



KEY

- APPLICATION BOUNDARY (122.5 HA)

LAND AREAS:

- RESIDENTIAL LAND (32.7 HA)
- GREEN INFRASTRUCTURE (55.2 HA)
- RETAINED FARMLAND (17.3 HA)
- 2FE PRIMARY SCHOOL (2.2 HA)
- MIXED USE LOCAL CENTRE (0.7 HA)
- ASSISTED LIVING (1.7HA)

ACCESS/MOVEMENT:

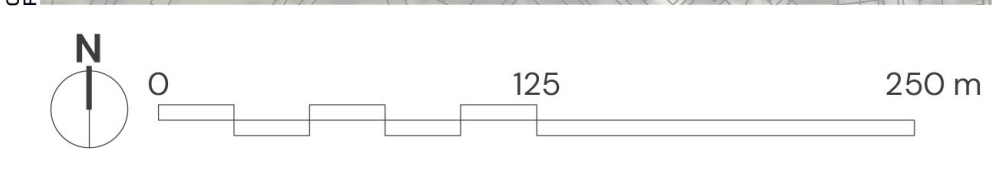
- COUNTRY LANE/VEHICULAR ACCESS ROAD (6m wide carriageway)
- MAIN STREET (incl. BUS ROUTE) (6m wide carriageway, segregated cycle and footpaths)
- BUS ONLY ROUTE THROUGH THE SITE AND POTENTIAL LINK TO BARTON PARK
- EXISTING PEDESTRIAN LINKS TO BARTON PARK AND BARTON
- EXISTING PUBLIC FOOTPATHS
- MOBILITY HUBS (Potential to include; Bus Stops, Cycle & E-Scooter Parking & Charging, Car Club, Parcel Point.)
- 400M CATCHMENTS FROM MOBILITY HUBS

ACCESS/MOVEMENT: (CONT'D)

- EXISTING BRIDLEWAY
- POTENTIAL PEDESTRIAN LINKS TO BARTON & BARTON PARK
- POTENTIAL CYCLE LINK TO BARTON PARK
- CYCLEWAY
- TRICK OR TREAT ROUTE (Informal pedestrian/cycle routes through development parcels linking key spaces)
- TRIM TRAIL / LEISURE 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 WELLS HOUSE (WITHIN RED LINE) 3. GRADE II BARN (WITHIN RED LINE))

LANDSCAPING:

- EXISTING TREES TO BE RETAINED
- INDICATIVE PROPOSED PLANTING LOCATIONS
- PLAY AREAS (1 x Neighbourhood Play Area & 5 x Local Play Areas)
- FLOOD ZONE 2 BOUNDARY
- 200M OFFSET FROM SSSI



LAND NORTH OF BAYS WATER BROOK, OXFORD – INDICATIVE MASTERPLAN (DRAFT & CONFIDENTIAL)

