



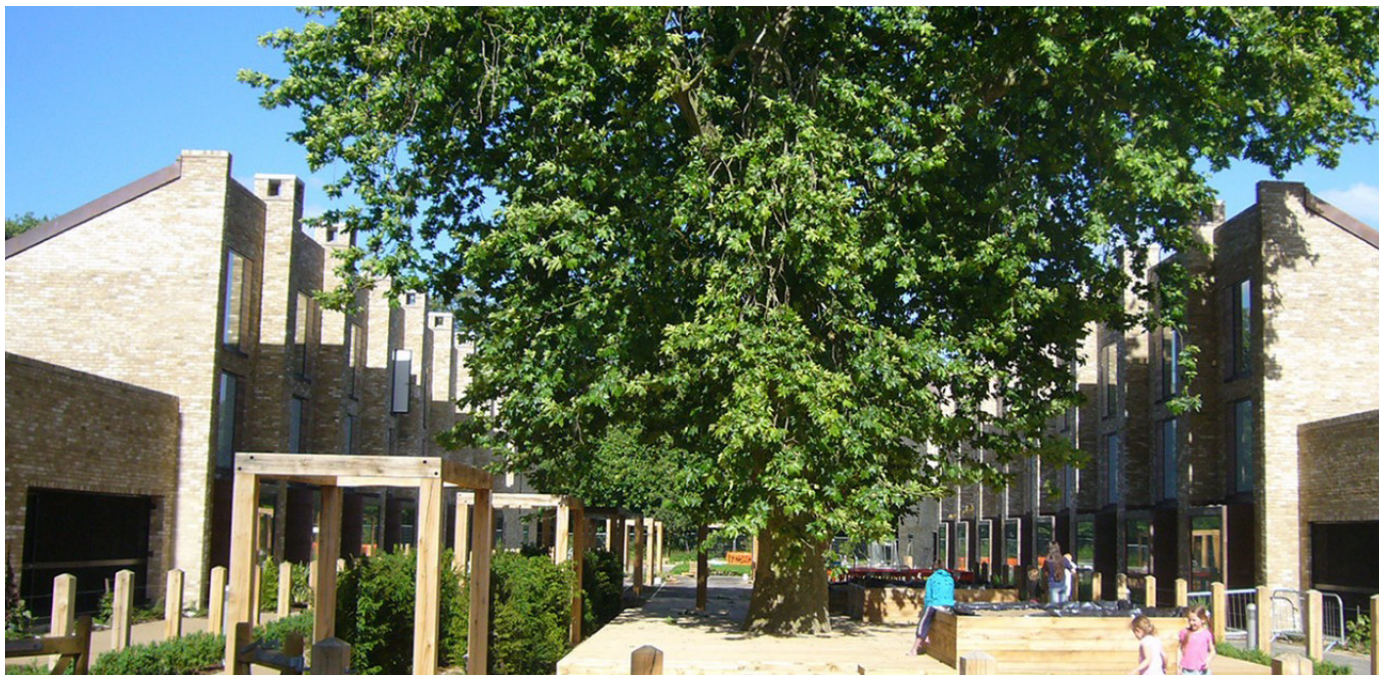
- cycle and walking routes integrated into the landscape



- landscape integrated into street layout
- swales and attenuation ponds to segregate vehicle movement



