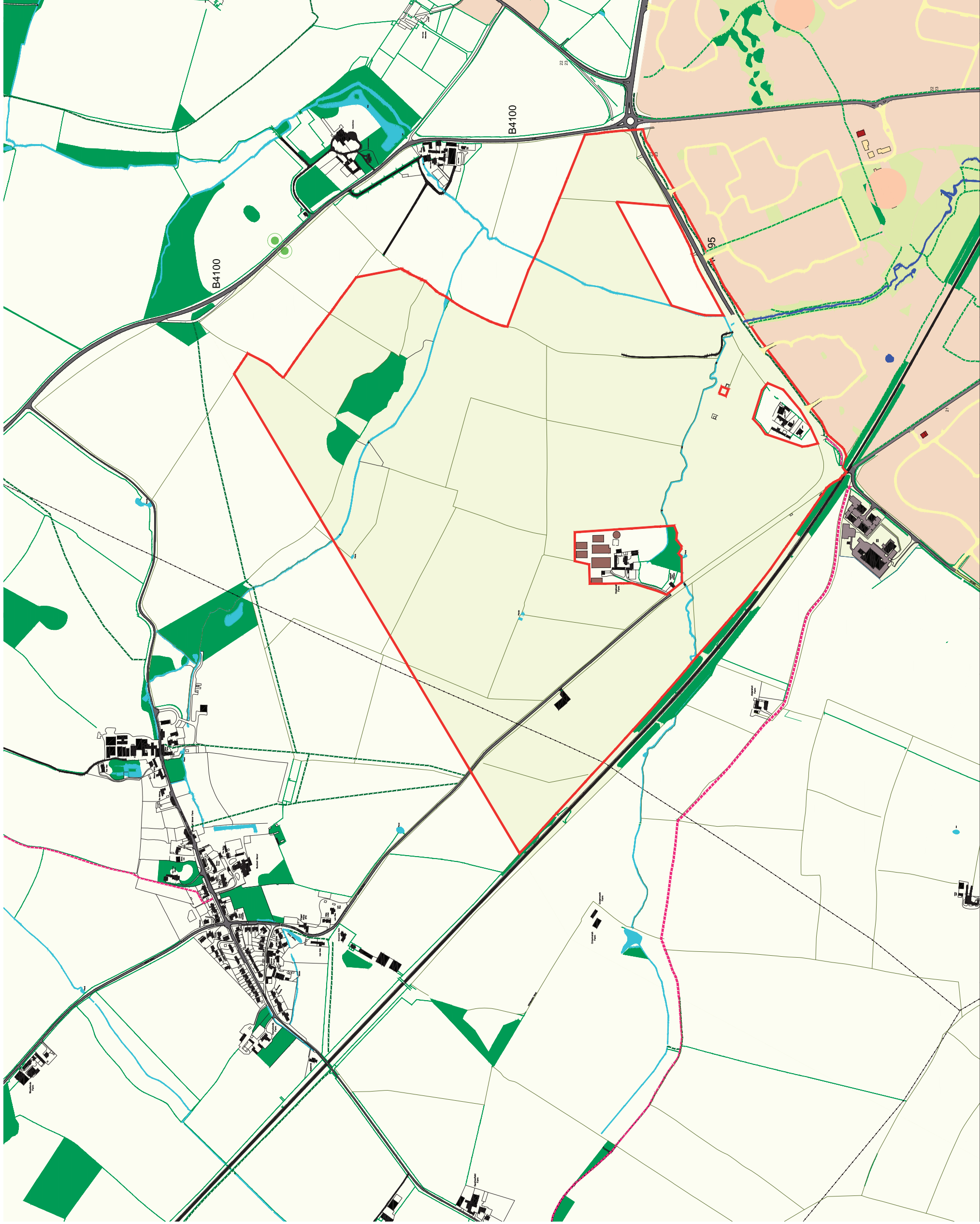
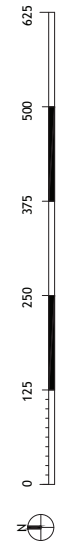


- Existing Uses**
- Buildings
 - Farmland
 - Woodland
 - Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
 - Primary Schools

- Landscape Amenity**
- Shops
 - Motor way
 - Main roads
 - Secondary roads
 - Foot & cycle path
 - Bridle path
 - Rail Stations
 - Water Courses
 - Electric Cables



— APPLICATION BOUNDARY



CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
A2 DOMINION		10-06-14	PLANNING	1:5000 @ A1	NW BICESTER MASTERPLAN	APPLICATION 1 RED LINE	BIMP6 100A

