

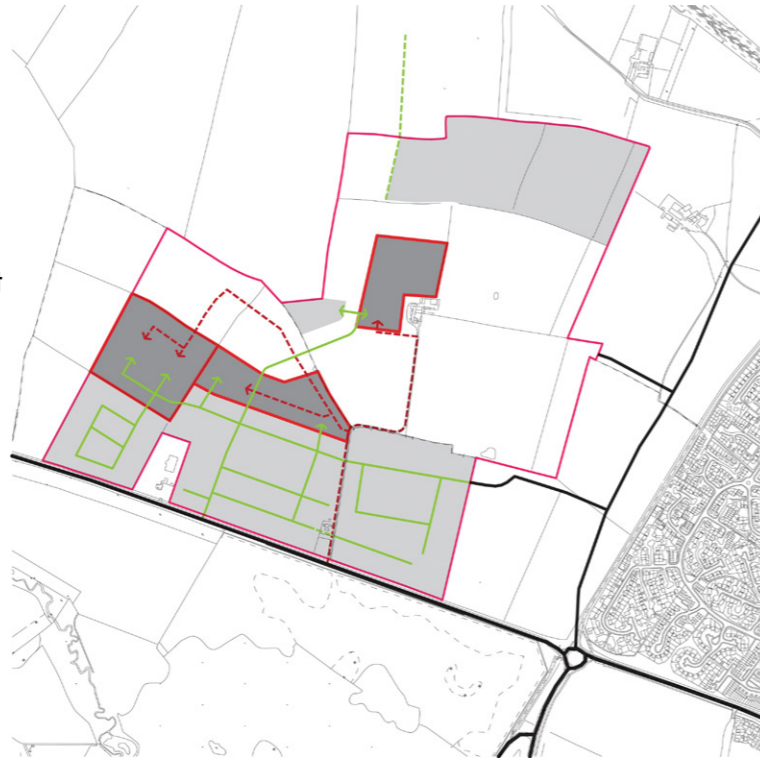
Appendix 1 - Delivery and Phasing

Construction Phasing

PHASE 3

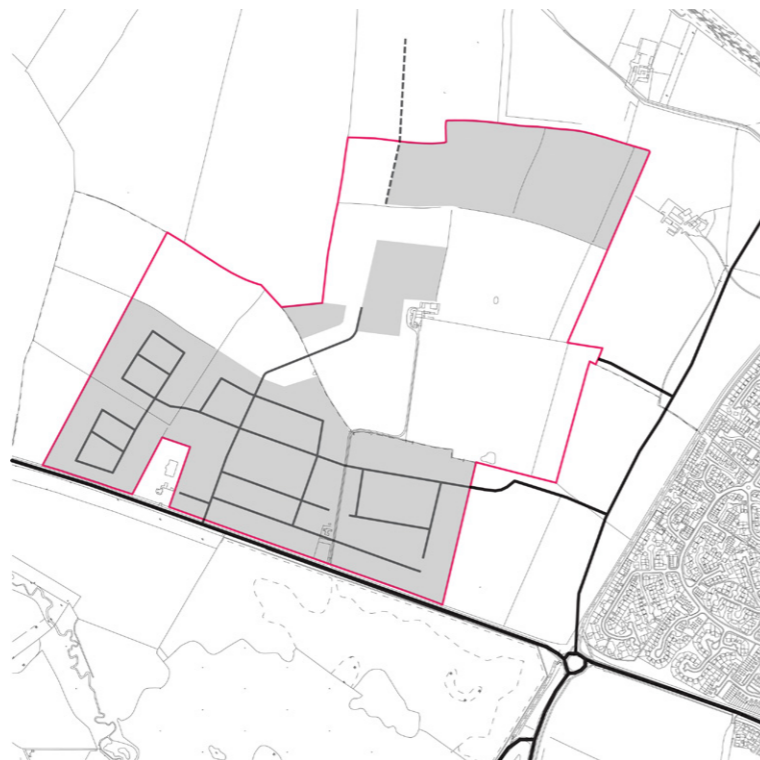
Construction

- New connections to boulevard made
- New spine road extends into the centre of the Site
- Development extends north and east
- Construction access from the north, residential access from the south
- Primary School constructed
- Circa 190 dwellings in this phase plus school



Complete

- Circa 680 dwellings in total
- New connections to boulevard made
- Primary School in place.