- transition from shared open space to private external space



- fronts of dwellings opening onto shared space



- dwellings overlooking landscape features

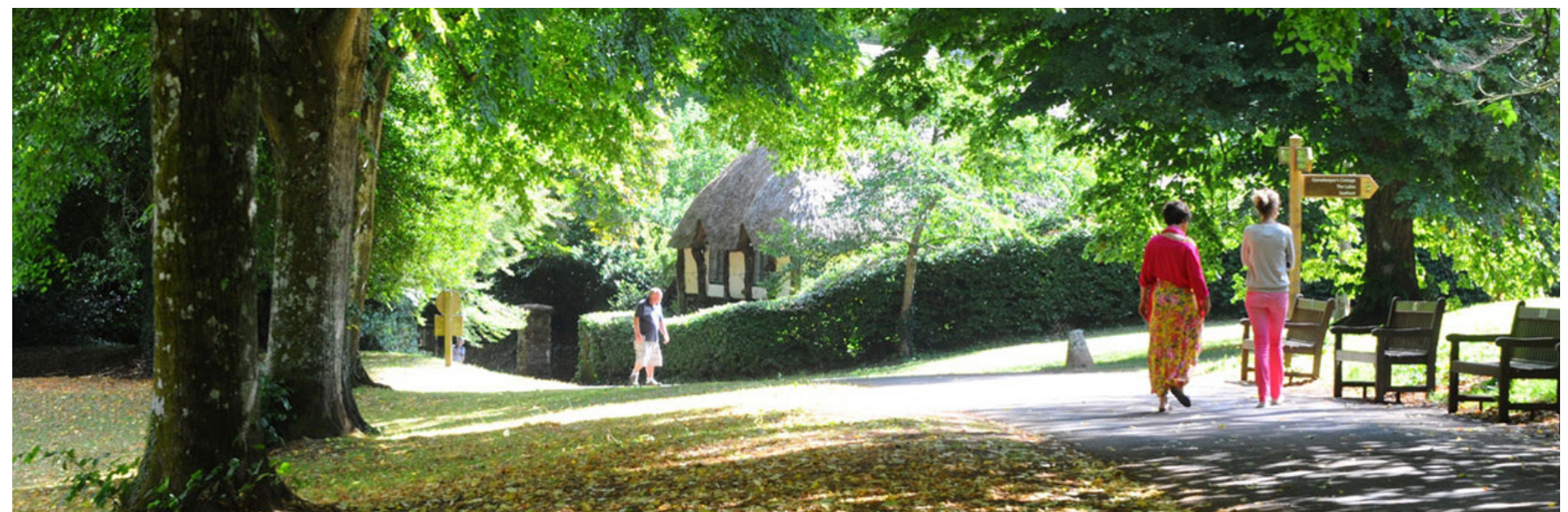
03.1 INFLUENCES

3.1.5 Successful Land Management

Key to the on-going success of an eco-town is ensuring the long term stewardship of the landscape. We have looked at successful examples of landscape management to see what lessons can be learnt for Himley Village.

KEY PRINCIPLES

- A Land trust has 60 year lease over 708 hectares from Torbay council
- 22% of annual revenue income comes from the management fee paid by the council,
- Remaining balance comes from a range of sources including rents, grants, membership subscriptions, fundraising appeals and trading income.
- Core team of 20 staff plus seasonal volunteers, and trustees
- Raised over £6.5m in 10 years
- Land trust has entered into partnership role with local authorities
- Site includes organic farmland, heritage coastline, tourism, burials, apprenticeship schemes, wildlife and woodland management.

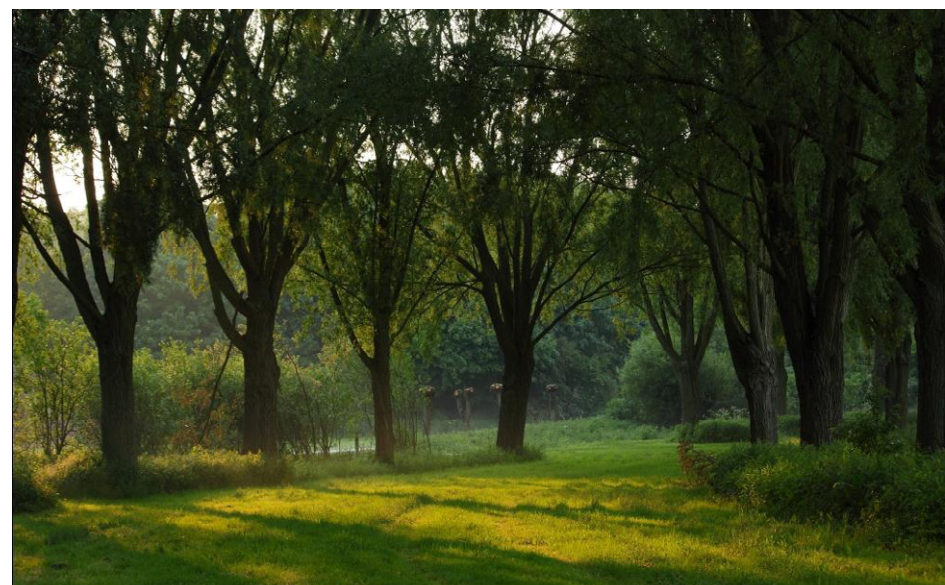


03.1 INFLUENCES

3.1.5 Successful Land Management

KEY PRINCIPLES

- Nene Park Trust was set up in 1988.
- Peterborough Council gave it a 999-year lease on 660-hectares
- Trust endowed with commercial property and other assets on the site that would generate an income.
- Nene Park Trust is a company limited by guarantee and a registered charity. The trust works closely with more than 25 organisations and businesses that manage land or facilities in the park.