FARRELLS

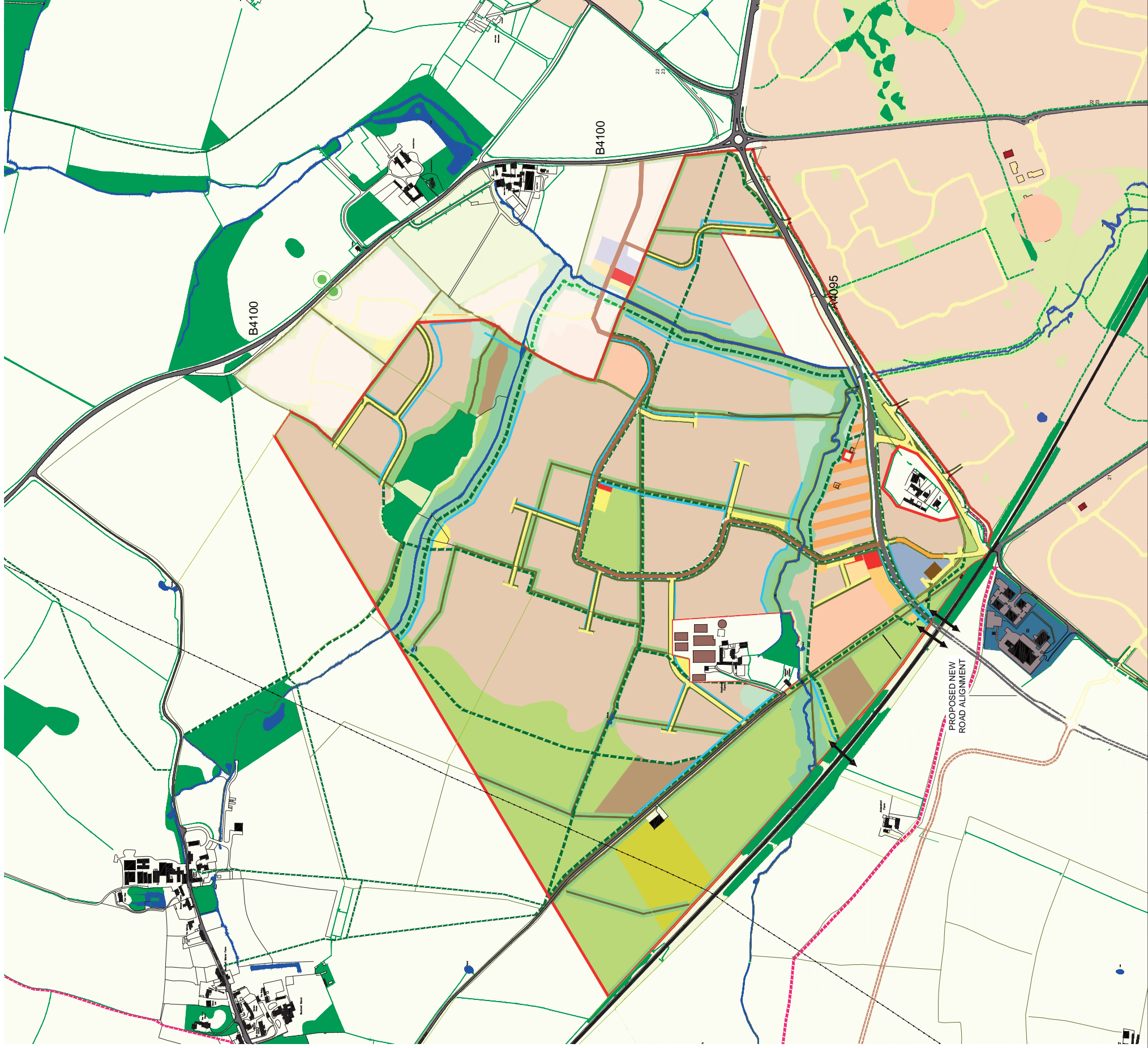
DO NOT SCALE FROM DRAWING. ALL DIMENSIONS, LEVELS, COORDINATES, SETTING OUT, TO BE CHECKED ON SITE AND ANY DISCREPANCY REPORTED IMMEDIATELY TO THE ARCHITECT AND PROJECT MANAGER.

