

APPENDIX C

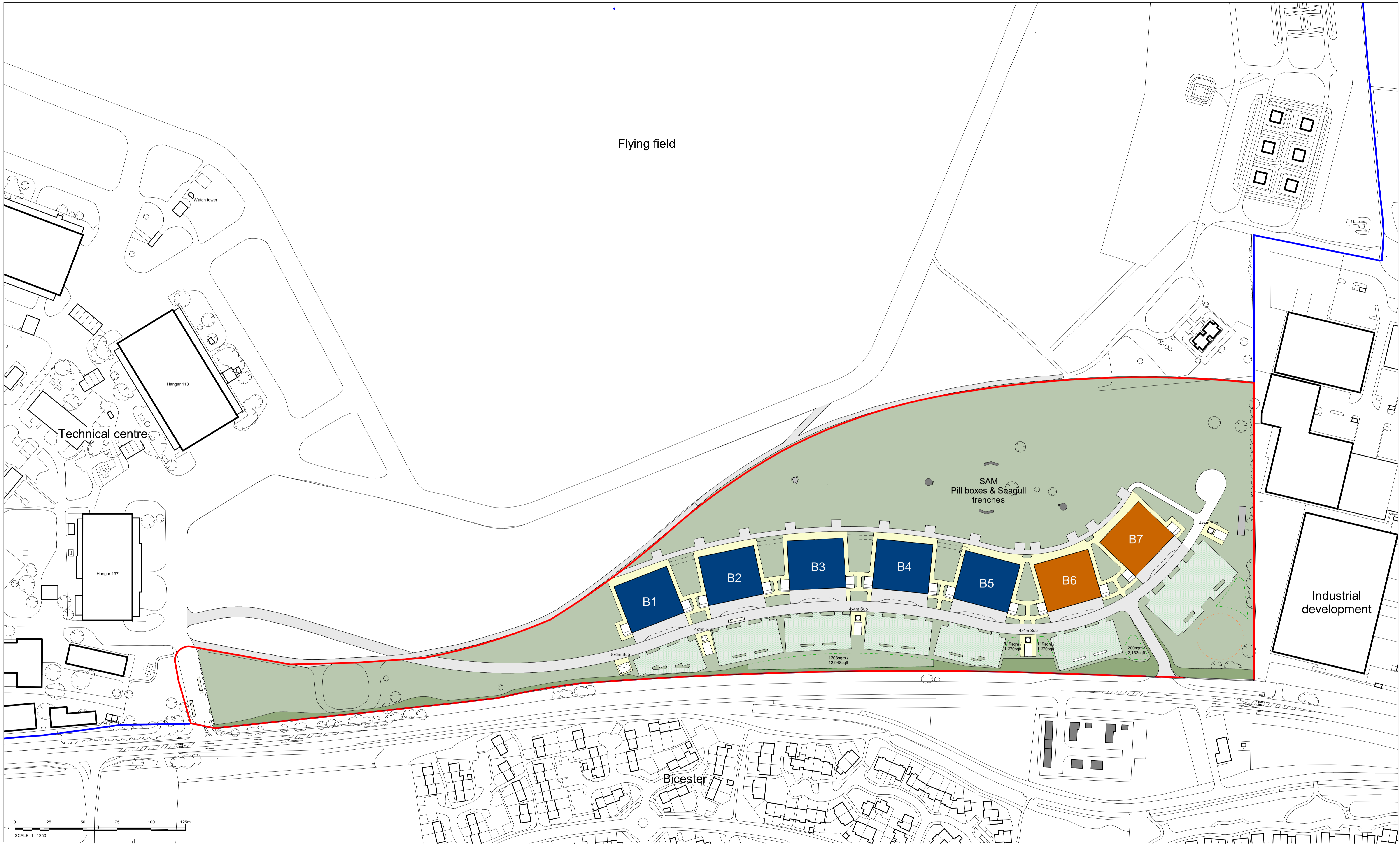
NCA Upper Thames Clay Vale SUMMARY

Key characteristics

- Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.
- The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.
- Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.
- Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.
- In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.
- Gravel extraction has left a legacy of geological exposures, numerous waterbodies and, at the Cotswold Water Park, a nationally important complex of marl lakes.
- Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.
- Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.
- Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert near the Chilterns.
- Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails.

