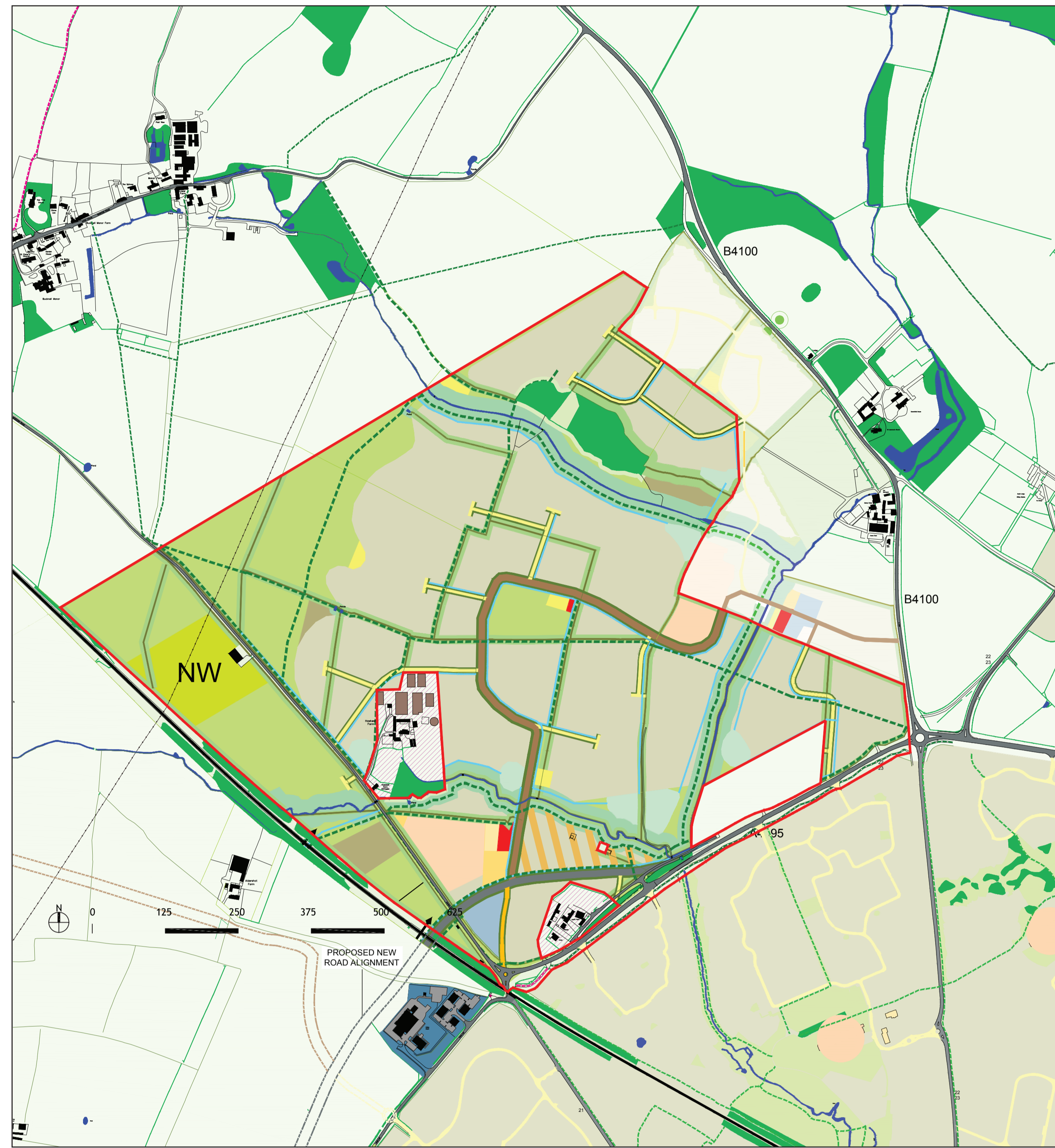


Outline application 1: North of Lords Lane (392 acres)

