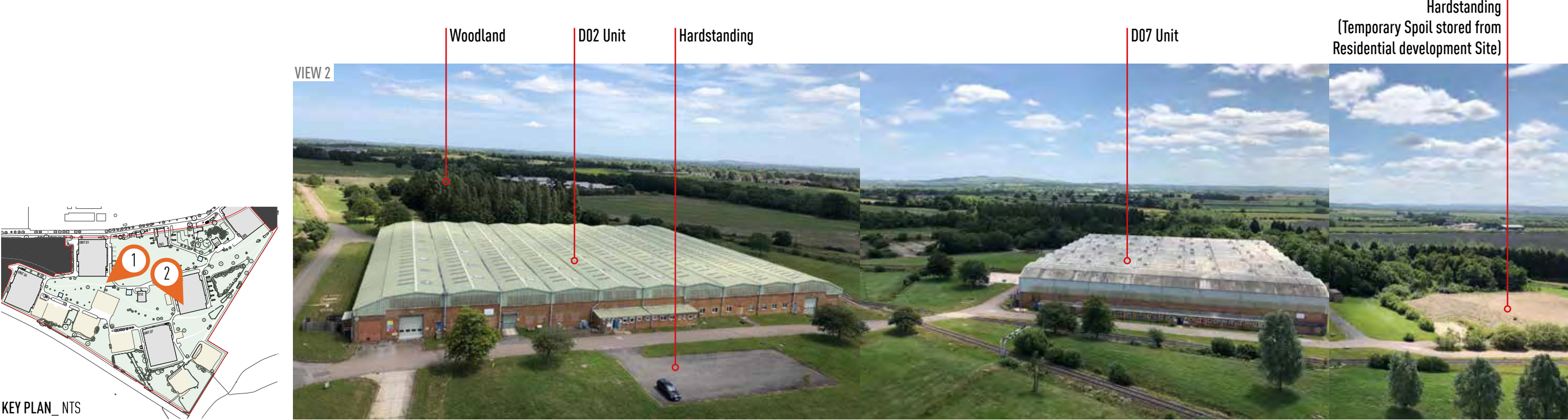
