



KEY

Bicester 1 Allocation Boundary

Site wide design code boundary

Potential realignment of Howes Lane (by others)

Landscape Framework and Site Setting

Himley Farm - to be retained

Existing Grade II Listed building

Buffer to Himley Farm/Lovelylunch House. Areas of managed access (for maintenance only)

Contours (1m intervals, from LIDAR dataset)

Existing tree/hedgerow planting (from arb survey)

Existing woodland/treebelt (on-site)

Existing woodland/treebelt (off site)

New structural planting: to western site boundary, east of Lovelylunch House, and Axis J9 Industrial Estate (close to Middleton Stoney Road)

3m landscape buffer to mixed use areas

Existing waterbody

Existing ditch course

SuDs basins (in addition to swales)

Swales

Public open space

Allotments

Community orchards

Green corridors

Wildlife corridor

Dark corridor

Sport pitches

NEAP/LEAP (combined provision)

NEAP

LEAP/LAP (combined provision)

MUGA

Sports pavilion

Village Green

Built Development

Residential development

CT1 Spine Road

CT2 Himley Edge

CT3 Core Housing

CT4 Central Green

CT5 Water Gardens

CT6 Himley Meadows

CT7 Eastern Edge

CT8 Green Edge

CT9 Core Housing North

CT10 Himley Farm

Mixed use neighbourhood centre

Retirement Village

Primary school

Access and Movement

Existing bus stop adjacent to Allocation area

Proposed bus stop

Existing uncontrolled crossing points

Existing hedgerow gap/field access retained in-situ to provide ped/cycle access through POS

Existing PRoW - footpath (off-site)

Existing PRoW - bridleway (off-site)

Existing right of access retained to Himley Farm

Primary vehicular, bus, ped and cycle access point

Secondary vehicular, ped and cycle access point

Future connection

Junction 1: Future bus, emergency vehicular, ped and cycle connection (to be completed by occupation of 920th dwelling)

Junction 2: Vehicular, ped and cycle connection (to be completed by occupation of 920th dwelling)

Junction 3: Future bus, vehicular, ped and cycle connection (to be completed by occupation of 1220th dwelling)

Junction 4: Future vehicular, ped and cycle connection (to wider Bicester 1 Allocation)

Potential land required for future vehicular links to wider Bicester 1 Allocation (subject to detailed design)

Mobility hub

Primary movement route alignment (designed to accommodate bus route)

Strategic secondary route

Proposed ped/cycle access point

2m segregated one way cycle route

3m segregated two way cycle route

4m shared use ped/cycleway

3m shared use ped/cycleway

10m street cycle link

2m pedestrian only route through open space

Future ped/cycle access point to wider Bicester 1 Allocation

Future 3m shared use ped/cycleway to wider Bicester 1 Allocation

Views maximised to landscape features

Landmark buildings

Key corners

Important frontages

Note: Depending on the end uses of the mixed use neighbourhood centre noise mitigation might be required. If mitigation is required then it is assumed that this will occur within the within the mixed use neighbourhood centre land parcels

DATE	NO	REVISION	NOTE
16/10/2024	L		
19/06/2024	K		
16/05/2024	J		
07/02/2024	H		
02/02/2024	G		

*NOTE: This plan is to be read in conjunction with the Site Wide design Code

Regulating Plan

Himley Village Bicester

CLIENT
CALA Cotswolds

DATE
16/10/2024

SCALE
1:2,000 @A0

TEAM
EMH/CLB

APPRVD
MCC

DRAWING NUMBER

P22-3093_DE_003_L_01