The outline application we are preparing for north of Lords Lane will include:

Proposed Land Use



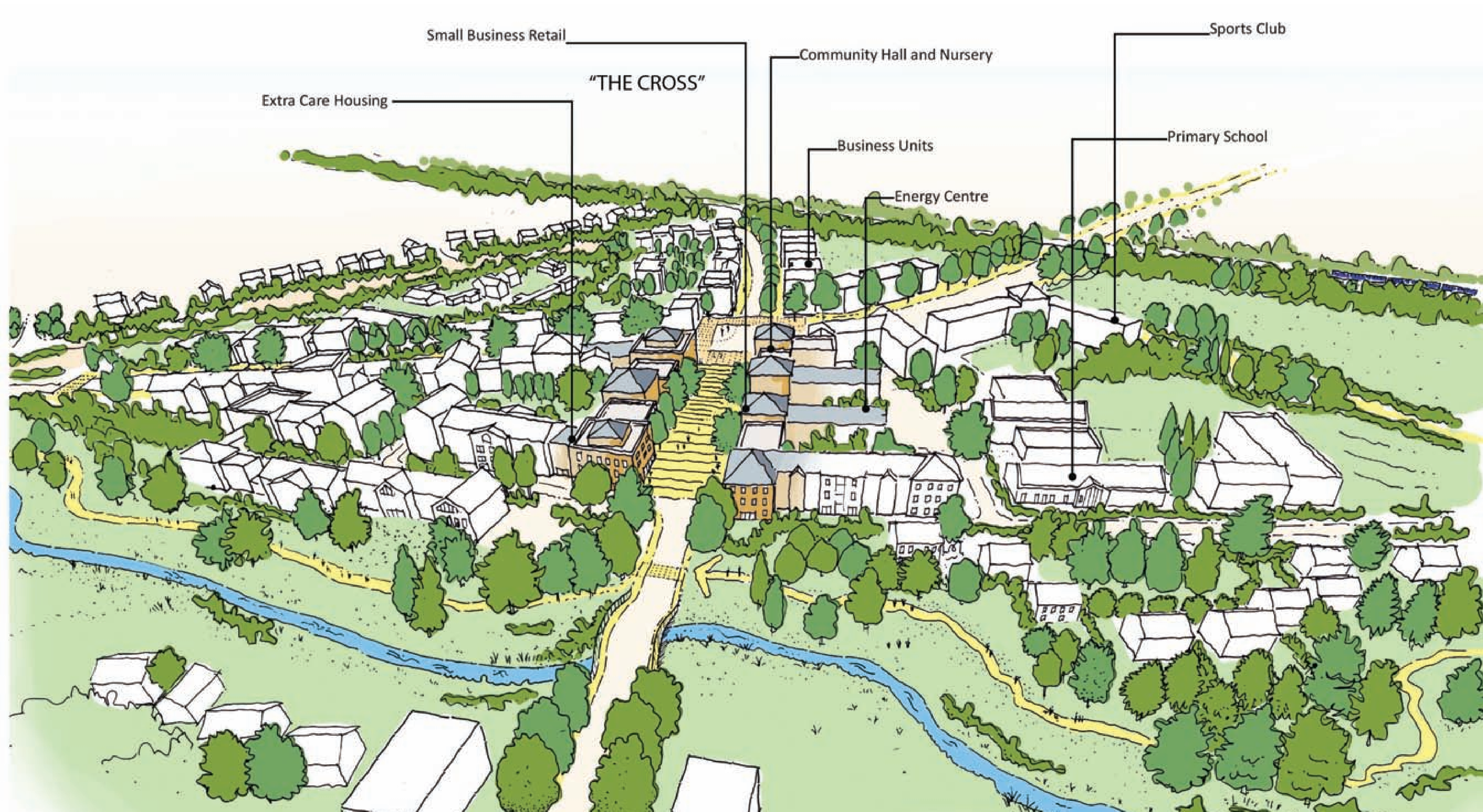
- | | |
|---|--|
| ■ Green Infrastructure | ■ Commercial/Business (Including green space tbc) |
| ■ Existing Woodlands & Hedgerows | ■ Social/Community (Including green space tbc) |
| ■ Existing Water Corridor & Ponds | ■ Retail/Leisure (Including green space tbc) |
| ■ Proposed woodlands Hedgerows Buffer Zone | ■ Care Home/Hotel/Other (Including green space tbc) |
| ■ Proposed Water Corridor Buffer Zone | ■ Extra Care Housing |
| ■ Housing (Inc. Roads and Residential Play Space and Private Gardens + Allows for some Green Infrastructure) | ■ Energy Centre |
| ■ Primary School (Including green space tbc) | ■ Water Treatment |
| ■ Play | ■ Proposed Detention Basins and Attenuation Ponds |
| ■ Allotments | — Proposed Swales |
| ■ Existing Farm Mixed Use (Including green space tbc) | ■ Existing Herbage |