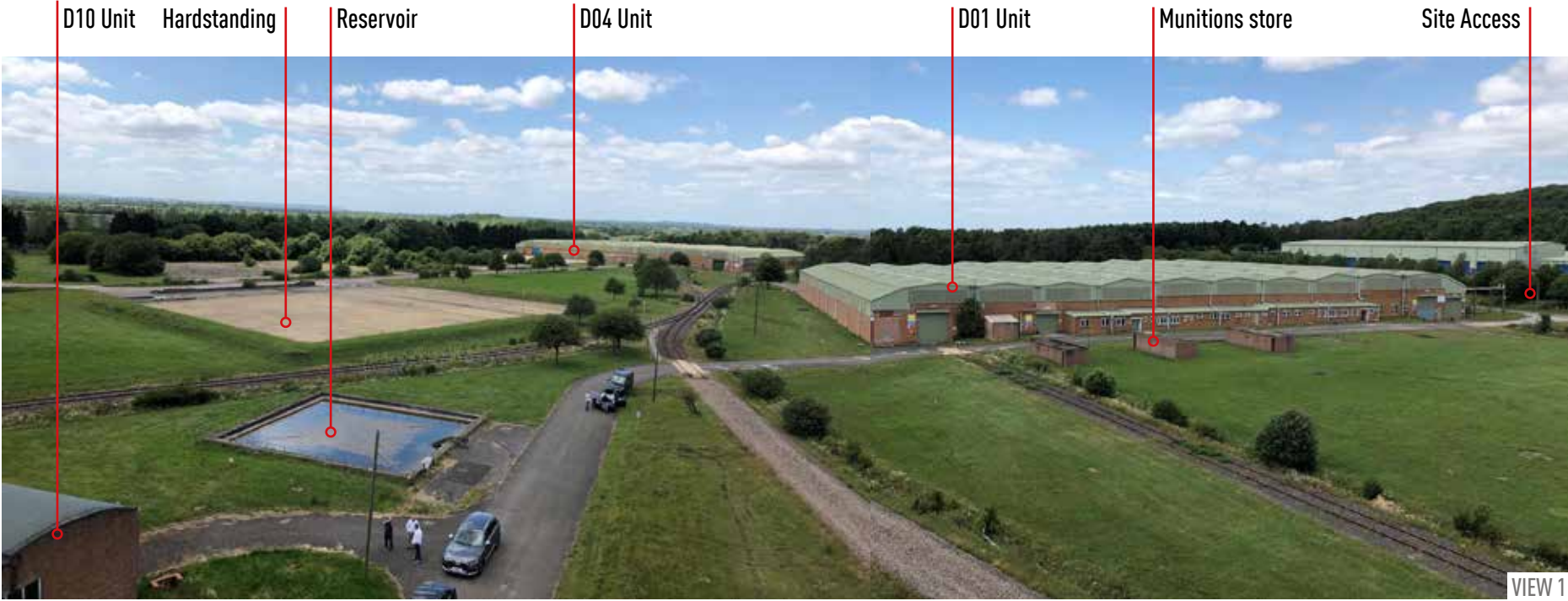


