

Chapter 3:

Strategic Design Code

This section outlines the key master plan elements for Kingsmere.

The area for development, broad arrangement of land uses and key routes and connections were approved at outline planning stage.

3.0	STRATEGIC DESIGN CODE	
3.1	Land use	
3.2	Infrastructure	Landscape strategy
		Biodiversity & wildlife
		Playspace strategy
		Surface water drainage strategy
		Foul water drainage strategy
		Street network
		Block structure
3.3	Urban form	Building heights & density strategy
		Townscape
		Architectural strategy
		Parking
3.4	Detail	



INTRODUCTION

The approved scheme provides:

- 1,585 new homes (mixed types & tenures);
- A Primary School plus land reserved for a possible 2nd Primary School if required in the future;
- An Education Campus plus associated playing fields;
- Sports complex including a pavillion;
- A mixed-use local centre, including a new community centre and commercial, retailing and office development with residential uses above;
- An employment business park including a hotel;
- A healthcare campus; and
- Public open spaces (including formal and informal green open spaces, pocket parks and greenways).

A master plan, including the uses outlined above, was produced for Environmental Impact Assessment, whilst indicative and illustrative information was also produced at that stage. The master plan within this document builds on that foundation and adds substantial clarification on the overall structure of the development as well as on specific elements.

Within the remainder of this chapter the structure of the master plan is explained at a comprehensive scale, in order to achieve a legible, high quality and cohesive development. Coding information is provided on key elements, such as street hierarchy, building heights and public art.

3.1 LAND-USE

The master plan must create a sustainable community through the establishment of a balanced mix of land-uses as illustrated within the Land use proposals plan – Figure 3.1

Type	Amount
Housing	1585 units
Employment	2 hectares
Hotel	1 hectare
Healthcare	2.69 hectares
Education	6.92 hectares
Local centre	1.6 hectares
Formal / sports	17.29 hectares
Informal recreation	14.88 hectares

Housing

In order to comply with the objectives of sustainable development and promote the efficient use of land, the density averages 34 dwellings per hectare across the site. Density levels will vary between 30-45 dwellings per hectare within the character areas with highest densities at the most accessible locations.

A range of dwelling types and sizes will be provided to ensure that a mixed community develops. Affordable housing will be provided as an integral part of the residential development and will be delivered in groups no larger than ten if single tenure or fifteen if mixed tenure to ensure ease of future management. The distribution of house types is explained further in this chapter, and defined for each character area within chapter 4.

Employment

Two hectares of employment land is approved, including a small-unit business park located close to the A41 gateway. The strategic location of the business park is fixed within the EIA master plan and therefore mandatory. Design coding for this area is contained within chapter 4.

Other employment opportunities will be available within the Health Village and local centre.

Hotel

A one-hectare site is reserved for a hotel and is part of the Employment zone character area. It is important that this building contributes to the A41 gateway by addressing the street with high quality architecture. Further coding information on this use is contained within chapter 4.

Healthcare

A health village complex, potentially comprising a number of different health uses, will be located in the north-east part of the site as shown in Figure 3.1. Suitable uses might include a GP surgery and medical centre, a community hospital, a diagnostic clinic, a nursing home or residential care home, complementary medical services or extra care accommodation. Further coding information on this use is contained within chapter 4.



Primary school

Education

A Primary School site of 2.47 hectares will be provided on the edge of the Urban Village character area, as shown in Figure 3.1. The site of the Primary School has been agreed with Oxfordshire County Council and includes a protected archaeological site. The school is part of the Urban Village character area.

Approximately 1.31 hectares of land is reserved for a second Primary School, if required, at the western edge of the development. This school would be part of the Avenue character area.

3.14 hectares of land is reserved for an Education Campus on the south-eastern edge of the development. The profile and nature of this school has yet to be determined and coding information that can be applied is therefore limited at this stage.

The Education Campus will share the sports pitches and pavilion on the formal open space around the southern gateway. Further coding information on this use is contained within the non-residential uses section: Education Campus character area.

Local centre

A local centre is provided at the heart of the development where the three primary roads meet. The centre will include local convenience shops, designed to serve local catchments, and a community hall along with small scale commercial space. Residential uses will add to the mix and could be located above non-residential uses. A central public space will be hard landscaped and include parking and bus stops.

The community space will be within a multi-functional landmark building, acting as a youth centre and a main community centre at the heart of the new development.

Land will be reserved for the other elements of the local centre, which will then be marketed subject to legal agreements between Countryside Properties (Bicester) Ltd, Cherwell District Council and developers. Further coding information on this part of the development is contained within the Urban Village character area.



Top Local centre.



Below Landmark community building.

Formal sports

Over 17 hectares is given over to formal public sports pitches. Located at the southern gateway to the site, this will be managed by the local authorities and will provide for football, rugby, cricket, athletics and other sports. The facilities south of the Education Campus will be used by the school and include some floodlighting.

No floodlighting is proposed in the formal recreation area west of the pavilion.

3.1 continued:
Land use

Figure 3.1 Land use proposals



- Application boundary

- Residential

- Employment

- Local centre (retail / community / employment / residential)

- Health village

- Hotel

- Sports pavillion & car park

- Primary School

- Primary School reserve site

- Education Campus

- Existing trees / copses / hedgerows

- Existing or diverted watercourses

- Proposed structural planting

- Proposed attenuation ponds / swales

- Childrens play spaces (NEAP or LEAP)

- Informal open space

- Formal open space

- Primary public space

- Rights of way

- Primary street

- Pedestrian – cycle only green route