- Up to 2,600 true zero-carbon homes, ranging from one-bedroom to five-bedroom properties, pioneering the highest standards in sustainable construction with on-site energy generation
- Extra-care apartments for the elderly with supporting facilities which could include a shop, café and hairdressers accessible to the wider public
- Approximately 175 acres of green space, which could include 36 acres of country park, 10 acres of woodland burial ground and 3.5 acres of allotments, play space, a village green with sports pitch and community farm
- A two-form entry primary school expandable to three-form entry with playing fields
- Up to 4,700 square metres of commercial / business space. This could provide a mix of workshop space for light industry,

multi-occupied office units in a range of sizes and local business units all with access to superfast broadband

- Up to 2,500 square metres of community space which could incorporate a large community centre, a visitors centre, an early intervention centre, and a nursery
- Up to 1,250 square metres of retail and leisure space to accommodate between four and six small shops, a local convenience store, a café, restaurant or pub facilities all within walking or cycling distance of homes

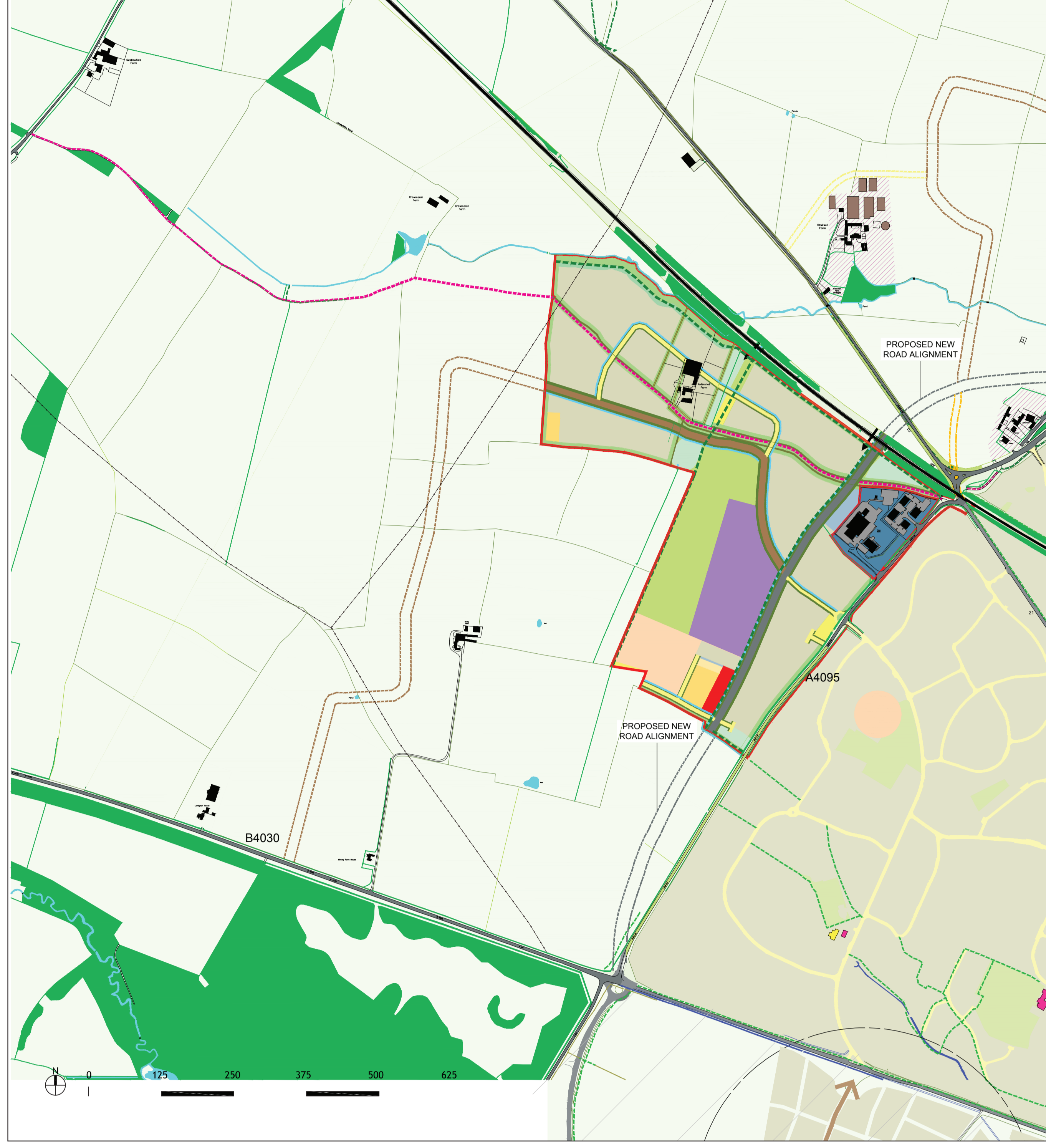
“The Cross” is a proposed new tree lined high street to include local convenience shops, small businesses, community facilities and extra care housing. “The Cross” will be a key connection between NW Bicester and the town centre with bus stops and traffic signal-controlled crossings for pedestrians and cyclists.