APPENDIX D

PARAMETERS PLANS
By 3DReid



Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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- Key:**
- Application boundary
 - Ownership boundary
 - Use class B2/E
 - Use class B2/B8/E
 - Panhandle area
 - Indicative infiltration swale

Revisions	Scale	Size	Date	Drawn	Checked
P1 14/06/23 Issued for planning	1:1250	A1	01/06/23	NP	SB

Client
Bicester Motion Limited

Project
Bicester Motion Innovation Quarter

Title
Proposed Land Use

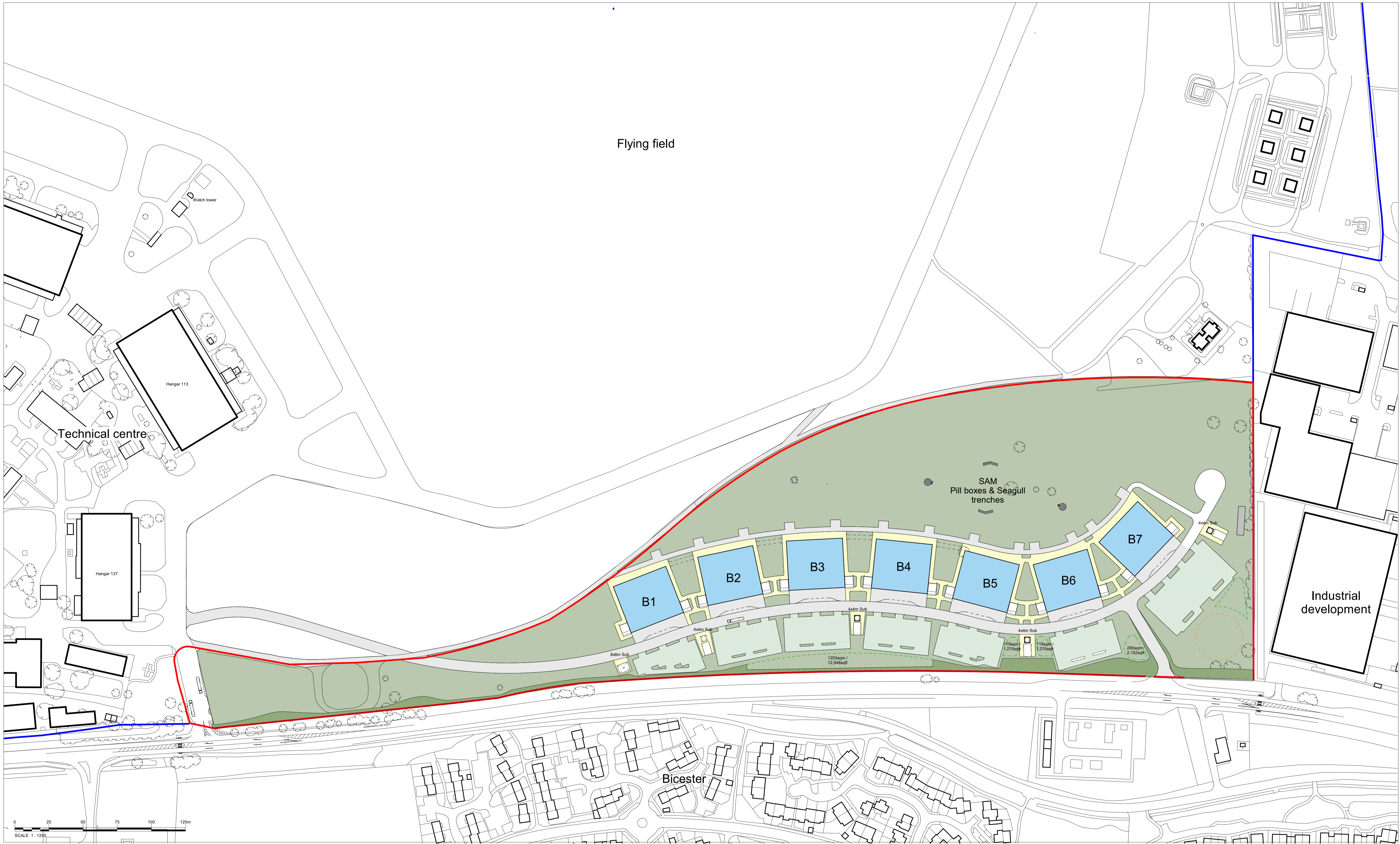
Purpose
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Status Code
S2

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P1



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- Key:**
- Application boundary
 - Ownership boundary
 - Developable built form areas
 - Indicative infiltration swale
 - Panhandle area

Revisions	Scale	Size	Date	Drawn	Checked
P1 14/06/23 Issued for planning	1:1250	A1	06/05/23	TF	SB

Client
Bicester Motion Limited

Project
Bicester Motion Innovation Quarter

Title
Indicative Layout Plan (S73)