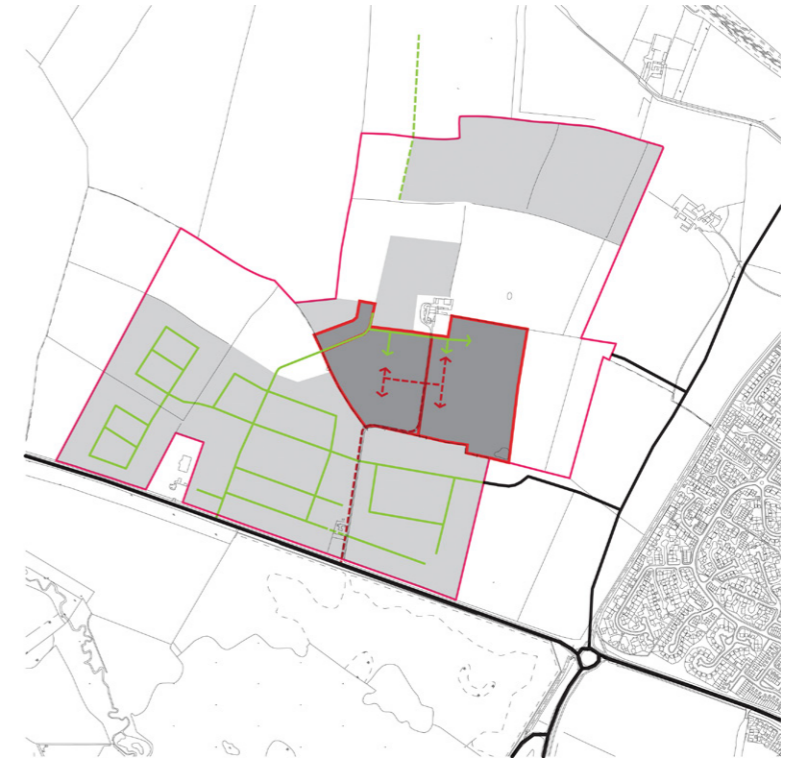


- - - - - Construction access
- ——— Resident access
- - - - - Resident access - temporary
- ——— Resident access

PHASE 4

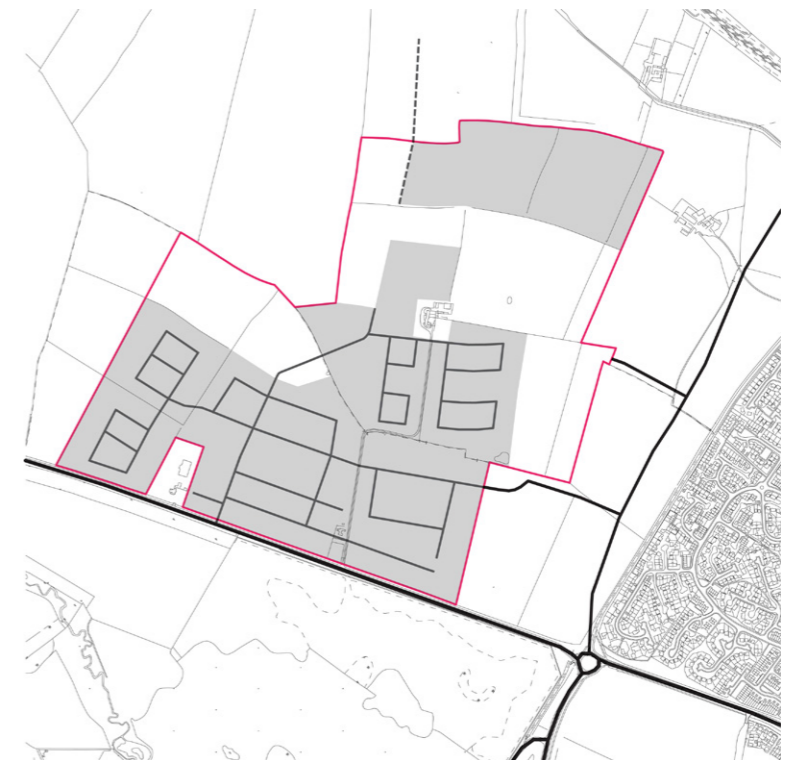
Construction

- Development extends to central fields
- Village Green and associated residential units developed.
- Circa 300 dwellings in this phase



Complete

- Circa 980 dwellings in total
- Residential access off new spine road off Middleton Stoney Road and new road connection to boulevard
- Village Green in place.