03

3.2 Concept

- 3.2.1 Rus in Urbs
- 3.2.2 Creating an Eco-town
- 3.2.3 Rethinking the Productive Landscape
- 3.2.4 Evolution from Farm to Neighbourhood

03.2 CONCEPT

3.2.1 Rus in Urbe

A Latin phrase meaning literally "country in the city", *Rus in Urbe* is often used to describe the impression of countryside created by a garden in the city.

Suburbia lies between City (Urbs) and Country (Rus). It is neither Urbs nor Rus. As such it enjoys neither the connectivity and richness of a city nor the natural open landscape of the Country.

Here we are proposing that the development at Himley Village, should not lie between City and Country but rather occupy a place where City and Country meet - enjoying both the connectivity and richness of a city and the natural open landscape of the country.



03.2 CONCEPT

3.2.2 Creating an Eco-town

In establishing a concept for the development at Himley Village, we have sought to build on the principles set out in PPS1 Supplement and try to determine what living in an eco-town actually entails and how that can influence the masterplan for Himley Village.

We have identified a number of core activities that residents in Himley Village may do as part of their day-to-day lives. These activities can be split into 4 broad categories;

PLAY

- Relaxation
- Sport
- Recreation
- Community



LEARN

- Primary schools
- Secondary schools
- Home learning
- Courses



GROW

- Allotments
- Orchards
- Gardens



WORK

- From home
- In Himley Village
- In Bicester
- Beyond Bicester



03.2 CONCEPT

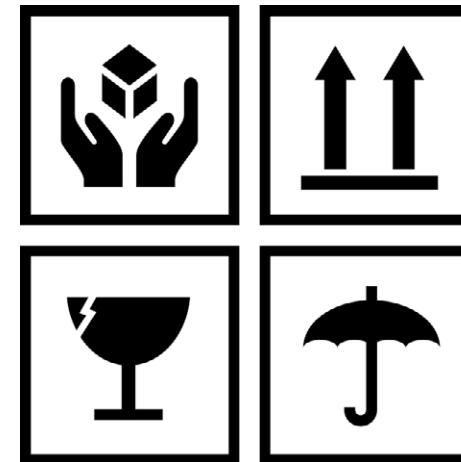
3.2.2 Creating an Eco-town

All of these day-to-day activities potentially take place at local destinations; either local to Himley Village, local to Bicester or accessed via transport connections local to Bicester. As local destinations, residents should be encouraged to walk, cycle or use public transport to connect to these destinations.

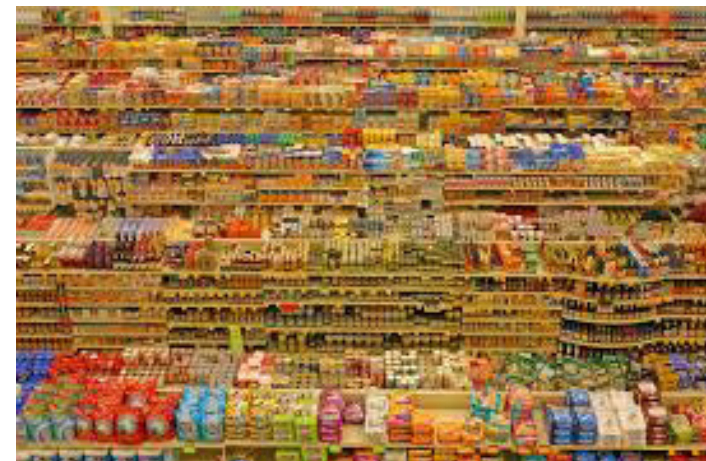
Residents of the eco-town will of course have other interests beyond the core activities described above - non- local, non Bicester - which we are describing as REST OF THE WORLD destinations and activities.