Outline application 2: North of Howes Lane (126.6 acres)

The outline application we are preparing for north of Howes Lane will include the following land uses that could be used to provide:

Proposed Land Use



Green Infrastructure	Existing Business (Including green space tbc)
Existing Woodlands & Hedgerows	Commercial/Business (Including green space tbc)
Existing Water Corridor & Ponds	Social/Community (Including green space tbc)
Proposed woodlands Hedgerows Buffer Zone	Retail/Leisure (Including green space tbc)
Proposed Water Corridor Buffer Zone	Play
Housing (Inc. Roads and Residential Play Space and Private Gardens + Allows for some Green Infrastructure)	Allotments
Primary School (Including green space tbc)	Energy Centre
Secondary School (Including green space tbc)	Proposed Detention Basins and Attenuation Ponds
Secondary School Sports Pitches	Proposed Swales
	Existing Herbage

- Up to 900 true zero-carbon homes, ranging from one-bedroom to five-bedroom properties, pioneering the highest standards in sustainable construction with on-site energy generation
- Approximately 19 acres of green space, including allotments and play space
- A two-form entry primary school with playing fields and a secondary school with playing fields.
- Up to 2,200 square metres of commercial / business space with multi-occupied office units in a range of sizes and local business units, all with access to superfast broadband
- A health centre supporting a practice of seven GPs with associated facilities
- Up to 2,875 square metres of social and community space, which could include a community centre with additional large community hall, a sports clubroom and changing facilities, and two nurseries

- Up to 2,000 square metres of retail and leisure space. This could accommodate between four and six small shops, a local convenience store, a café or restaurant, plus health and fitness space

“The Square” is a proposed new tree lined public space with three to four-storey buildings with apartments above lively mixed use street frontages including a health centre, local convenience shops, small businesses, and community facilities. “The Square” will connect to the green link from Dryden Avenue with traffic signal-controlled crossings for pedestrians and cyclists.