Appendix 1 - Delivery and Phasing

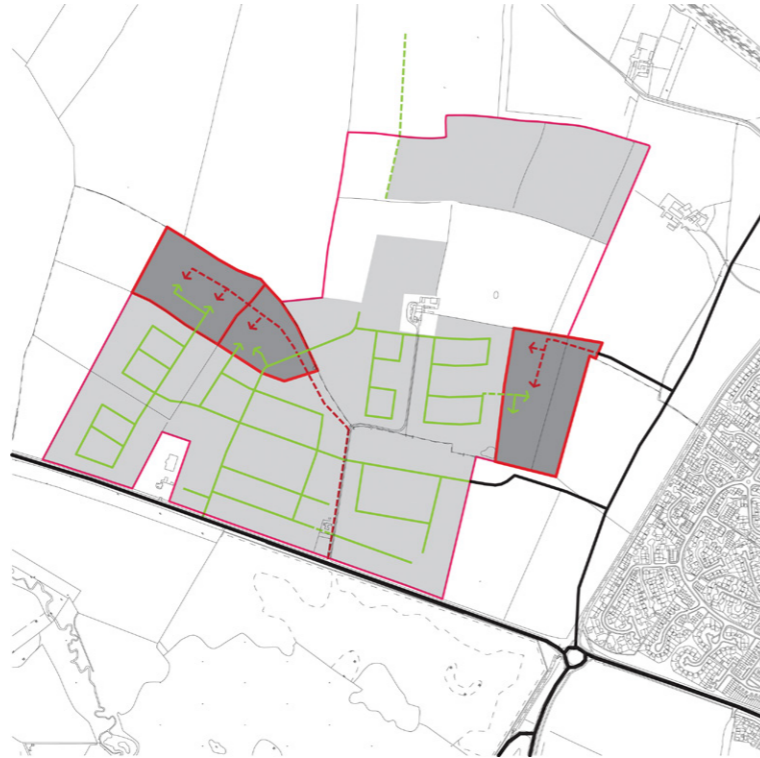
Construction Phasing

PHASE 5

Construction

- Development extends to final parts of western and central fields
- Village Green and associated residential units developed.
- Circa 210 dwellings in this phase

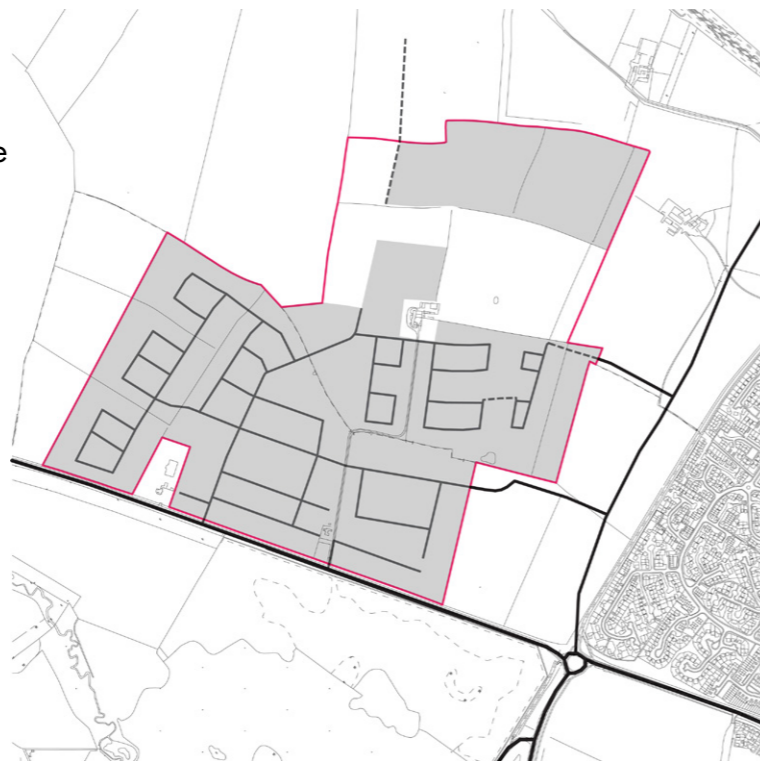
- — — — Construction access
- — — Resident access
- — — Resident access - temporary



