



- SITE BOUNDARY  
12.61 hectares / 31.16 acres
- EXISTING BUILT FORM
- EXISTING TREES / HEDGEROWS RETAINED
- 400mm DIAMETER RESERVOIR TRUNK MAIN WITH 10m EASEMENT EITHER SIDE
- EXISTING PUBLIC RIGHT OF WAY
- DITCH COURSE
- POND
- PRINCIPLE CENTRAL STREET INCORPORATING SITE ACCESS
- SECONDARY STREET
- SHARED SURFACE
- HOUSING SQUARE INCORPORATING FEATURE STREET TREES
- PRIVATE DRIVES / MEWS / CAR PARKING
- PEDESTRIAN AND / OR CYCLE MOVEMENT
- NEW HEDGEROW / TREE PLANTING
- OPEN SPACE AREAS
- POTENTIAL PLAY SPACE
- OPPORTUNITY FOR SURFACE WATER ATTENUATION / SUDS FEATURES
- DEVELOPMENT FRONTAGE
- OPPORTUNITY FOR KEY BUILDINGS CREATING LANDMARK FEATURES
- OPPORTUNITY FOR A SINGLE FORM ENTRY PRIMARY SCHOOL WITH POTENTIAL FOR FUTURE EXPANSION

APPROXIMATE NET DEVELOPABLE AREA =  
4.74 hectares  
11.71 acres

GROSS SITE AREA OF PRIMARY SCHOOL  
(including 2000sqm car park  
and 2700sqm building) =  
1.29 hectares  
3.18 acres

ALL INFORMATION SHOWN IS SUBJECT TO DETAILED TOPOGRAPHICAL SURVEY

<p><b>CATESBY</b> ESTATES LTD</p>	<p><b>ILLUSTRATIVE MASTERPLAN INCLUDING PRIMARY SCHOOL</b></p> <p>LAND EAST OF LAMBOROUGH HILL WOOTTON OXFORDSHIRE</p>	<p>LA/APC</p> <p>AR/002</p>	<p>Scale: 1:7250 Project No:</p> <p>Drawn: LA-APC Checked: LA</p> <p>Project Date: 27.04.2017 Drawing No:</p>
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