EXISTING SITE PHOTOS



EXISTING SITE PHOTOS (continued)



EXISTING SITE PHOTOS (continued)

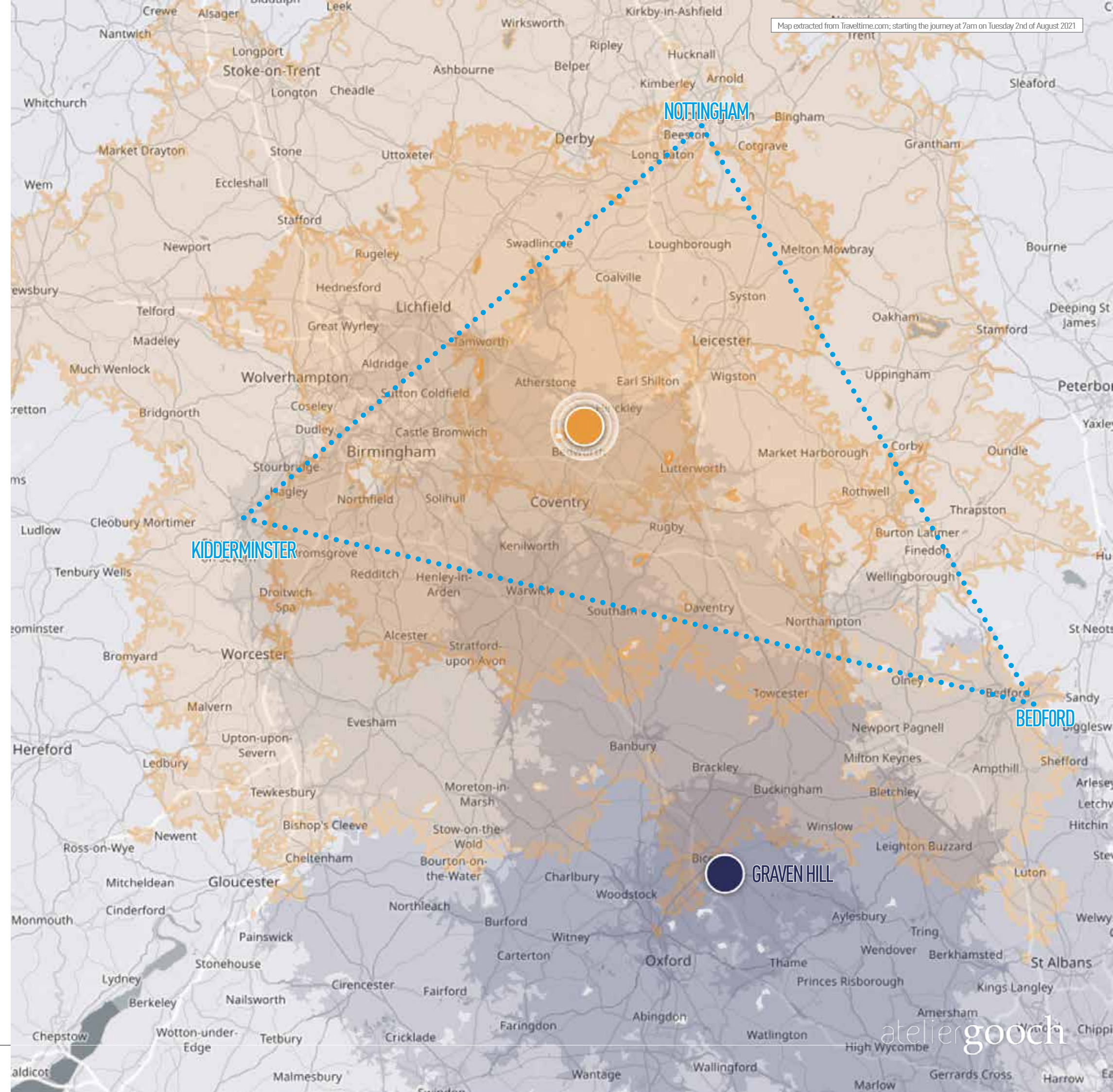


LOGISTICS OPPORTUNITIES AND CONSIDERATIONS

The independent viability study for and on behalf the applicant concluded that the site would be most suitable for use as a B8 Warehousing and Distribution Logistics facility for the following reasons;

- Proximity to Public Transports and Road Infrastructure, M40 in particular allowing;
- Accessible to 50% of the UK Population within 90mins; 90% of the UK Population within 4hrs
- Over 75% of UK GVA derived in cities within a 2hrs of drive (London, Birmingham, Bristol, Milton Keynes)
- Established B8 Logistics use in and around Bicester
- Close Proximity to the Logistics Golden Triangle (Nottingham, Kidderminster, Bedford)
- Population of Bicester expected to grow from 32,000 to 50,000 by 2031 providing potential workforce
- No end of demand for Warehousing and Distribution Logistics facilities in the foreseeable future based on projected increase of online shopping and stockpiling demand due to supply chain reliability

