



- 5.3.9 The primary school will be provided next to the local centre. This means that a variety of uses are clustered together to ensure the local centre is busy, vibrant and economically viable. Living above the shop will be encouraged to provide natural surveillance.
- 5.3.10 The local centre will be located at the intersection of the three primary roads through the development so the facilities can benefit from capturing the potential of 'passing trade' from people travelling by car and bus. It will also be highly accessible to pedestrians and cyclists, with its location within 5 minutes' walk of the majority of the development.
- 5.3.11 Siting the local centre in this location avoids significant overlap with the walking catchments of other local shops, including those at Shakespeare Drive, Kings Croft and in the town centre. The design encourages easy links to the surrounding areas to improve the accessibility and integration of the new quarter into the rest of the town.

Employment

- 5.3.12 In order to create a balanced and sustainable community, 2 hectares of employment land is provided as part of the overall planning application. This is located immediately to the west of the A41 so that it can better relate to the new residential development and helps provide a variety of employment opportunities for the residents of the new community. It also allows for the creation of a positive and attractive 'commercial gateway' to Bicester when arriving from the south, as land immediately east of the A41 is also identified for employment uses. This location allows these bigger buildings to shield the remainder of the development from traffic noise from the A41.

Health village

- 5.3.13 A health village complex, comprising a number of different health uses, such as a GP surgery and medical centre, a community hospital, a diagnostic clinic, a nursing home and possibly complementary medical services, will be located in the north-east part of the site. Its exact make-up will be considered in more detail at a later stage in the planning process. For further details on this element of the scheme, please see the planning statement that accompanies the outline planning application.

Education

- 5.3.14 A primary school of up to 2.47 hectares will be provided as part of the local centre, as shown on the master plan. In addition, approximately 1.31 hectares of land will be reserved for a second primary school, if required.
- 5.3.15 Land will be reserved for a secondary school. The secondary school will share the sports pitches and facilities on the formal open space. This will be to the south-east of the local centre, extending towards Whitelands Farm. The site identified for the schools buildings, parking and hardstanding is 3.14 hectares in extent and provides sufficient land for a 850-pupil school, with associated facilities.
- 5.3.16 The secondary school will take children from other developments, such as Upper Heyford and future developments in Bicester, as well as the new south-west Bicester quarter. Both schools will be readily accessible from the residential areas of the development and from the town, allowing pupils to walk and cycle to school. The proposals also seek to ensure that the schools provided on the site are accessible by public transport.
- 5.3.17 The rationale for the location of the secondary school is that:
 - It does not sit well close to a neighbourhood centre as it requires a large area of land, and this can frustrate pedestrian movement
 - It can be efficiently co-located with the formal sports pitches to provide a single site solution
 - Most of the pupils for the new school will come from Bicester and Upper Heyford, not from within the site, and so it needs to be easily accessible to the wider community, making a location close to the perimeter road and the A41 suitable
 - It is adjacent to footpaths, cycleways and the main bus route through the site
 - The green space associated with the school will help soften the edge of the development





Density plan

-  Application boundary
-  Other land in applicant's ownership
-  40 - 45 units per ha
-  35 - 40 units per ha
-  30 - 35 units per ha

Building Heights plan

-  Application boundary
-  Other land in applicant's ownership
-  Upto 4 storeys = maximum 14.5m high
-  upto 3.5 storeys = maximum 11.5m high
-  upto 2.5 storeys = maximum 9m high
-  Primary school (building maximum 9m high)
-  Secondary school (building maximum 11.5m high)
-  Pavillon (building maximum 7m high)