Appendix 2



Proposed Site Masterplan and Land-use Schedule

- Existing Uses**
- Buildings
 - Farmland
 - Woodland
 - Field Boundaries
 - Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
 - Primary Schools
 - Existing Business



- Proposed NW Bicester Land Use**
- GREEN INFRASTRUCTURE
 - EXISTING WOODLANDS & HEDGEROWS
 - EXISTING WATER CORRIDOR & PONDS
 - PROPOSED WOODLANDS & HEDGEROWS BUFFER ZONE
 - PROPOSED WATER CORRIDOR BUFFER ZONE
 - HOUSING (INC. ROADS AND RESIDENTIAL PLAY SPACE AND PRIVATE GARDENS + ALLOWS FOR SOME GREEN INFRASTRUCTURE)
 - PRIMARY SCHOOL [including green space etc]
 - PLAY
 - ALLOTMENTS
 - SUB STATION
 - EXISTING FARM MIXED USE
 - COMMERCIAL / BUSINESS
 - SOCIAL / COMMUNITY
 - RETAIL / LEISURE
 - CARE HOME / HOTEL / OTHER
 - EXTRA CARE HOUSING
 - ENERGY CENTRE
 - WATER TREATMENT
 - PROPOSED DETENTION BASINS AND ATTENUATION PONDS
 - PROPOSED SWALES

- Proposed Connectivity**
- strategic roads = up to 30m swale both sides / 3m additional landscaping each side
 - primary roads = up to 25m swale both sides / 3m additional landscaping each side
 - secondary roads = up to 13.5m 6m road / 2m footpath one side / 3m cycle +footpath other side / 2.5m swale one side
 - footpath cycleways
 - bridle path
 - crossing under railway



REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
	09-06-14	PLANNING	1:5000 @ A1	NW BICESTER MASTERPLAN	APPLICATION 1 FRAMEWORK PLAN	BIMP6 116D

CLIENT
A2 DOMINION

FARRELLS

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS, LEVELS, COORDINATES, SETTING OUT, TO BE CHECKED ON SITE AND ANY DISCREPANCY REPORTED IMMEDIATELY TO THE ARCHITECT AND PROJECT MANAGER.

RW A: 24-06-14
RW B: 14-07-14
RW C: 24-07-14

land Use	exc *	inc *	hectares	% proposed development	Notes	Units	GEA m2	GIA m2	NIA m2
Housing			64.47			2350			
Housing extra care			2.5			250			
Total Housing			66.97	45%		2600			
Green Infrastructure			67.26						
*excludes GI primary schools	2.42								
Total Green Infrastructure (excluding *)			67.26	45%	% ex schls				
Total Green Infrastructure (including *)			69.68	47%	% inc schls				
A2 business in hub eg dentist			0.04				396	360	288
B1 Commercial business			0.5				3850	3500	2800
B2 Commercial business			0.23				974.05	885.5	708.4
Total Commercial / Business (excl existing Avonbury)			0.77				5220.05	4745.5	3796.4
Nursery			0.1				550	500	350
Large Community hall on two floors			0.221				1397.825	1270.75	889.525
1 adult learning rooms			0.0115				63.25	57.5	40.25
2 neighbourhood police rooms			0.0185				101.75	92.5	64.75
1 early intervention centre storage rooms			0.0045				24.75	22.5	15.75
visitor centre room			0.115				632.5	575	402.5
Total Social / Community			0.4705				2770.075	2518.25	1762.775
Retail and restaurant			0.25				1375	1250	1000
Total Retail/Leisure			0.25				1375	1250	1000
Care Home / Hotel			0						
Energy Production			0.2				440	400	320
Existing uses			0						
Proposed Infrastructure/Roads			8.27						
Proposed Primary School two form entry			1.47						
proposed primary school green infrastructure *		0.75		2.22	2 form				
Proposed additional playing fields *		0.79							
Total Primary School site				3.01	3 form				
Added site area for exemplar primary school *		0.88			2 form	1.34	2.22	ha total inc exemaplar	
*total green infrastructure primary schools		2.42					% tbc OCC		
Total Primary Schools			4.64						
TOTAL Proposed development :			148.83						
**existing highway Bucknell Road and Lords lane			5.99						
TOTAL RED LINE including existing above			154.82						

* Note: exclude & include columns used if required so land areas are not counted twice.