Complete

- Circa 1,190 dwellings in total
- Southern and central fields complete
- Residential access off new spine road off Middleton Stoney Road and new road connections to boulevard
- Village Green, Primary School, CLT in place.

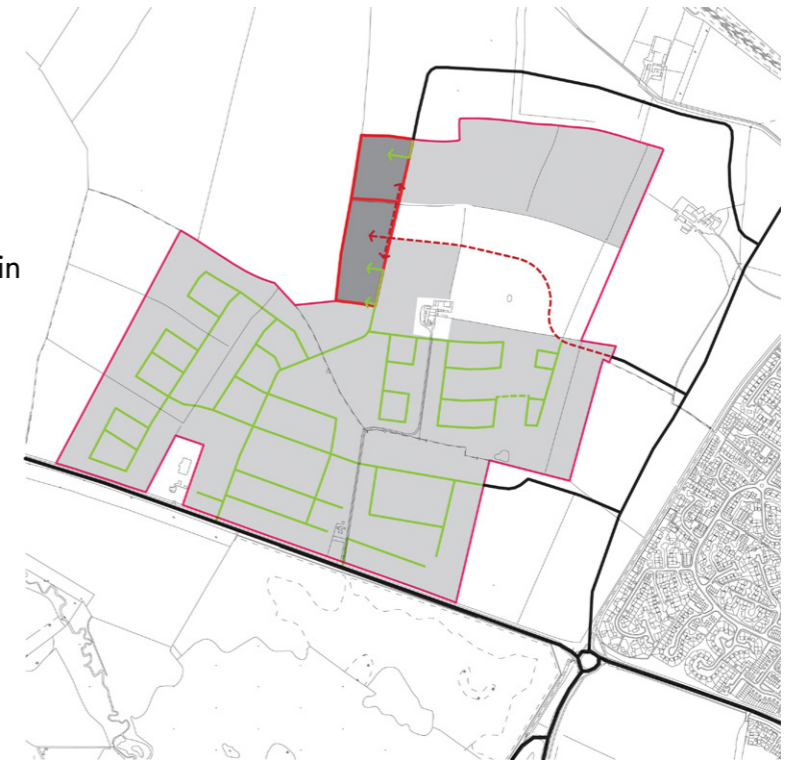
- — — Resident access



PHASE 6

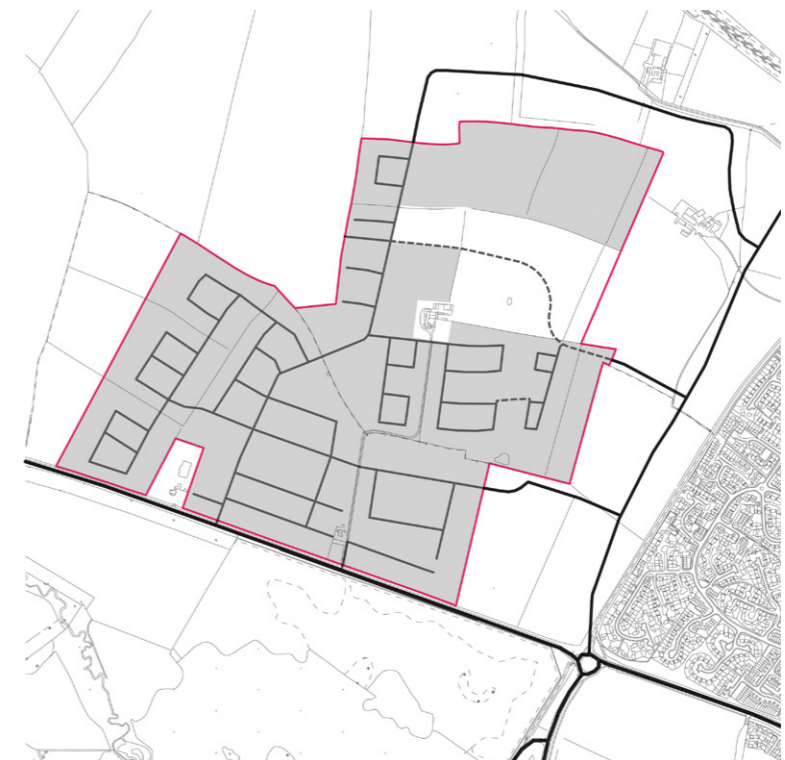
Construction

- Development extends to the final parts of the western fields
- Construction access off new boulevard
- Northern link to wider masterplan in place
- Circa 145 dwellings in the phase