REST OF THE WORLD

- Trip to see Aunt Emma near Dudley
- Big shopping trip to Asda
- Ikea to get new bookcase
- Going to work, when it's cold, dark and wet outside and I really don't feel like taking the bus.
- Going to a show or a film
- Etc..

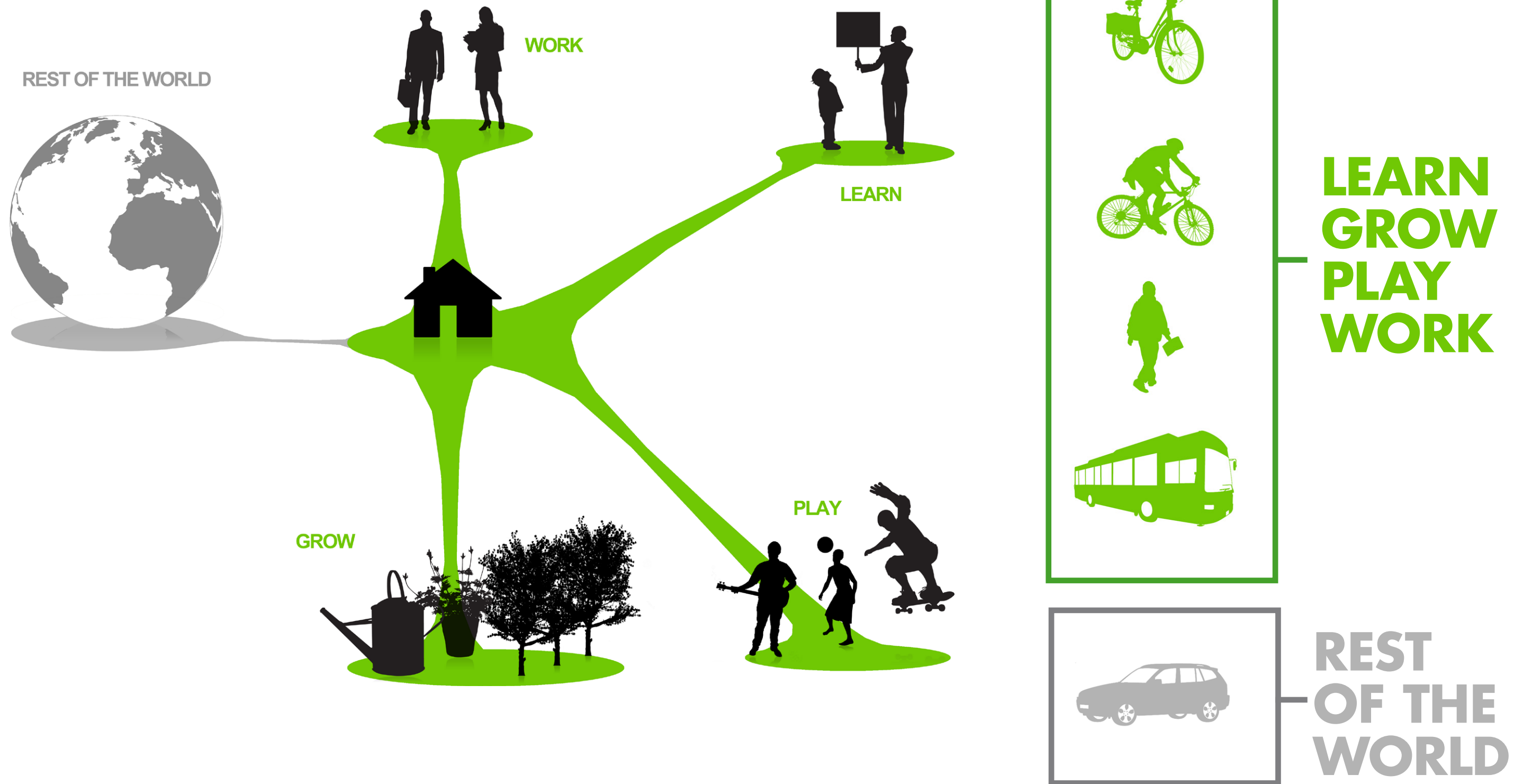


The eco-town should be designed to promote the walk, and welcome the cycle and the bus but should also accept the need for the car.



