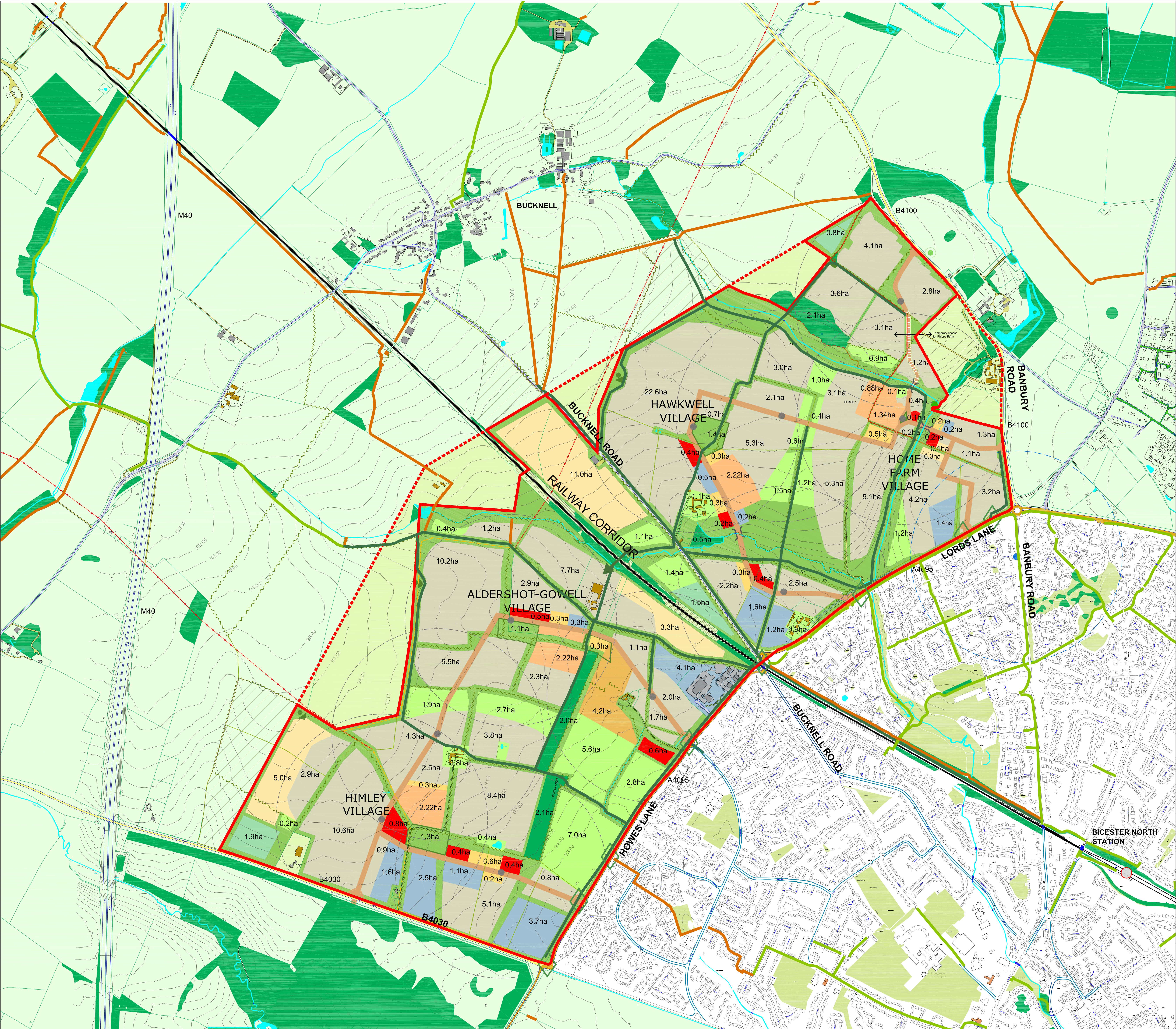




- EXISTING**
- EXISTING BUS STOPS
 - EXISTING ELECTRIC OVERHEAD CABLE
 - EXISTING SHARED USE CYCLE PEDESTRIAN PATHS
 - EXISTING FOOTPATHS
 - EXISTING WATER COURSE
 - EXISTING PUBLIC GREEN SPACE
 - EXISTING WOODLANDS
 - EXISTING HEDGE ROWS
 - EXISTING FIELD BOUNDARIES

- PROPOSED DEVELOPMENT**
- PROPOSED BUS STOPS
 - PROPOSED ELECTRIC OVERHEAD CABLE RE-ROUTED
 - PROPOSED ROAD ACCESS
 - PROPOSED SHARED USE CYCLE PEDESTRIAN PATHS
 - CYCLE / PEDESTRIAN CROSSING ON RAILWAY
 - PROPOSED CYCLE CROSSINGS
 - POTENTIAL OVERLOOK
 - RETAINED FARMING LAND OUTSIDE RED LINE (CDC CORE STRATEGY)