Complete

- Circa 1,335 dwellings in total
- Northern link to wider masterplan established



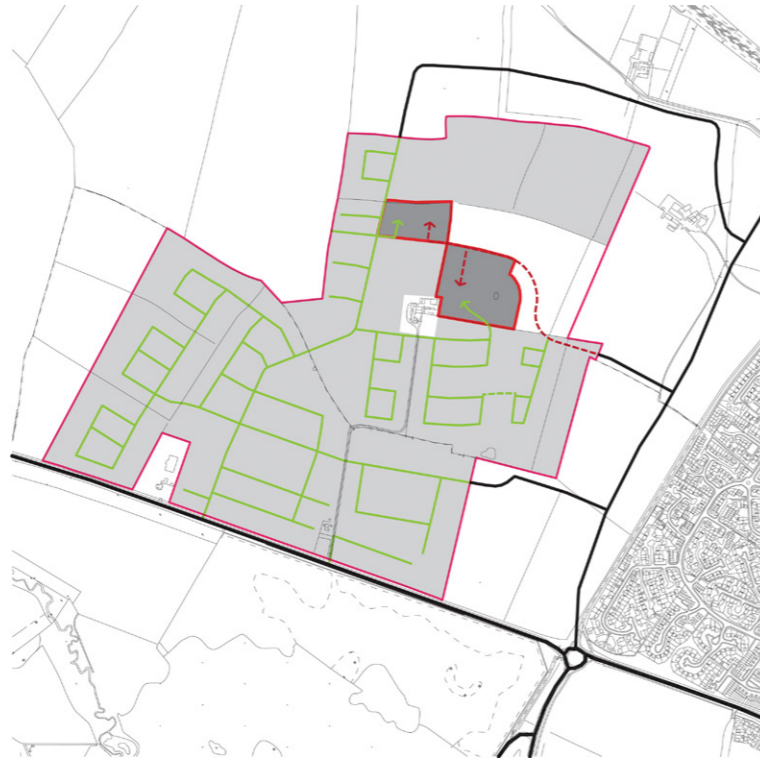
Appendix 1 - Delivery and Phasing

Construction Phasing

PHASE 7

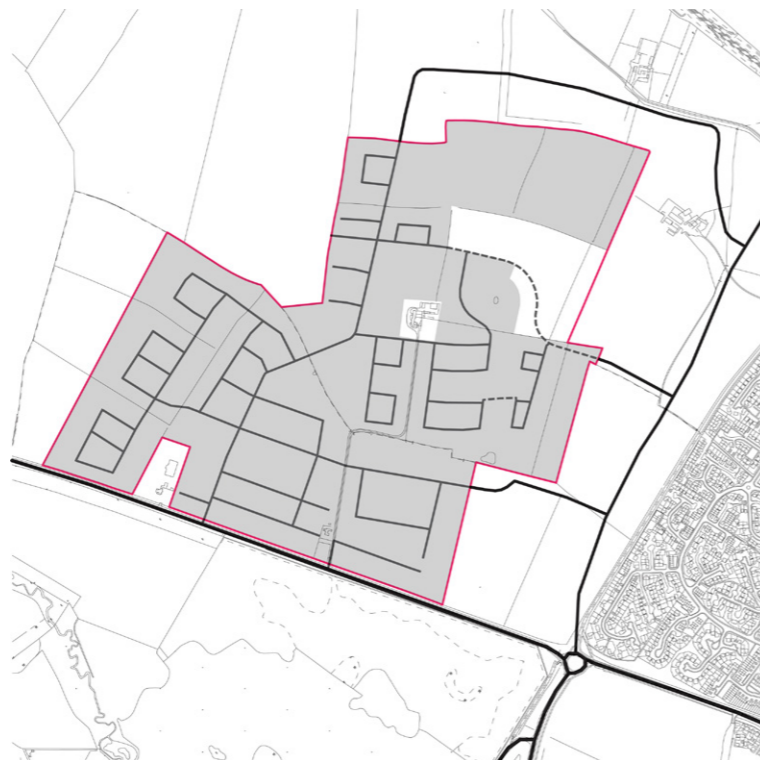
Construction

- Development extends eastwards along new construction access route