03.2 CONCEPT

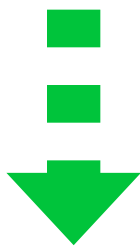
3.2.2 Creating an Eco-town



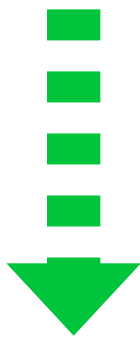
03.2 CONCEPT

3.2.2 Creating an Eco-town

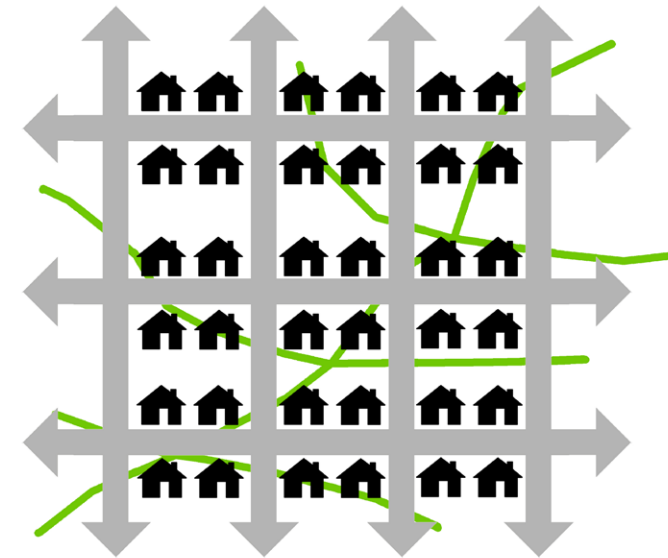
Traditionally, residential-led developments have been set out with homes arranged around a network of streets with pedestrian and cycle movement playing a secondary role - a layout centred around vehicular movement. However...



...given the principles outlined in PPS 1 Supplement and the day-to-day activities and needs of residents outlined above...



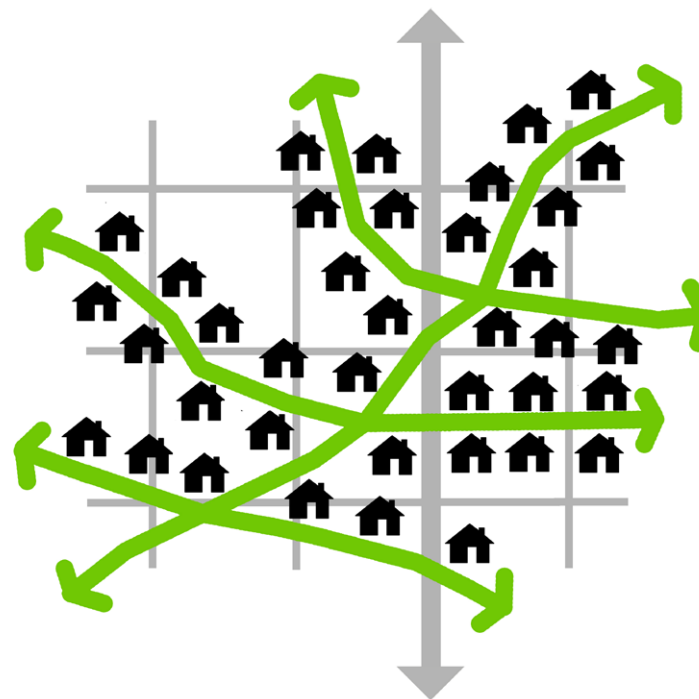
...the eco-town should aim to reverse these priorities and seek to arrange homes around a network of green infrastructure with the street network playing a secondary role - a layout centred around pedestrian and cycle movement



TOWN



ECO-TOWN



03.2 CONCEPT

3.2.2 Creating an Eco-town

Central to the eco-town philosophy are ideas around movement:

- Promoting healthy lifestyles by encouraging walking and cycling
- Reducing carbon emissions and pollution through reduced reliance of private cars and the promotion of public transport
- Providing meaningful connections to existing communities encouraging wider movement and promoting urban integration

The development at Himley Village, provides the opportunity to establish these core ideas into the DNA of the masterplan.