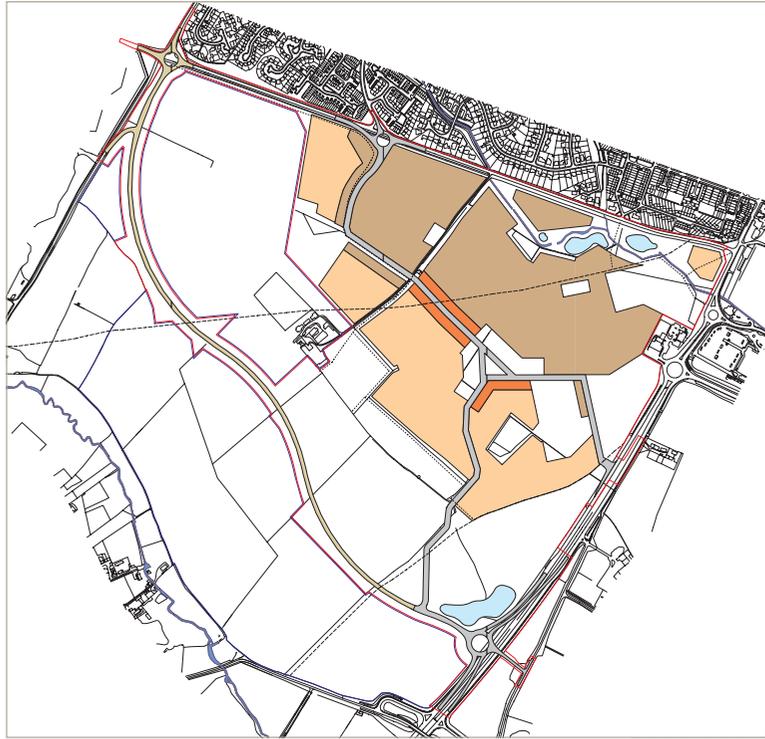


Figure 5.6 Density plan



Figure 5.7 Building heights plan





Hotel

5.3.18 Up to 1 hectare of land will be reserved for a hotel. The hotel is shown on the northern side of the key entry road from the A41, next to the employment area. The use and location make the most of this landmark opportunity and will complement the employment uses adjacent to the site.

Formal open space

5.3.19 The master plan shows 17.29 hectares of formal open space including existing and proposed planting. Six hectares required to meet the needs of the residents of this new quarter will be provided south-east of the village centre and will consist of formal sports facilities provision, as well as pitches with lighting. This is the best location for these particular uses as the lit pitches will sit alongside the A41, which is already lit, and therefore it will have the least impact on existing residents of Bicester and Chesterton, as well residents of the proposal.

5.3.20 The additional 10 hectares of formal open space will be located to the south west of the proposed secondary school. The sports pitches for the secondary school form part of the overall pitch provision.

Informal open space

5.3.21 In addition to the formal open space, the master plan shows 14.88 hectares of informal open space including existing and proposed planting which link together throughout the site. This open space will contribute to the existing spaces in the town. The proposed layout of informal open spaces continues the ribbon of connected spaces in Bicester and integrates the built environment with the landscape. It will provide areas for a wide variety of informal recreation activities and enhance the character and appearance of the new quarter.



5.3.22 Pingle Brook is retained as part of this open space strategy, and will be improved and enhanced to create an ecological and recreational asset for all. The existing access track to Whitelands Farm will be enhanced and planted to create a greenway, linking Middleton Stoney Road to the southern edge of the site. Along with the land that will create the setting for Whitelands Farm, this will allow easy access to the secondary school.

5.3.23 Hedgerows, trees and woodlands are to be retained wherever possible. Combined with the variety of open space areas, the introduction of ponds as part of the sustainable urban drainage for the site and new landscape areas sympathetically located and planted throughout the development, this will significantly improve the biodiversity of the area from that of a commercial farm.

5.3.24 The existing planting on and off site will be strengthened where necessary, as shown on the master plan, to minimise the visual impact of the development for residents of Bicester, Chesterton and the new quarter.

Children's play space

5.3.25 Children's play space will be provided within the development and/or on the informal open space. This provision will include equipped play areas. The neighbourhood and local equipped play areas (NEAPs and LEAPs) are shown on Figure 5.8 overleaf. Toddler play areas (local areas of play, LAPs) will be considered at a more detailed planning stage.