- Circa 145 dwellings in this phase



Complete

- Circa 1,480 dwellings in total
- Development extending eastwards as boulevard is more established

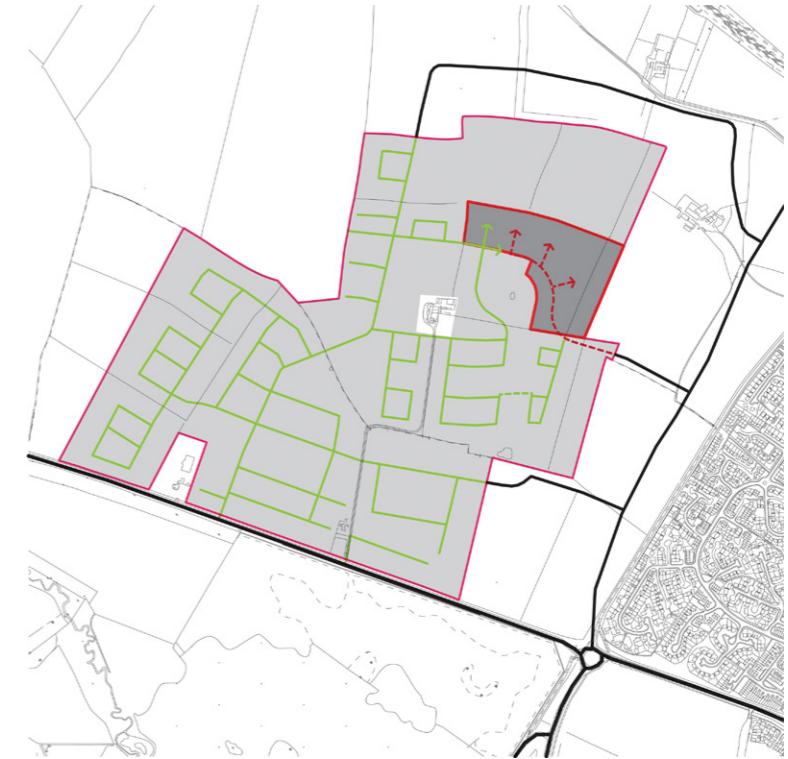


- Construction access
- Resident access
- - - Resident access - temporary
- Resident access