Refers to masterplan BIMP6 116 land use, green infrastructure and Building areas schedules

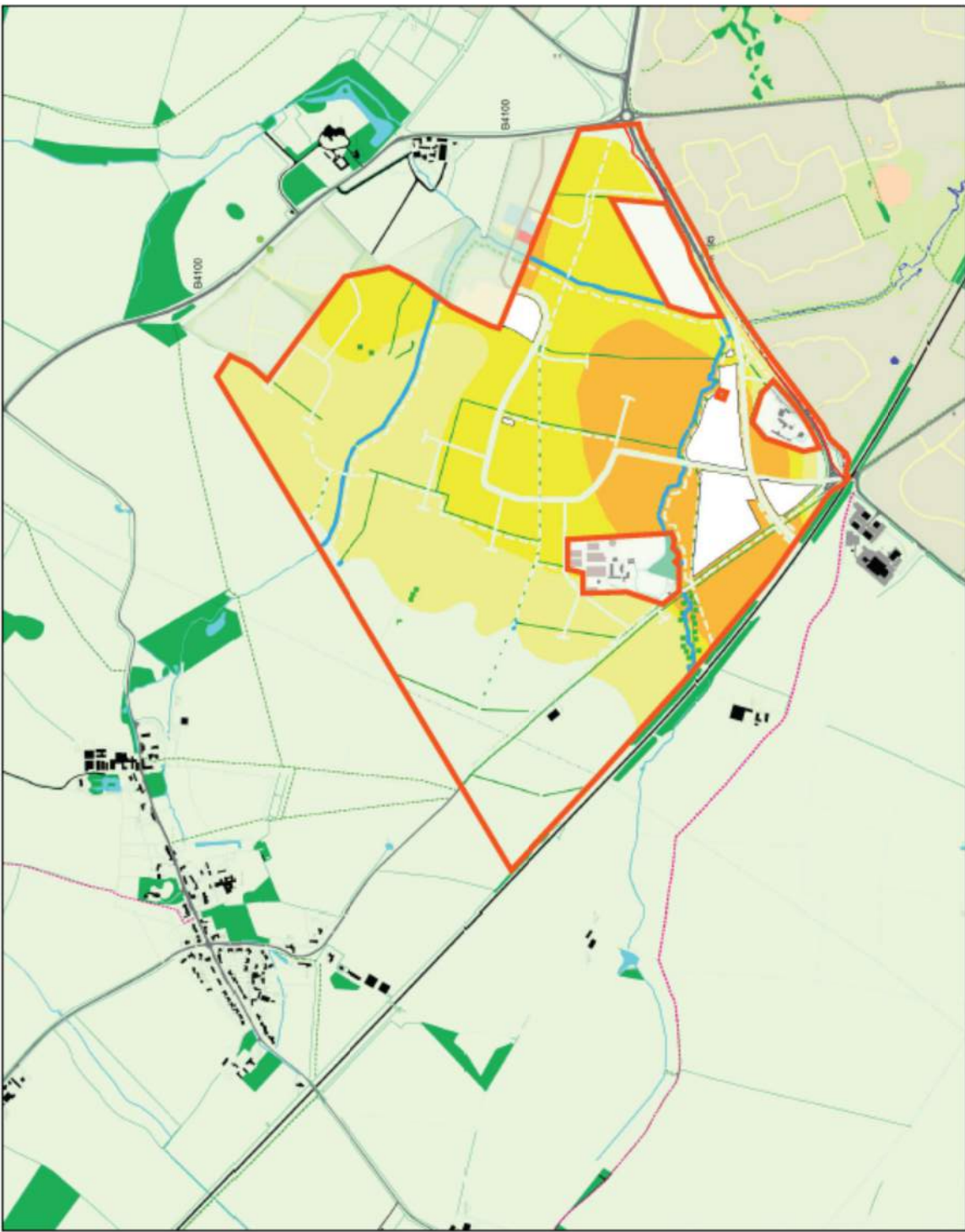
Gross & net building areas subject to further detail and refer to employment strategy areas

Site area and use excludes Malins retained farms

Appendix 3

Proposed Housing Character Scale and Density

- Key**
- Existing Uses
 - Forestand
 - Woodland
 - Field boundaries**
 - Woodland (with and without tree cover and private gardens - shown for some green infrastructure)
 - Primary Schools
 - Site boundary**
 - Young woodland plantation
 - Woodland Trees
 - Waterford Bank
 - Existing Connectivity
 - Main roads
 - Secondary roads
 - Foot & cycle path
 - Bike path
 - Existing infrastructure
 - Power Corridor
 - Electric Cables
 - Current Levels, Contour, Walls and Ditches**
 - Medium to High
 - Medium
 - Medium to Low



DRAWING REFERENCES:



DRAFT FARRELLS

APPLICATION NORTH OF LORDS LANE - HOUSING CHARACTER SCALE AND DENSITY
 BIMP6 112A NW BICESTER APPLICATION - PARAMETER PLAN