 LOGISTICS GOLDEN TRIANGLE



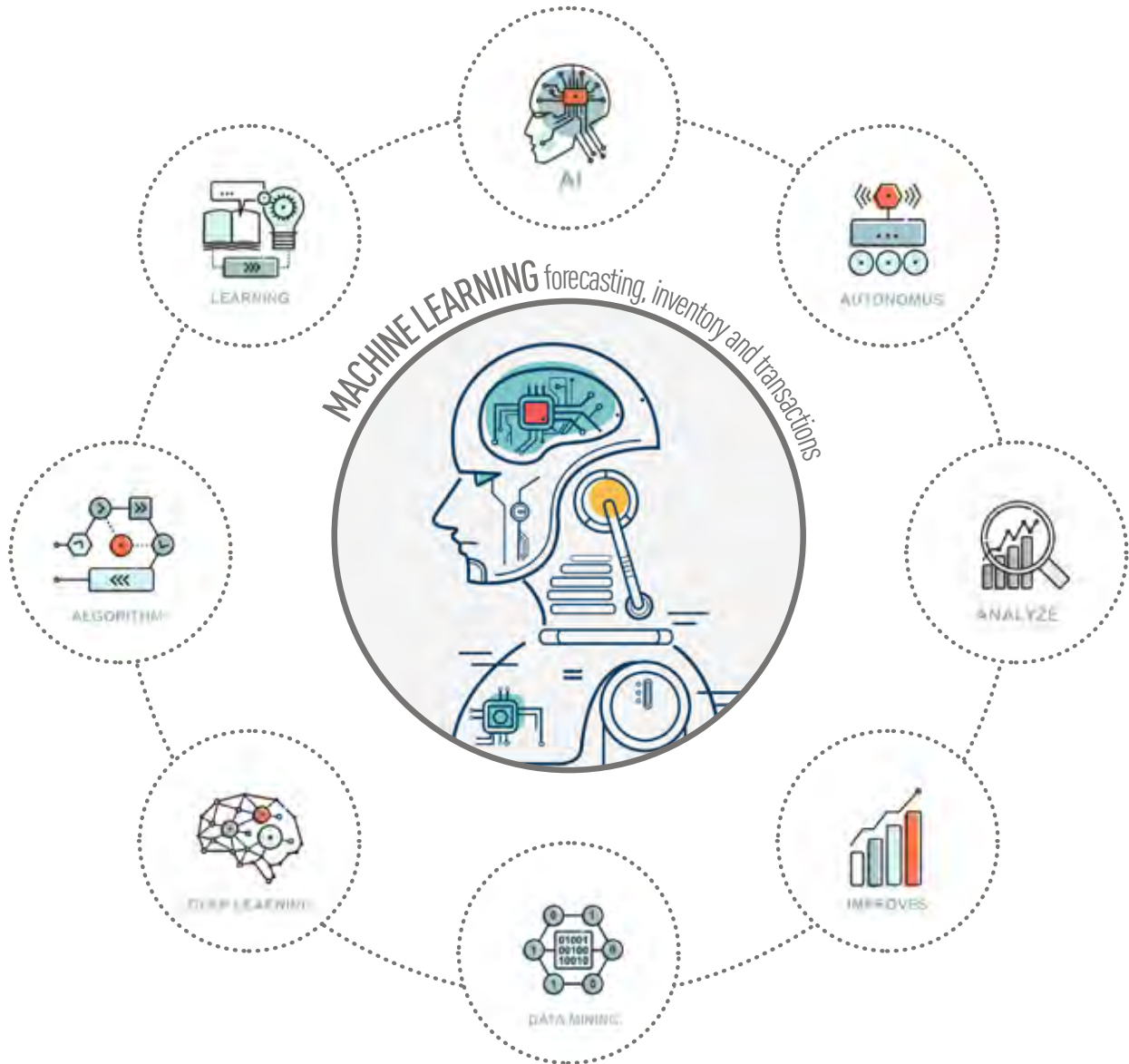
EMPLOYMENT OPPORTUNITIES

The UK retail supply chain has evolved over the last three decades as store networks grew and retailers built their logistics networks in ever more efficient ways. Whilst the external appearance of warehousing remains reminiscent of the logistics centre buildings one may be used to seeing, the advancement of the digital age and the technological developments in the sector has transgressed the traditional logistics roles of HGV Drivers and packers to much higher skilled labour market including roles such as Transport Planners, Logistics Co-ordinators, Inventory Planners, Route Planners, Supply Chain Coordinators, Programmers and Software Developers etc.

Digital technology can be considered as **DIRECT TECHNOLOGY**, which will impact how the building is designed, planned and operated;



and **INDIRECT/ SOFT TECHNOLOGY** influencing the management of orders through Machine Learning.



EMPLOYMENT OPPORTUNITIES (continued)

Based on the similar size Logistic Centres in the country, circa 1500 employment may be possible subject to final development size and type which will be determined under the Reserved Matters.



