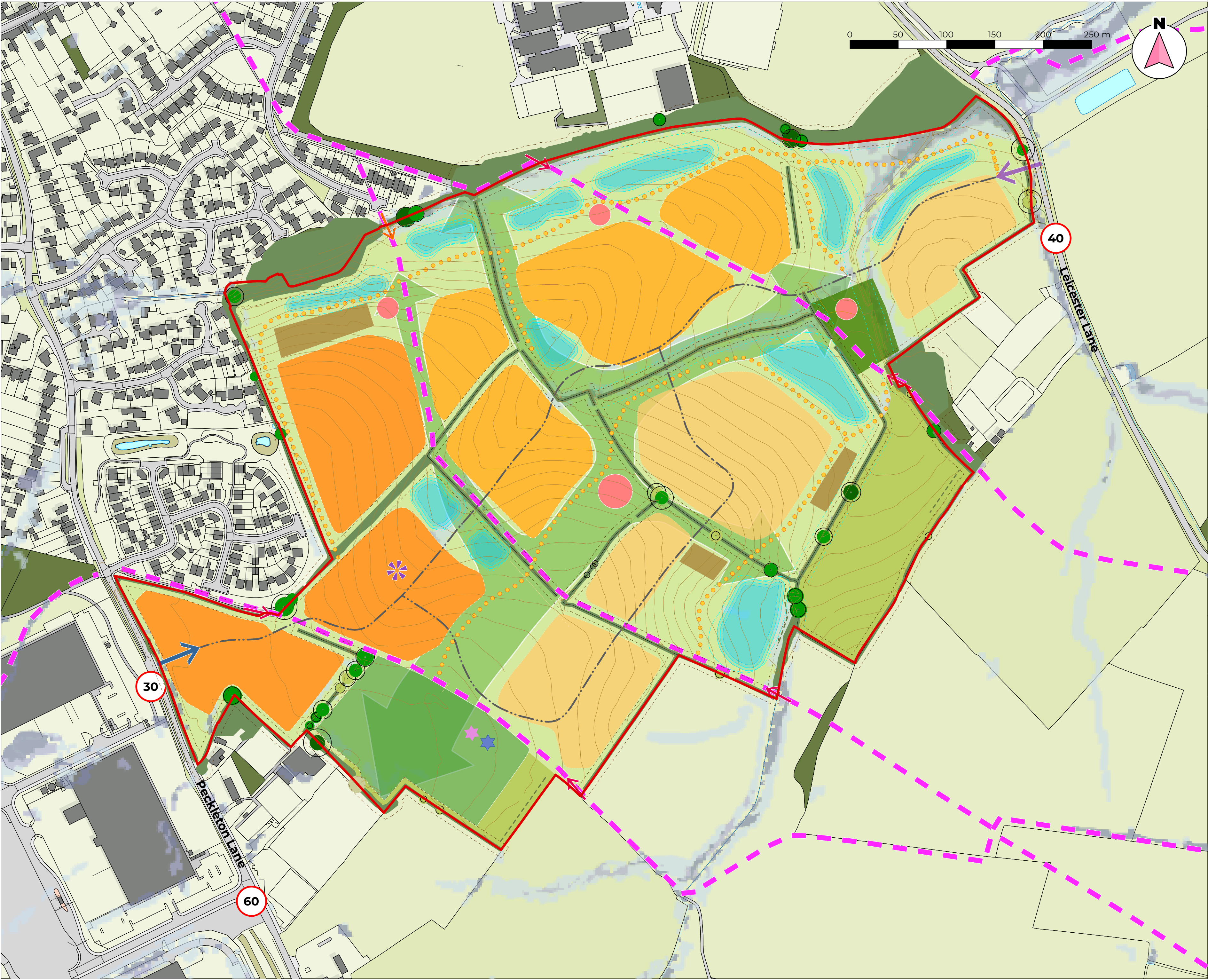




Do not scale from this drawing.
This drawing is for discussion or planning purposes only. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, **edge** Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

This drawing and the works depicted are the copyright of **edge** Placemaking Group Ltd and may not be reproduced or amended except by written permission.

PRE-APPLICATION

- Site boundary (49.197ha)
- - - Public Rights of Way (PROW)
- ↔ Existing pedestrian access
- ↔ Proposed vehicular access point (including pedestrian and cycle access)
- ↔ Proposed vehicular access point
- ↔ Proposed improvements to existing
- - - Proposed link road through development
- Surface water (High-Low risk)
- Indicative areas for attenuation
- - - Indicative Skylark mitigation
- - - 5m offset from existing hedgerow
- Indicative location for Play
- Recreational routes
- Lower landscape sensitivity area (5.3ha @ 40dph = 212 dwellings)
- Medium landscape sensitivity area (5.47ha @ 35dph = 191 dwellings)
- Higher landscape sensitivity area (5.67ha @ 30dph = 170 dwellings)
- Area identified for sport pitches (2ha)
- ★ Indicative location for Skate Park
- ★ Indicative location for changing facilities and parking
- ✳ Local centre inc. potential community uses (e.g. Potential GP)
- ➡ Green corridors
- Natural and semi natural green space (2.88 ha)
- Amenity green spaces
- Indicative location for parks and gardens (0.51ha)
- Tree survey:
 - Category A canopy (&RPA)
 - Category B canopy (&RPA)
 - Category C canopy (&RPA)
 - Category U canopy (&RPA)

Rev.	Date	Description
Land south-east of DESFORD		
Illustrative Framework Plan		
Job ref: 785	Drawing number: SK02	Revision:
Scale: 1:2500 @ A2		Date: June 2026

URBAN DESIGN

part of
edge Placemaking Group Ltd

The Old Saracen's Head
7 Buttermarket
Thame
Oxfordshire
OX9 3EW

01865 522395

enquiries@edgeUD.co.uk

www.edgeUD.co.uk



Do not scale from this drawing.
This drawing is for discussion or planning purposes only. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, **edge** Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

This drawing and the works depicted are the copyright of **edge** Placemaking Group Ltd and may not be reproduced or amended except by written permission.

PLANNING

- Hybrid applicaton site (41.97ha)
- Full application boundary (9.96ha)

Rev.	Date	Description
------	------	-------------

Land south-east of
DESFORD

Location Plan

Job ref: 541	Drawing number: L01	Revision: -
Scale: 1:5,000 @ A3		Date: March 2025



part of
edge Placemaking Group Ltd

Suite 2
7 Buttermarket
Thame
Oxfordshire
OX9 3EW

01865 522395
enquiries@edgeUD.co.uk
www.edgeUD.co.uk