Purpose
Issued for planning

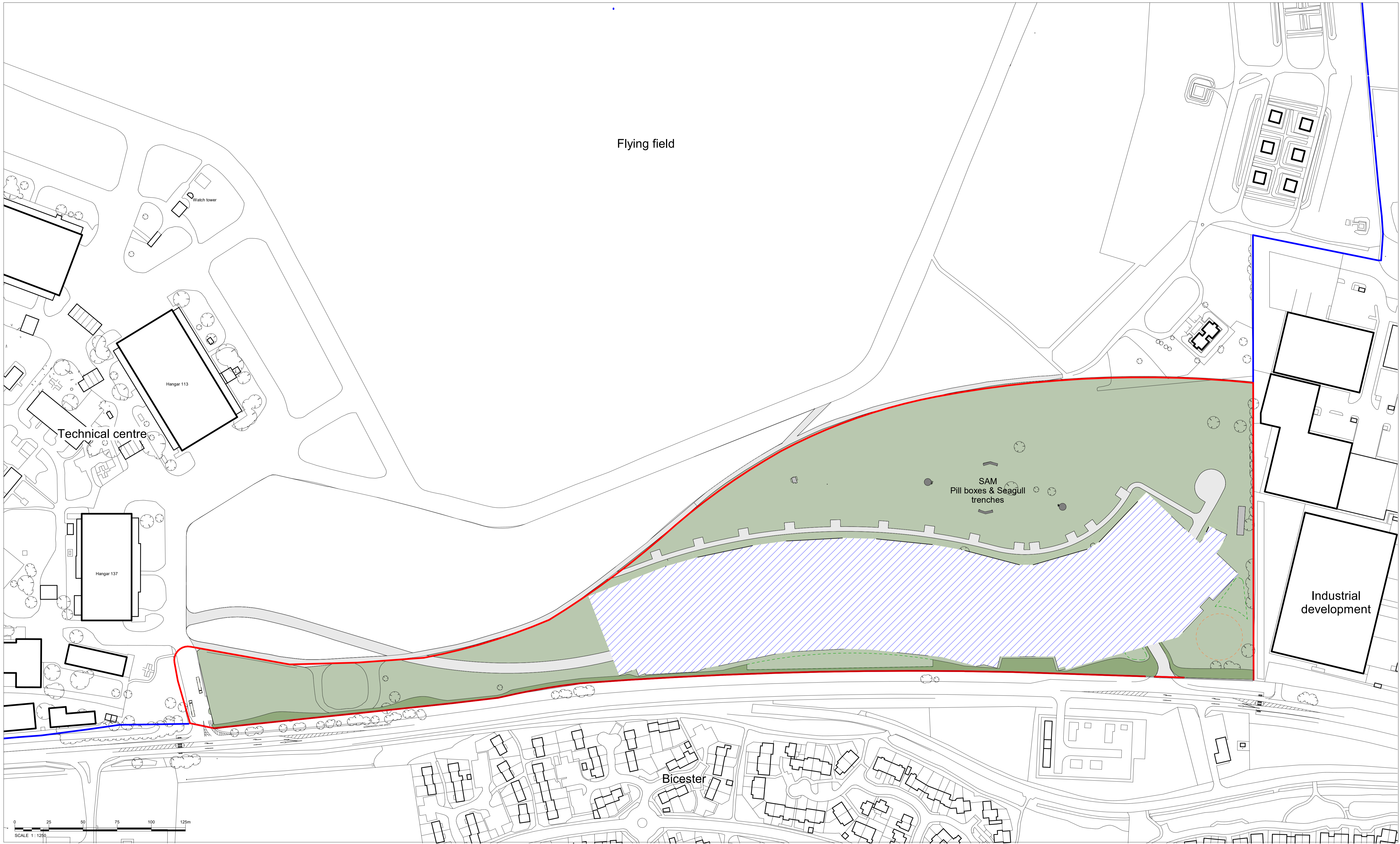
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Rev.
P1

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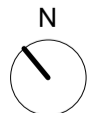
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- Key:**
- Application boundary
 - Ownership boundary
 - ▨ Indicative built form
 - - - Indicative infiltration swale
 - Panhandle area



Revisions	Scale	Size	Date	Drawn	Checked
P1 14/06/23 Issued for planning	1:1250	A1	07/06/23	NP	SB

