ltd

Scale1:2500 @ A2

DrawnSM

DateDec 2021

CheckedRR

Drawing No.CSA/3263/123

RevD