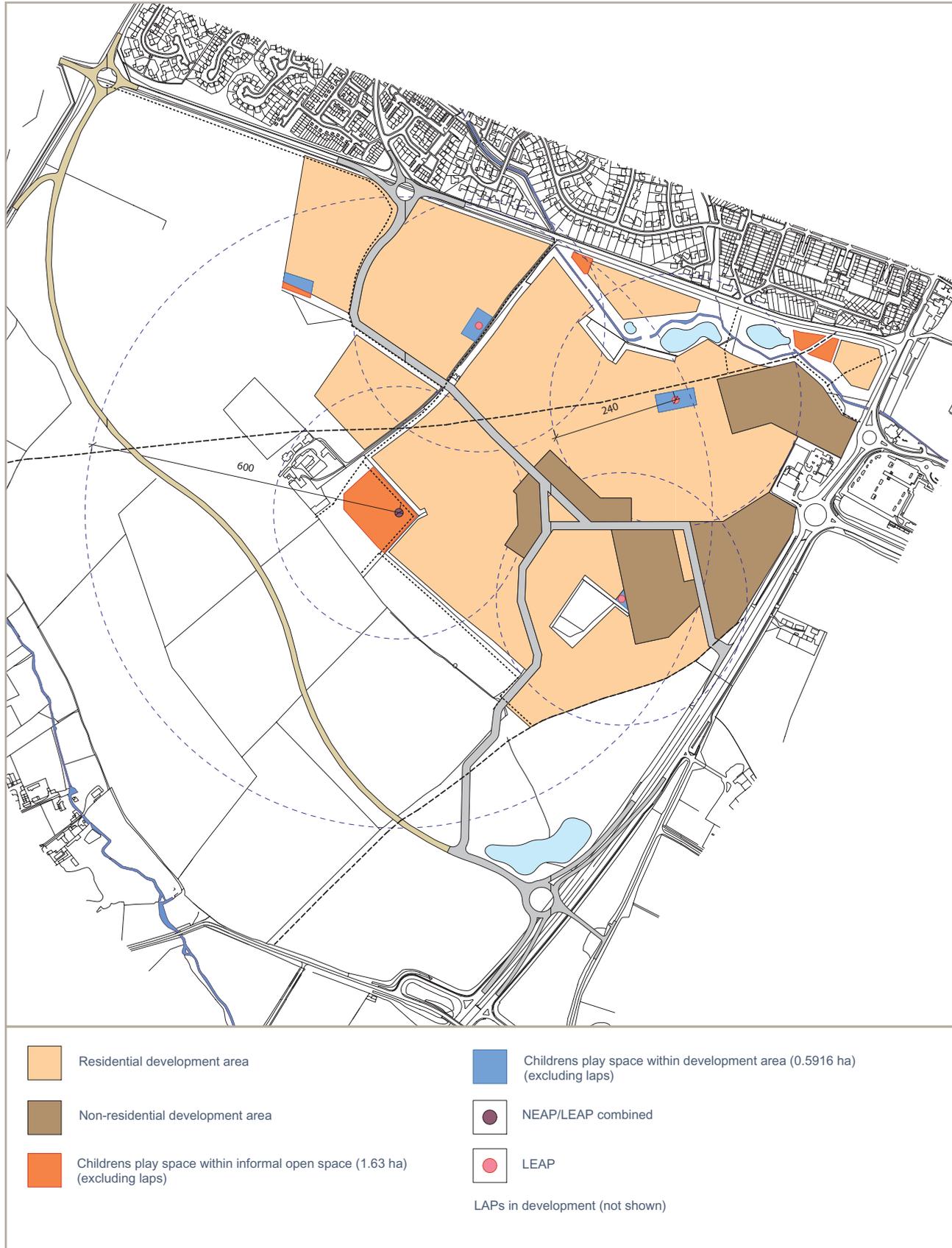


Figure 5.8 Children's play areas



5





5.4 Layout

The following section outlines the structuring elements that make up the development, including the urban grain, views and landmarks, landscape structure, movement network and access.

Tree-lined avenue approach from Middleton Stoney Road.

Land reserved for a second primary school.

Whitelands Farm buildings retained as a working farm.

Opportunity for equipped play area for children

Formal sports pitches, laid out according to the best practice guidelines for orientation and alignment.