03.2 CONCEPT

3.2.2 Creating an Eco-town

In line with the eco-town principles set out in PPS1 Supplement, at least 40% of the land at Himley Village is designated as Green Infrastructure (GI), made up of but not exclusively elements listed below:

GREEN INFRASTRUCTURE

- Communal gardens
- Swale
- Attenuation ponds
- Cycle paths
- Footpaths
- Hedgerows
- Orchards
- Woodland
- Open space
- Ponds



03.2 CONCEPT

3.2.3 Rethinking the Productive Landscape

Landscape character

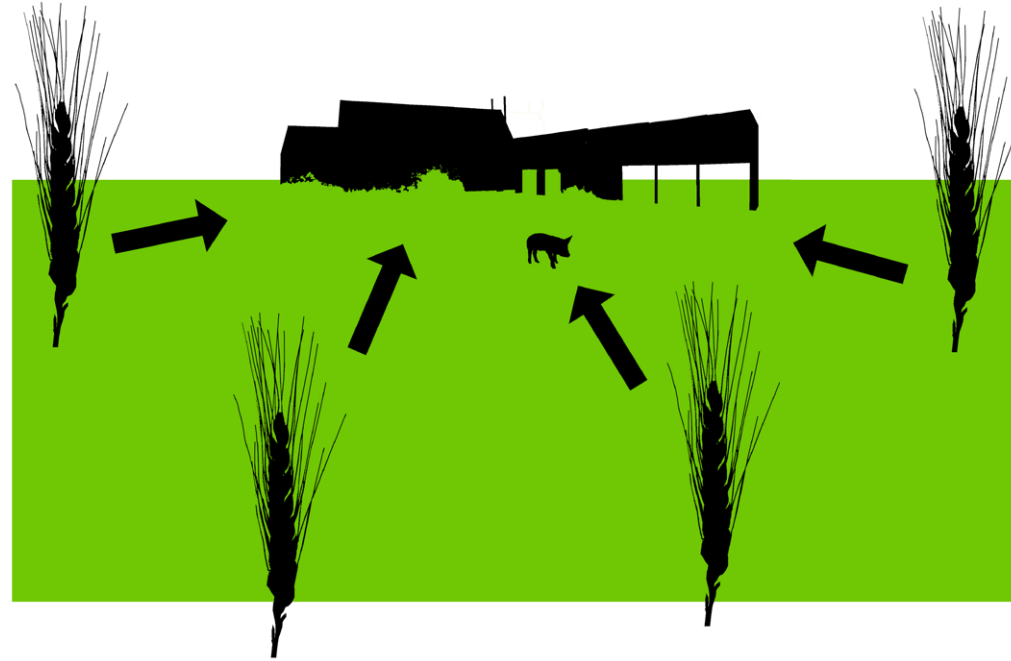
Fundamental to successful place making is the creation of distinct places that can be recognised as home by those living there and as a destination by visitors.

In most residential areas we see little space remaining in the public realm as it is made over to private gardens to avoid unaffordable maintenance by the Local Authority. Cherwell has recognised that this classic suburbia is not good enough as it denies the necessary spaces and opportunities for interaction, community and amenity.

Cherwell, have therefore as part of the eco-town principles adopted the requirement to only build on limited areas and to retain significant space in the public realm. How the public realm is managed, such as through a Land Trust, determines the quality of the place.