Client
Bicester Motion Limited

Project
Bicester Motion Innovation Quarter

Title
Proposed Developable Areas

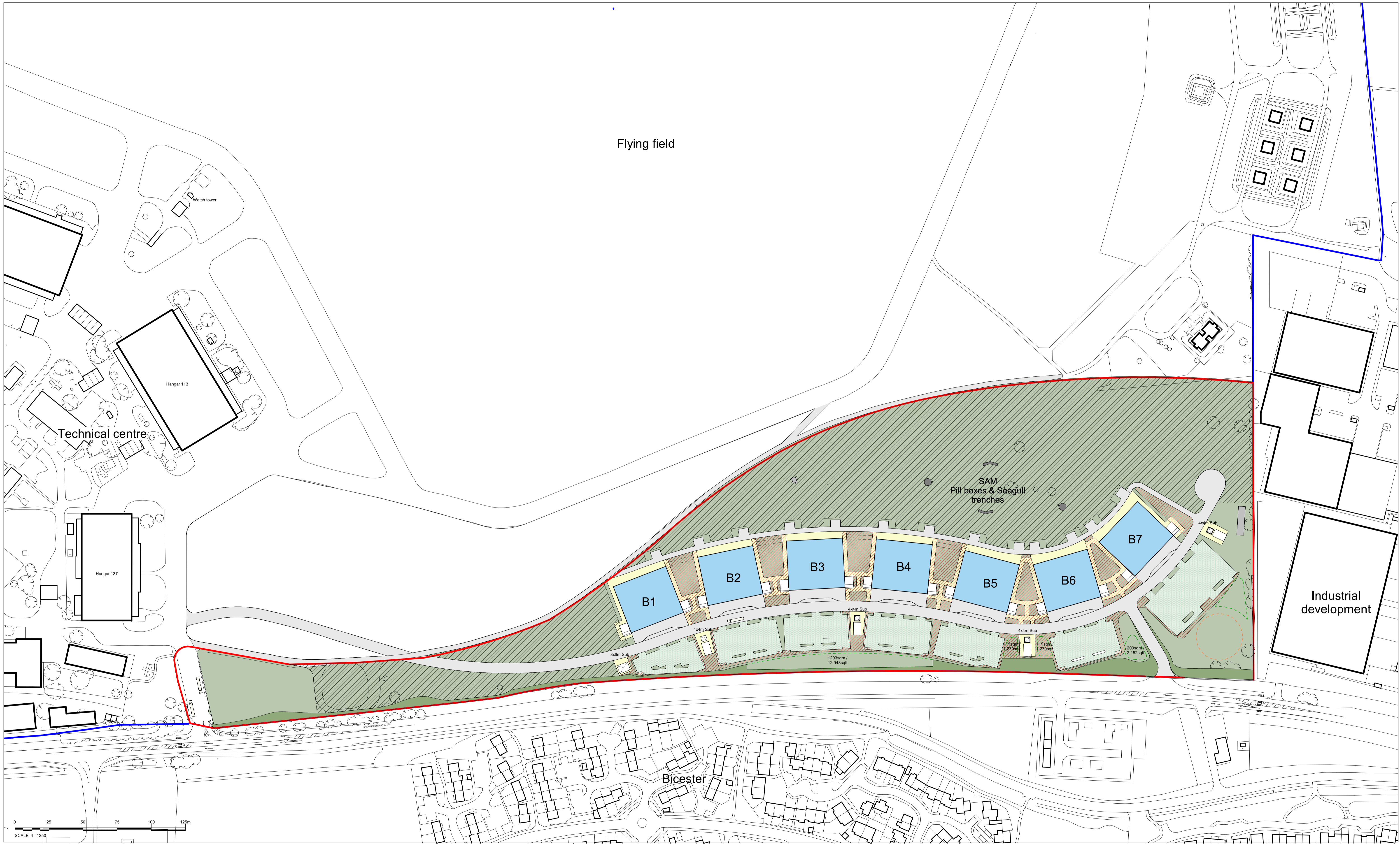
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Key:

- Application boundary
- Ownership boundary
- Indicative built form
- Indicative infiltration swale
- Panhandle area
- Soft landscaping
- Maintained grassland open space
- Indicative car parking
- Landscape buffer areas

P1	14/06/23	Issued for planning	TF
Revisions			
Scale	Size	Date	Drawn
1:1250	A1	06/05/23	TF
		Checked	SB

