



07/02/2024 02/02/2024

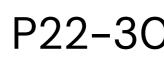
DATE

Bicester

CLIENT CALA Cotswolds

DATE 16/10/2024

DRAWING NUMBER



		.
ial realignment of Howes Lane (by others)		CT10 Himley Farm
amework and Site Setting		Mixed use neighbourhood centre
/ Farm - to be retained		Retirement Village
g Grade II Listed building		
to Himley Farm/Lovelynch House. Areas of ged access (for maintenance only)		Primary school
urs (1m intervals, from LIDAR dataset)	Acces	s and Movement Existing bus stop adjacent to Allocation area
g tree/hedgerow planting (from arb survey)	B	Proposed bus stop
g woodland/treebelt (on-site)		Existing uncontrolled crossing points
g woodland/treebelt (off site)	P2	Existing hedgerow gap/field access retained in-situ to provide ped/cycle access through POS
tructural planting: to western site boundary, east elynch House, and Axis J9 Industrial Estate (close dleton Stoney Road)		Existing PRoW - footpath (off-site)
dscape buffer to mixed use areas		Existing PRoW - bridleway (off-site)
g waterbody		Existing right of access retained to Himley Farm
g ditch course		Primary vehicular, bus, ped and cycle access point
pasins (in addition to swales)	$\overline{\mathbf{X}}$	Secondary vehicular, ped and cycle access point
3	JUL	Future connection
open space	(J1)	Junction 1: Future bus, emergency vehicular, ped and cycle connection (to be completed by occupation of 920th dwelling)
ents	(J2)	Junction 2: Vehicular, ped and cycle connection (to be completed by occupation of 920th dwelling)
nunity orchards	J3	Junction 3: Future bus, vehicular, ped and cycle connection (to be completed by occupation of 1,220th dwelling)
corridors	(J4)	Junction 4: Future vehicular, ped and cycle connection (to wider Bicester 1 Allocation)
e corridor		Potential land required for future vehicular links to wider Bicester 1 Allocation (subject to detailed design)
orridor	⊕	Mobility hub
pitches		Primary movement route alignment (designed to accommodate bus route)
LEAP (combined provision)		Strategic secondary route
		Proposed ped/cycle access point
_AP (combined provision)		2m segregated one way cycle route
		3m segregated two way cycle route
pavilion		4m shared use ped/cycleway
Green	000	3m shared use ped/cycleway
ment	000	IOn street cycle link
ential development		
ine Road		2m pedestrian only route through open space
mley Edge	201	Future ped/cycle access point to wider Bicester 1 Allocation
ore Housing	000	Future 3m shared use ped/cycleway to wider Bicester 1 Allocation
entral Green		Views maximised to landscape features
'ater Gardens		Landmark buildings
imley Meadows		Key corners
		Important frontages
astern Edge L		Depending on the end uses of the mixed use ourhood centre noise mitigation might be required. If
K	mitigat within	tion is required then it is assumed that this will occur the within the mixed use neighbourhood centre land
J	parcel	S
H G		
NO REVISION NOTE		

CT8 Green Edge

CT9 Core Housing North

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

Regulating Plan

0 20 50 100m

APPRVD MCC



SCALE 1:2,000 @AO



TEAM

EMH/CLB

P22-3093_DE_003_L_01