



**KEY**

- APPLICATION BOUNDARY (117.8 HA)

**LAND AREAS:**

- RESIDENTIAL LAND (32.9 HA)
- GREEN INFRASTRUCTURE (54.3 HA)
- RETAINED FARMLAND (17.3 HA)
- 2FE PRIMARY SCHOOL (2.2 HA)
- MIXED USE LOCAL CENTRE (0.8 HA)
- ASSISTED LIVING (1.66HA)

**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\* WELL 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 NEAP & 4 x LEAPs)
- FLOOD ZONE 2 BOUNDARY
- 200M OFFSET FROM SSSI

LAND NORTH OF BAYSWATER BROOK, OXFORD - INDICATIVE MASTERPLAN (DRAFT & CONFIDENTIAL)