GREEN INFRASTRUCTURE - PRIVATE		33.2 ha	9.0%
EXISTING FARMS	2.1 ha		
ALLOTMENTS	7.1 ha		
PRIVATE AMENITY GREENSPACE	8.8 ha		
OUTDOOR SPORTS PROVISION	15.4 ha		
GREEN INFRASTRUCTURE - PUBLIC		92.2 ha	25.1%
PERIMETER BUFFER	16.2 ha		
STREAM + HABITAT	24.2 ha		
VILLAGE CENTRES	4.8 ha		
HEDGEROW BUFFER	32.9 ha		
PUBLIC AMENITY GREENSPACE	14.1 ha		
EXISTING WOODLANDS		6.7 ha	1.8%
WOODLAND CEMETERY PROVISION		4.2 ha	1.1%

GREEN INFRASTRUCTURE
[EXCLUDING RESIDENTIAL PLAY AREAS AND PRIVATE GARDENS]:

RESIDENTIAL PLAY SPACE	10.0 ha	[0.78ha / 1000 people / 7.5% of residential]	3%
------------------------	---------	--	----

TOTAL GREEN INFRASTRUCTURE
[EXCLUDING PRIVATE GARDENS]:

	146.3 ha	40.2%
--	----------	-------

HOUSING [INC. ROADS AND RESIDENTIAL PLAY SPACE AND PRIVATE GARDENS] DESIGNATED PLAYSPACE = 10ha (ACCORDING TO 10 07 06 Draft Core Strategy Strategic sites.doc ISSUED BY CDC)	151 ha 33 homes/ha for 5000 units	41.3%
SECONDARY SCHOOL [including green space tbc]	4.2 ha	1.1%
PRIMARY SCHOOL [including green space tbc]	8.88 ha	2.4%
COMMERCIAL / BUSINESS [including green space tbc]	18.4 ha	5%
ENERGY PRODUCTION	18.3 ha	5%
SOCIAL / COMMUNITY [including green space tbc]	3.2 ha	0.9%
RETAIL / LEISURE [including green space tbc]	3.9 ha	1%
PROPOSED THROUGH ROADS / INFRASTRUCTURE	14.0 ha	4%
EXISTING INFRASTRUCTURE [RAILWAY / ROADS]	7.9 ha	2.1%

DEVELOPMENT SITE AREA:	366.1 ha
RETAINED FARMLAND WITHIN RED LINE (CDC CORE STRATEGY)	47.4 ha
EXISTING RED LINE FROM CDC CORE STRATEGY	413.5 ha
EXEMPLAR BOUNDARY	21.1 ha

ASSUMPTIONS:

2.6 PEOPLE PER HOME AVERAGE (ACCORDING TO BWP MINUTES ON THE CDC DRAFT STRATEGY ON 20.07.10)

MIX - 30% AFFORDABLE 70 % PRIVATE (ACCORDING TO BWP 100708 DRAFT Implementation Brief.doc)

NUMBER OF HOUSING UNITS - **5000 UNITS** (ACCORDING TO P3ECO AND A2DOMINION)

NUMBER OF PEOPLE - **13 000 PEOPLE** (BASED ON 2.6 PER HOME)

GREEN INFRASTRUCTURE - PRIVATE INCLUDES, OUTDOOR SPORTS PROVISION, ALLOTMENTS

GREEN INFRASTRUCTURE - PUBLIC INCLUDES PARKS/GARDENS, NATURAL/SEMI-NATURAL AMENITY GREEN SPACE

PRIVATE GARDENS 25.0ha 7% [based on 50m² garden / 18% residential]

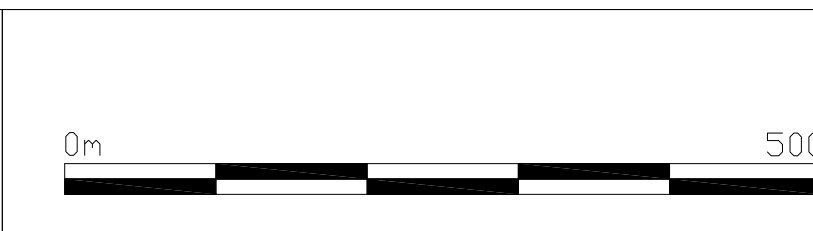
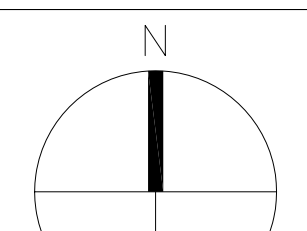
THROUGH ROAD - APPROXIMATION 20m WIDE

EXISTING INFRASTRUCTURE INCLUDES RAILWAY AND EXISTING ROADS

NOTES	CLIENT
DO NOT SCALE FROM DRAWING. ALL DIMENSIONS, LEVELS, COORDINATES, SETTINGS OUT, TO BE CHECKED ON SITE AND ANY DISCREPANCY REPORTED IMMEDIATELY TO THE ARCHITECT AND PROJECT MANAGER.	P3 ECO A2 Dominion
PROJECT	DRAWING NAME
NW BICESTER ECO DEVELOPMENT	PROPOSED MASTERPLAN LAND USES

REVISIONS	
REV A: 19.07.10	REV D: 02.08.10
REV B: 22.07.10	REV E: 07.09.10
REV C: 27.07.10	REV F: 27.08.10
	REV G: 07.09.10
	REV H: 09.09.10
	REV I: 17.09.10
	REV J: 25.10.10
	REV K: 19.11.10
	REV L:

STATUS	SCALE
PLANNING	1:5000 @ A0
DWG NUMBER	DATE
1046 -P- 009L	15-07-10



FARRELLS