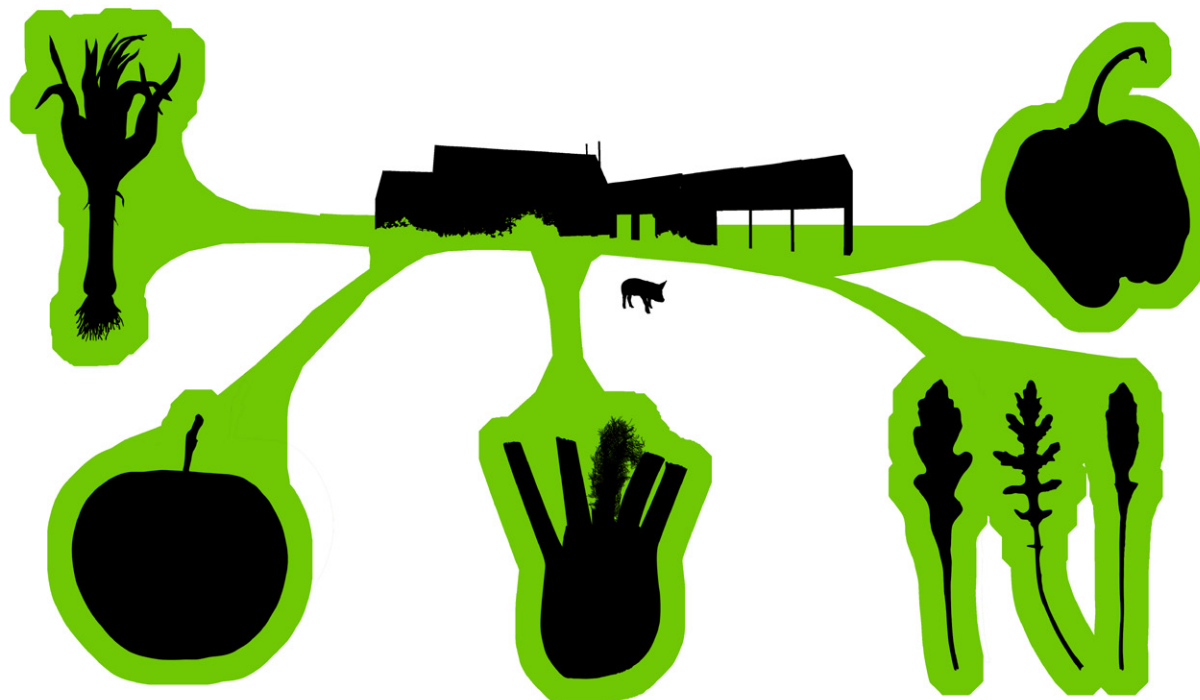
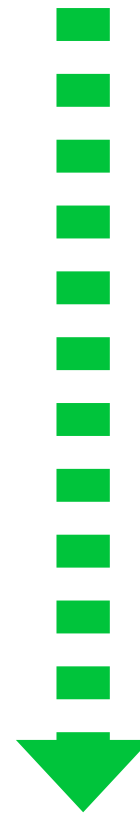
Existing Landscape Character:

Himley Farm has been a family run working farm for over 100 years. In that time the farm went through various changes to adapt to the changing demands of agriculture. Today typically the landscape character has been determined by the farm's striving to adapt to meet their economic aims. The present landscape is characterised by large fields for cropping crops, with areas of new woodland promoting bio-diversity.



CENTRALISED

90 ha productive landscape



DISPERSED

28 ha productive landscape

03.2 CONCEPT

3.2.3 Rethinking the Productive Landscape

Proposed Landscape Character:

Himley Village will generate a productive working landscape that meets the needs of local residents in line with eco-town principles, providing; pedestrian and cycle movement, bridleways, play and amenity space, opportunities for growing food and a richer biodiversity. The proposed landscape character will be formed by its stewardship and the character will be linear, diverse, flexible and be able to adapt to the needs of the community that use it. The site will become richer, more diverse and productive through enhancement of the existing hedgerows, bat corridors and protected wildlife areas.

Proposed Landscape Stewardship:

It is the landscape stewardship that ultimately determines the quality and character of a place. At Himley Village the on going stewardship of the public realm is at the heart of the proposal.

In order to build community, provide employment and deliver the management and maintenance of high quality public space the establishment of a Community Land Trust (CLT) is key. Here we are proposing that this takes the form of a newly established Himley Farm Land Trust.

Taking a long-term lease and ownership from Cherwell, the Himley Farm Land trust (HFLT) would deliver the services to implement, manage and maintain the new public realm. Developers would provide the capital cost, through an endowment, to establish the human and physical infrastructure to transition from existing farm to HFLT, then all on-going maintenance is funded through an affordable service charge to residents.