PHASE 8

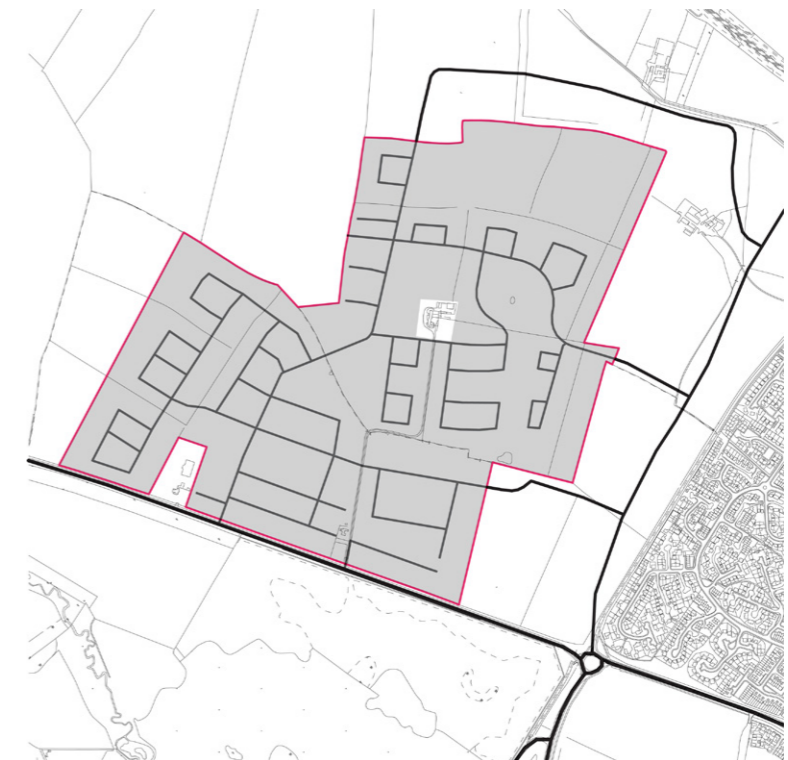
Construction

- Final phase to the north east
- Circa 220 dwellings in this phase



Complete

- Circa 1,700 dwellings in total
- Himley Village complete



Appendix 1 - Delivery and Phasing

Landscape Phasing

PHASE 1

- HFLT established
- Proposed woodland edge planted
- Existing woodland edge broadened
- Site wide hedgerow enhancement initiated
- Management of landscape initiated, HFLT assume management and development of landscape activities

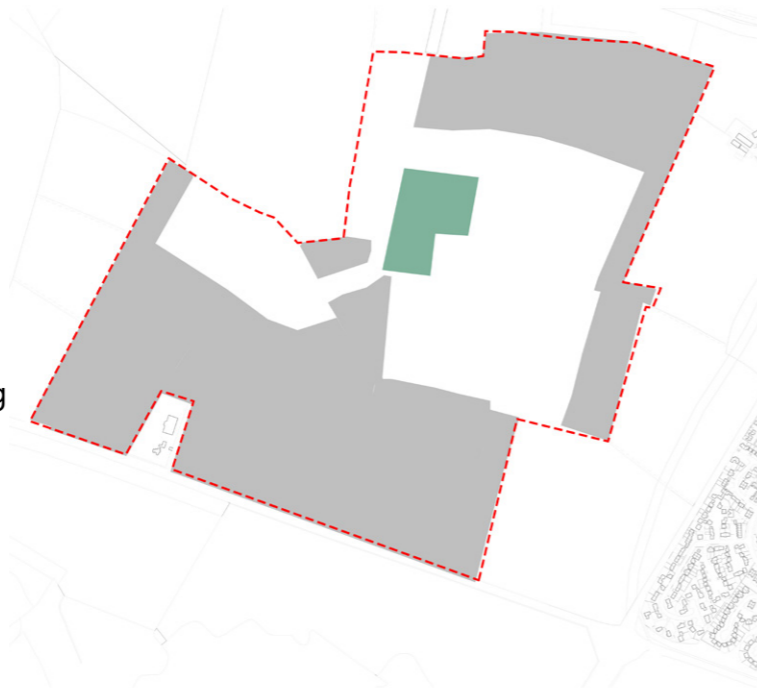
Further landscape construction to be developed in accordance with existing phasing.



