



KEY

HYBRID & FULL APPLICATION BOUNDARIES (125.5 HA)

LAND AREAS:

- RESIDENTIAL LAND (32.6 HA)
- GREEN INFRASTRUCTURE (57.9 HA)
- RETAINED FARMLAND (17.3 HA)
- UP TO 2FE PRIMARY SCHOOL (2.2 HA)
- MIXED USE LOCAL CENTRE (0.8 HA)
- ASSISTED LIVING (1.7HA)
- RESIDENTIAL LED MIXED USE

ACCESS/MOVEMENT:

- COUNTRY LANE/VEHICULAR ACCESS ROAD (6m wide carriageway)
- MAIN STREET (incl. BUS ROUTE) (6m wide carriageway, segregated cycle and footpaths)
- NEW PUBLIC TRANSPORT ACCESS
- EXISTING PEDESTRIAN LINKS TO BARTON PARK AND BARTON
- EXISTING PUBLIC FOOTPATHS
- MOBILITY HUBS: MH1-5 (Please refer to the DAS for more details)
- 400M CATCHMENTS FROM MOBILITY HUBS

ACCESS/MOVEMENT: (CONT'D)

- EXISTING BRIDLEWAY
- PROPOSED PEDESTRIAN LINKS TO BARTON & BARTON PARK
- PROPOSED CYCLE LINK TO BARTON PARK
- PROPOSED CYCLEPATH/FOOTPATH
- FAMILY FRIENDLY ROUTES (Informal pedestrian/cycle routes through development parcels linking key spaces)
- YEAR ROUND LEISURE PEDESTRIAN / CYCLE ROUTE
- EXISTING TRIM TRAIL THROUGH BARTON PARK
- EXISTING CYCLEWAY ALONG A40
- EXISTING BUS STOPS IN CLOSE PROXIMITY TO THE SITE
- WICK FARM LISTED BUILDINGS
 - 1. GRADE II FARMHOUSE (OUTSIDE OF RED LINE)
 - 2. GRADE II* WELL HOUSE (WITHIN RED LINE)
 - 3. GRADE II BARN (WITHIN RED LINE)

LANDSCAPING:

- EXISTING TREES TO BE RETAINED
- INDICATIVE PROPOSED PLANTING LOCATIONS
- INDICATIVE PLAY AREAS (2 x Neighbourhood Play Area & 4 x Local Play Areas)
- INDICATIVE ALLOTMENTS
- INDICATIVE COMMUNITY GROW ZONES/ORCHARDS
- INDICATIVE DRAINAGE ATTENUATION AREAS
- FLOOD ZONE 2 BOUNDARY
- 200M OFFSET FROM SSSI

LAND NORTH OF BAYSWATER BROOK, OXFORD - INDICATIVE MASTERPLAN

NOTE: The details on this plan are solely for illustrative purposes and are not intended to fix any aspects of the development.