Client
Bicester Motion Limited

Project
Bicester Motion Innovation Quarter

Title
Proposed Open Space/Landscape

Purpose
Issued for planning

Status Code
S2

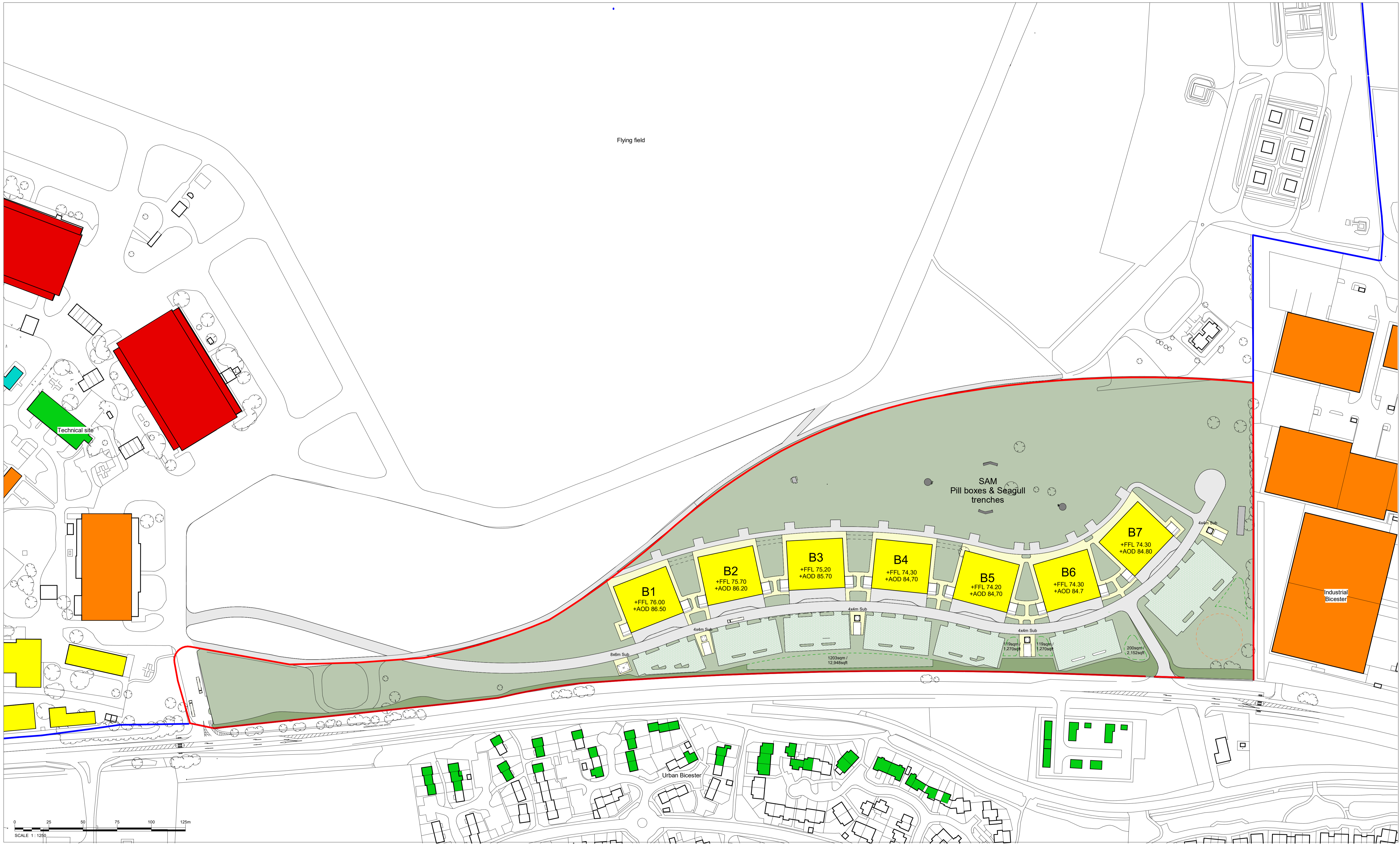
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220127-3DR-XX-00-DR-A-08005

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P1

14/06/2023 12:58:40



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- Key:**
- Application boundary
 - Ownership boundary
 - - - Indicative infiltration swale
 - Panhandle area
 - Up to 6.5m above FFL
 - Up to 9m above FFL
 - Up to 10.5m above FFL
 - Up to 13.5m above FFL
 - Up to 20m above FFL

P1	14/06/23	Issued for planning	TF
Revisions			
Scale	Size	Date	Drawn
1:1250	A1	06/05/23	TF
		Checked	SB

Client
Bicester Motion Limited

Project
Bicester Motion Innovation Quarter

Title
Existing and Proposed Heights and Massing

Purpose
Issued for planning

Status Code
S2

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P1

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