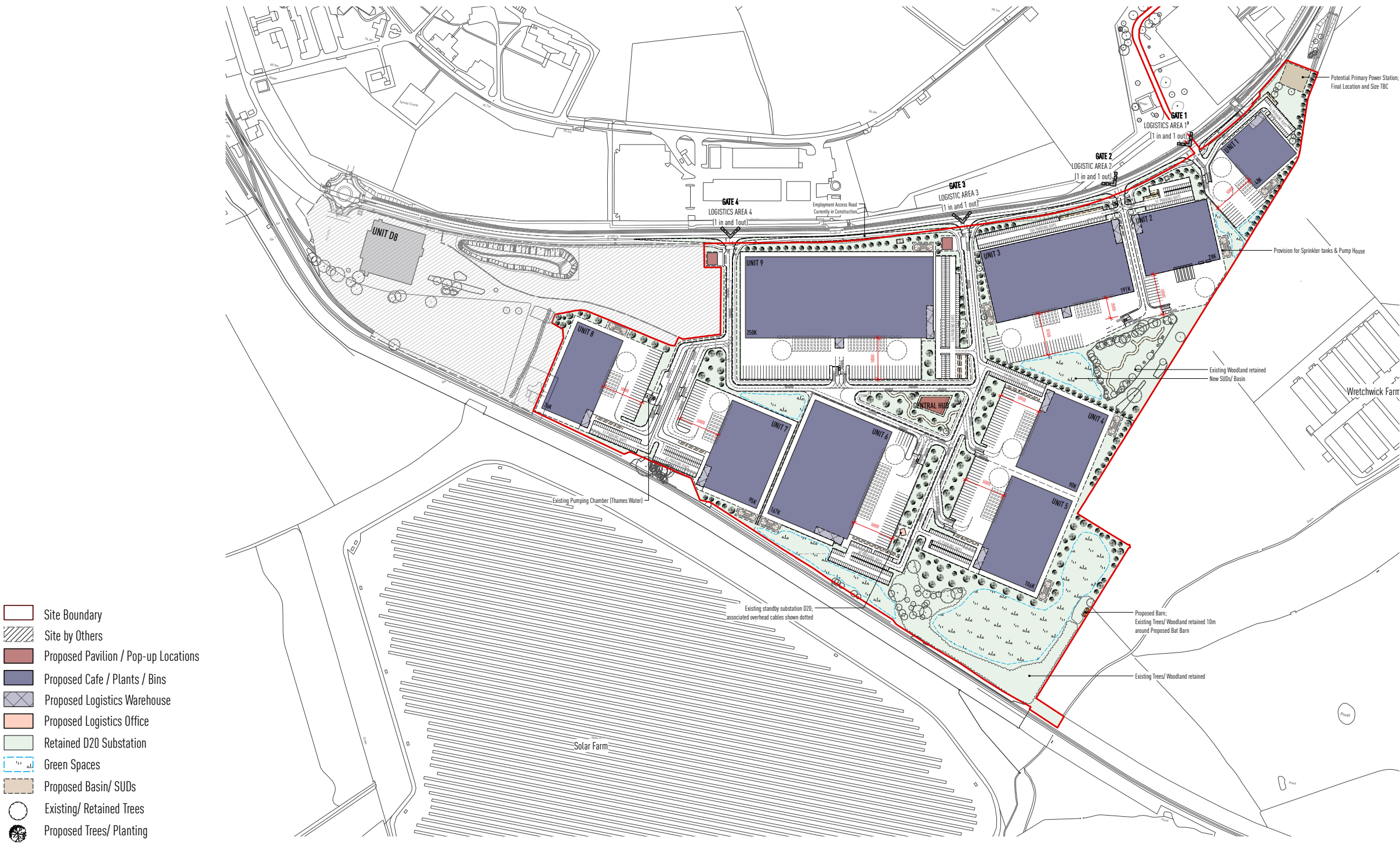
Bases on the Logistic centres of similar size it is likely to generate

EQUIVALENT DIRECT PERMANENT ROLES AT BICESTER:

1,500+ PEOPLE EMPLOYED LOCALLY

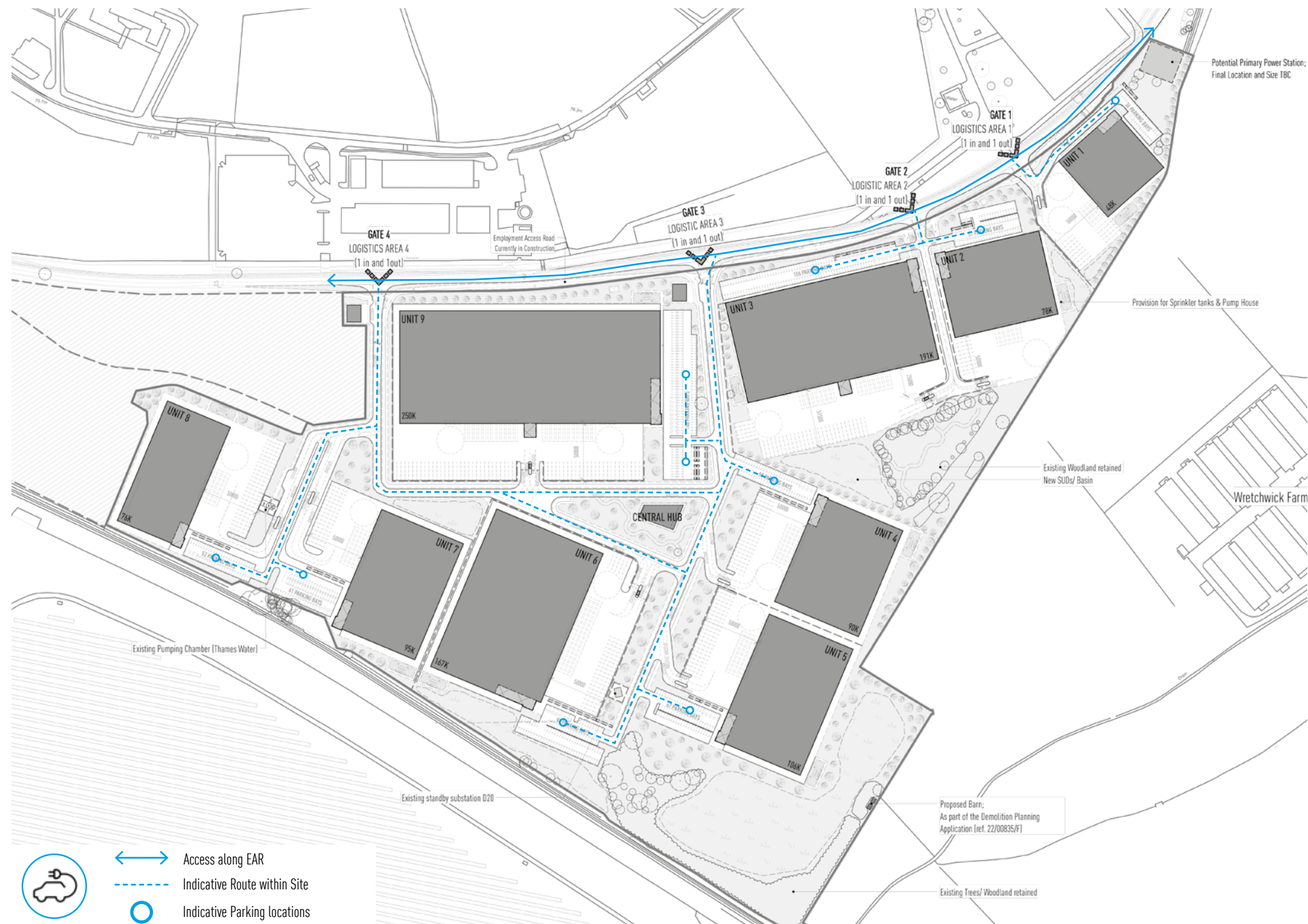


INDICATIVE PROPOSED SITE LAYOUT



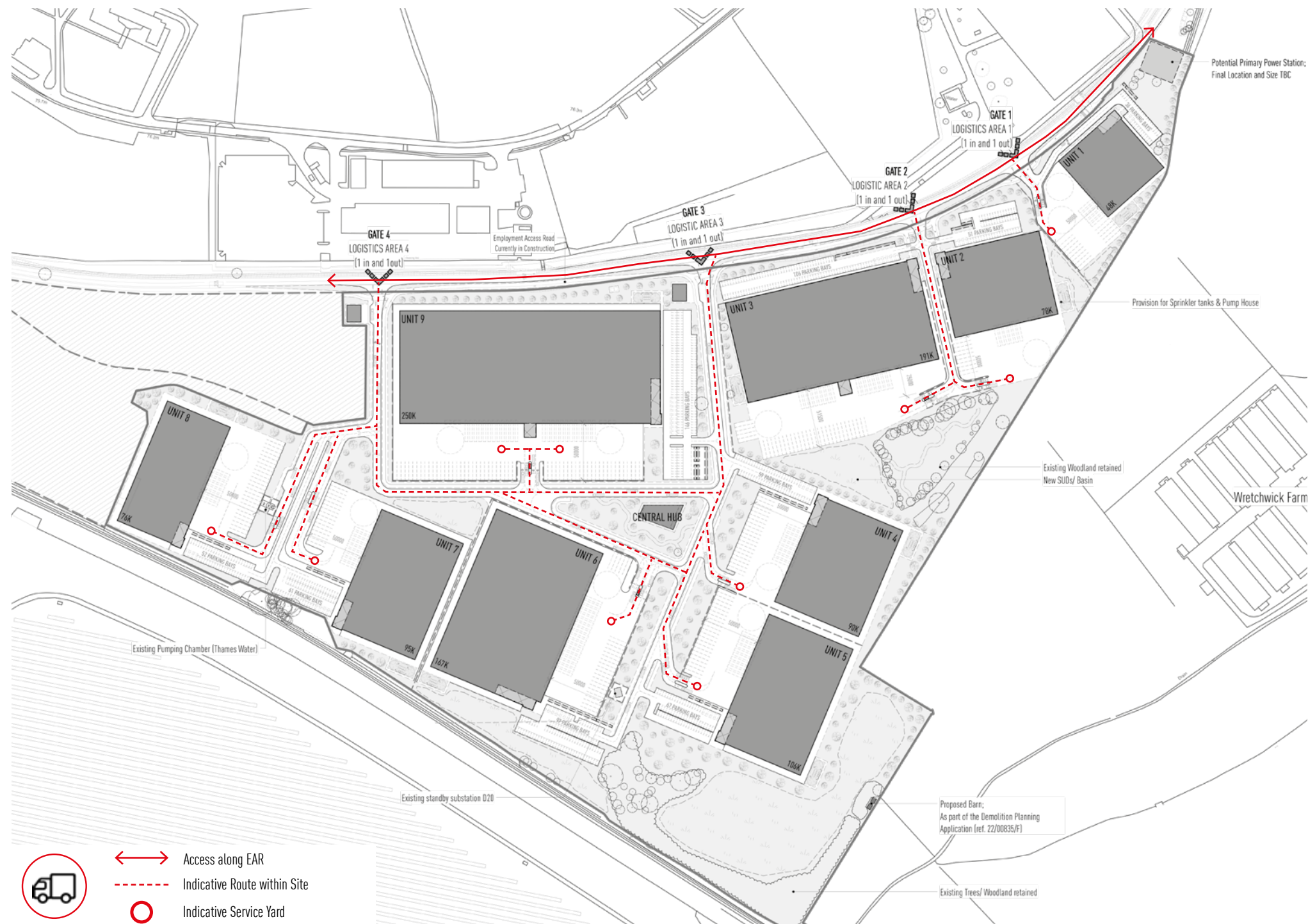
