



## 5.8 Phasing of development

5.8.1 A phasing programme has been developed to set out the estimated build rates for residential development in paragraph 3.69 and accompanying table of the planning statement.

5.8.1 Construction will begin for the initial residential area of Middleton Stoney Road and off the new access off the A41 and will continue in phases as shown in figure 5.15 below.

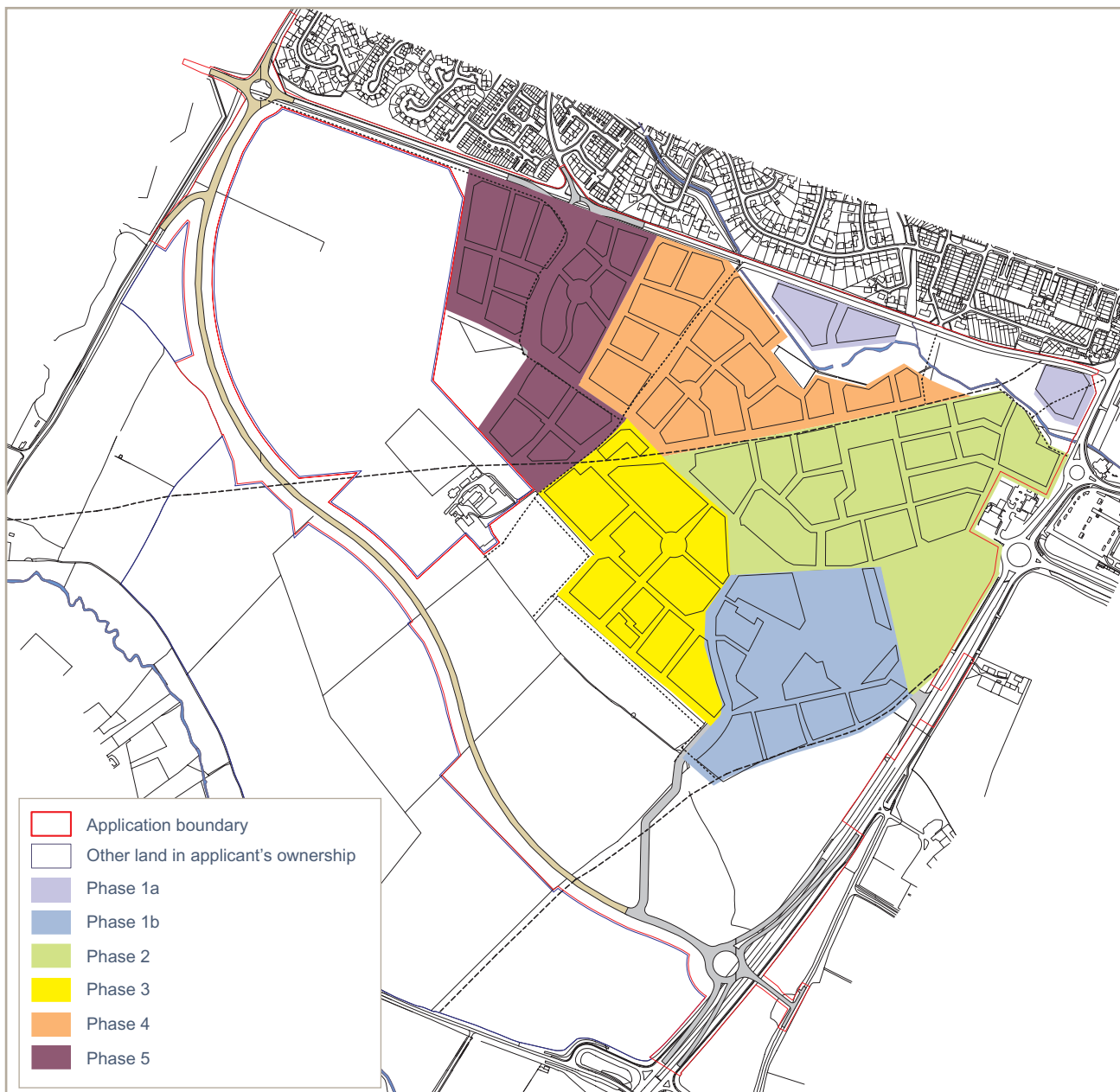


Figure 5.27 Phasing plan







## 6 Inclusive Design

6.1.1 A poorly-designed place can lead to the exclusion of particular communities. This proposal adopts and integrates the principles of inclusive design as set out in best practice guidance, Changes to the development control system: second consultation paper (ODPM, London June 2005). This has resulted in a master plan for the new quarter at south-west Bicester that:

- Can be used safely and easily by as many people as possible without undue effort, separation or special treatment
- Offers the freedom to choose and the ability to participate equally in the development's mainstream activities

- Values and embraces diversity and difference
- Consists of high quality designs
- Allocates appropriate space for people
- Achieves a safe, comfortable and healthy environment
- Ensures ease of use, comprehension and understanding

6.1.2. The master plan meets these seven standard objectives of inclusive design in various ways:



London Road in the town centre





- 6.1.3 The proposed main access points, the street pattern and footpath network provide good internal connections and give this new residential quarter a natural fit with the host town of Bicester. This allows both new and existing residents to move seamlessly between the new quarter and the rest of the town.
- 6.1.4 The new quarter plays host to a variety of uses and activities including commercial uses (office and workshop accommodation), community uses (such as schools, a community hall, sports pitches and a sports pavilion) and a significant health village, comprising health uses, GP surgery and accommodation for the elderly. This is located in the north-east corner, and is accessible to the wider Bicester community. This combination of complementary activities creates a genuine new neighbourhood quarter, that offers participation opportunities for the whole community.
- 6.1.5 The residential development within the new quarter offers variety and choice for different groups within the community. The creation of character areas in response to the context of the site and surroundings, provides a variety of neighbourhoods, each with a different quality and feel. This diversity will allow the new quarter to appeal to a wider cross-section of would-be residents, allowing a mixed and balanced community to develop.
- 6.1.6 High quality design will be inherent to the development process, from the original thinking behind the master plan, through to the implementation of the final designs as they are built on site. This design and access statement, together with the design and development framework endorsed by the council, offers early opportunities to embed high quality design into the local planning system.
- 6.1.7 The streets and spaces in the new quarter will give priority to people. There will be a diversity of green or 'soft' spaces, including large areas of formal open space, sports pitches, greenways and footpaths. There will also be a diversity of 'hard' spaces, including quarter and neighbourhood squares, courtyards and lanes. A proper mix of spaces will create a 'people place', not dominated by the demands of the car.
- 6.1.8 The combination of good connections, a mix of uses and activities, including sporting facilities and healthcare uses, a variety of character areas and a high quality environment, all with an emphasis on 'people priority', will promote a place that is healthy, safe and comfortable.
- 6.1.9 The judicious use of landmark buildings and designs assists in creating a place that is easy remember and to move around. Overlaid on the street pattern, and placed at strategic junctions and at the end of key view corridors, these important buildings and spaces will make the new quarter memorable and distinctive.