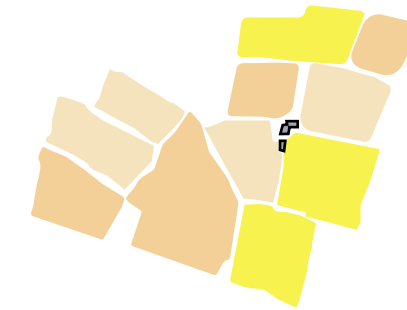
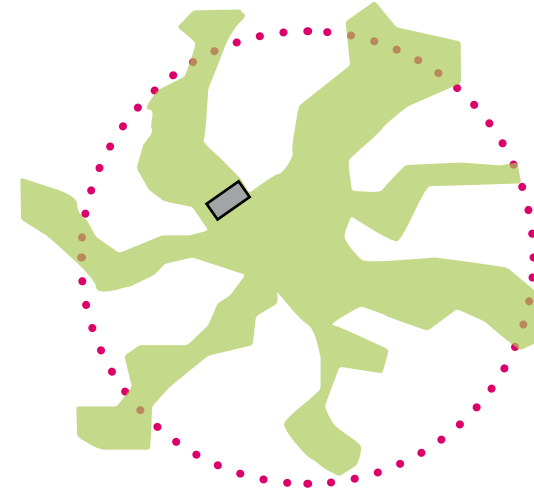
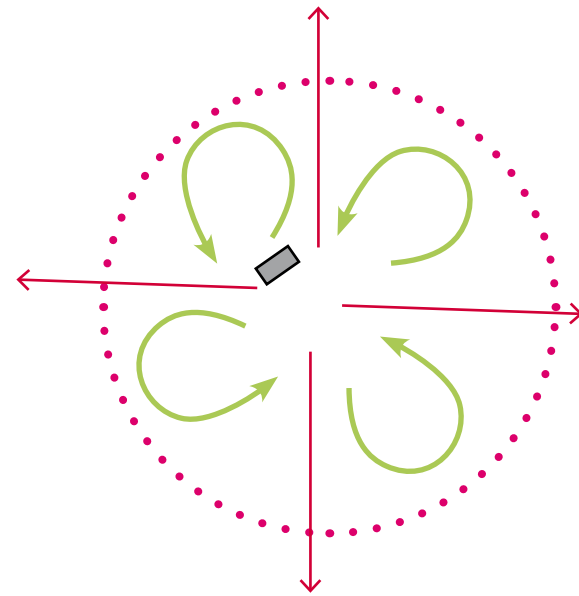
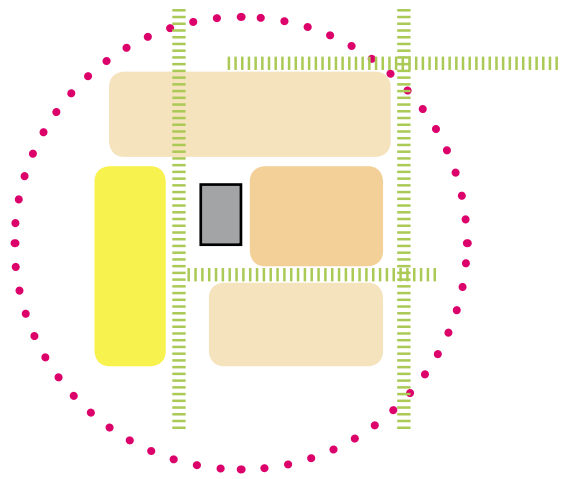
The HFLT will be responsible for turning the landscape into a diverse, productive and multifunctional environment.



03.2 CONCEPT

3.2.4 Evolution from Farm to Neighbourhood

DESIGN JOURNEY



Existing cultivation



Proposed cultivation

Current farm

- Field boundaries defined by hedgerows
- Open grass meadows or mono culture crops in fields covering over 97% of the land area
- Regular field pattern
- Farm buildings located at the heart
- Uniform character across the whole area
- Limited wildlife and ecologically rich areas (see ecological report/baseline studies)

Reduction of energy

- **FROM:** Produce moves from the farm and travels long distances
- **TO:** Locally grown produce sold in the community and neighbourhood
- **FROM:** Single use as family farm
- **TO:** multi-use for plant nursery, livestock, training, learning and community hub.

Redefinition of the landscape

- Traditional field areas and boundaries redefined as linear landscape spaces to meet movement, amenity and community needs
- All hedgerows, wildlife habitats and woods become central to the new multi- functioning linear green corridors
- CLT base becomes heart of the new community

Old to New

- Reduced farm size from 90ha to 28ha
- New linear landscape character reflecting the new functions of the public landscape
- Linear landscape character will retain the countryside quality
- Much Richer more bio-diverse landscape than the existing farm
- More diverse and intensive use of the smaller farmed areas
- Farm stewardship delivers eco-town principles of local and low carbon as well as community growing and amenity.
- The CLT will deliver training, skills, and employment.
- The management regime will flex to meet local demands and needs
- The landscape will reinforce the built local character areas