Indicative Proposed Site Plan_ NTS

INDICATIVE STANDARD CAR ACCESS AND PARKING



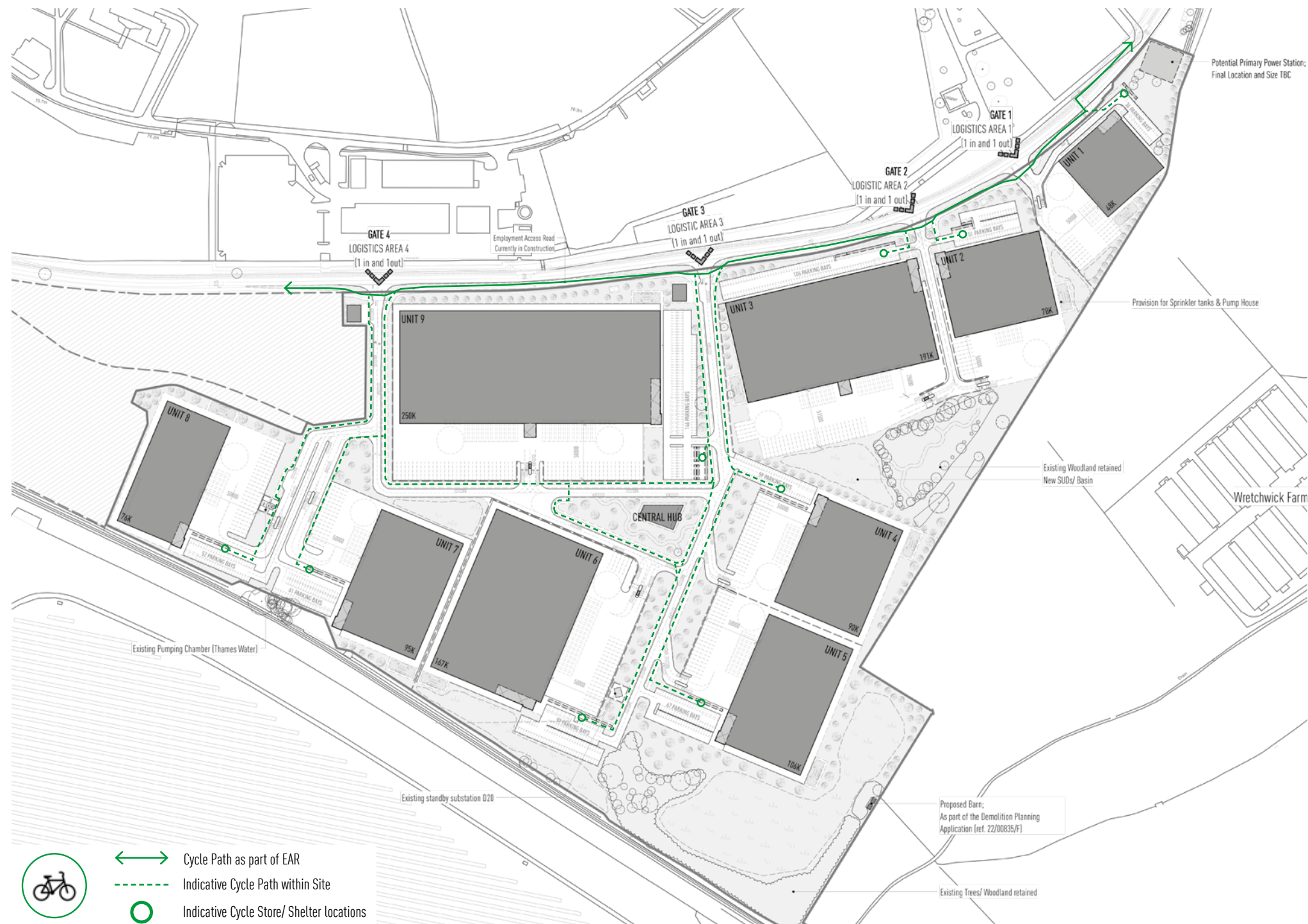
Indicative Proposed Site Plan_ NTS

INDICATIVE HGV ACCESS AND PARKING



Indicative Proposed Site Plan_ NTS

INDICATIVE CYCLE PATHS AND STORE PRVOSIONS



Indicative Proposed Site Plan_ NTS