Gagle Brook

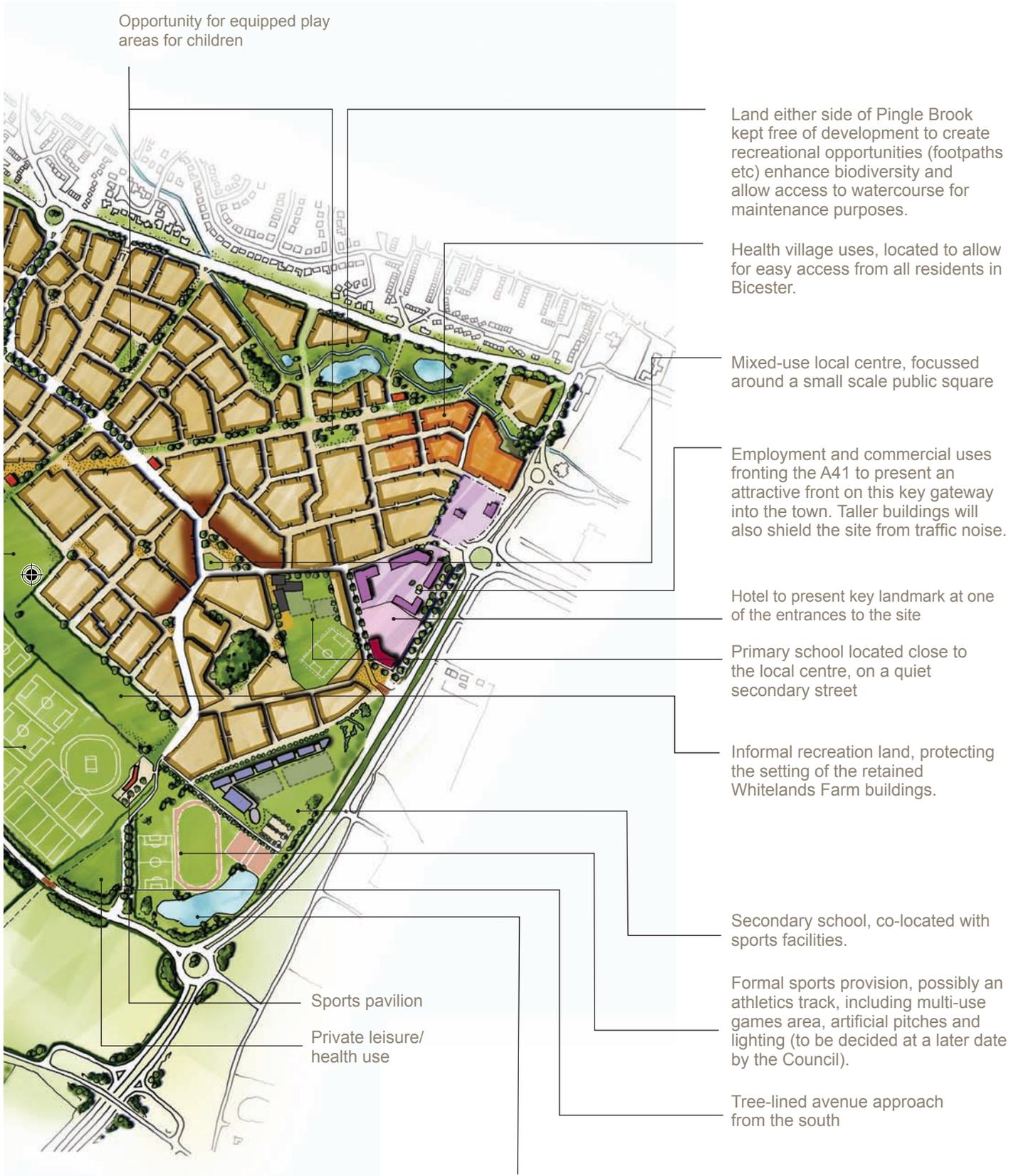
Agricultural land



This sketch master plan gives an idea about the sense of place that can be created and gives a feel for type of quality mixed-use quarter that can be delivered by the master plan. It adds a layers of informal detail over a base provided by the EIA master plan to give a better understanding about what the master plan is capable of in terms of place-making. Planning permission is not sought for this sketch master plan and it has not been subject to EIA.

Figure 5.9 Sketch master plan





Pond created for recreational opportunity and as part of the sustainability drainage strategy.