PHASE 3

- School and surrounding fields developed

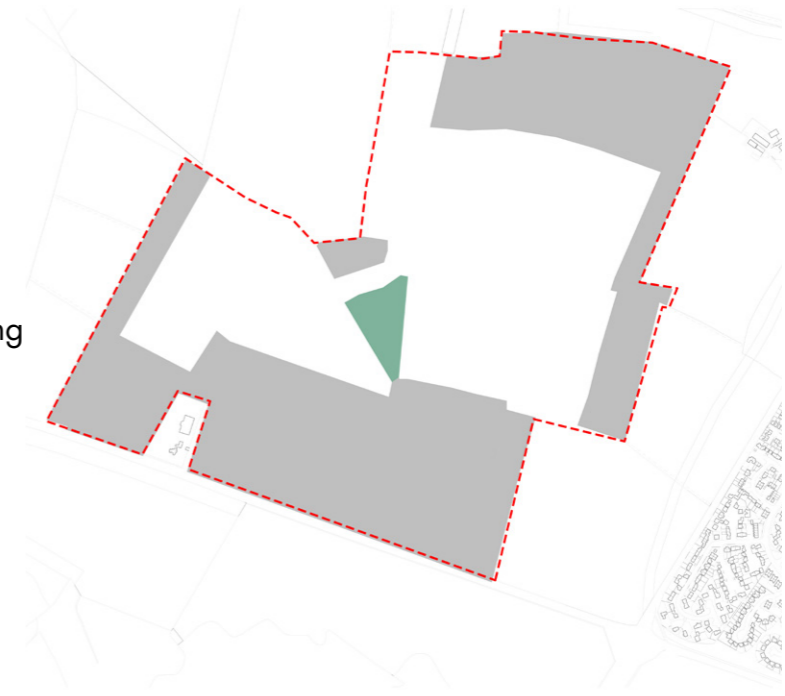
Further landscape construction to be developed in accordance with existing phasing.



PHASE 2

- Village green built to service existing community and enable establishment

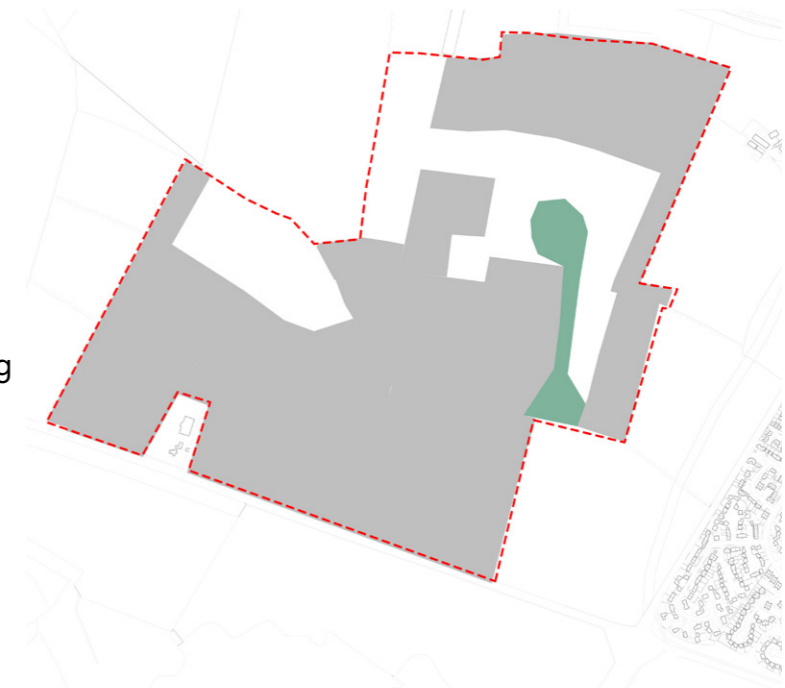
Further landscape construction to be developed in accordance with existing phasing.



PHASE 4

- Newt corridor and park built

Further landscape construction to be developed in accordance with existing phasing.



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Appendix 2

Play Strategy

Appendix 2 - Play Strategy

PLAY PROVISION

A site for play must demonstrate a play enriched environment to encourage formal and informal play and recreation by children and young people. All public realm locations should be accessible and provide for play. The eco-town is based on accessible high quality public realm with multiple uses.

The play function is an integrated part of the public realm. The play provision be provided in accordance with the DCMS guidance document "Design for Play" The guide advocates a more flexible approach in accordance with principles laid down in the guide.

To this end the LAPs/LEAPs/NEAPs methodology should only be used as an indicator of areas for play only and "Design for play" be used as a basis for play area provision.

BASE LINE INFORMATION:

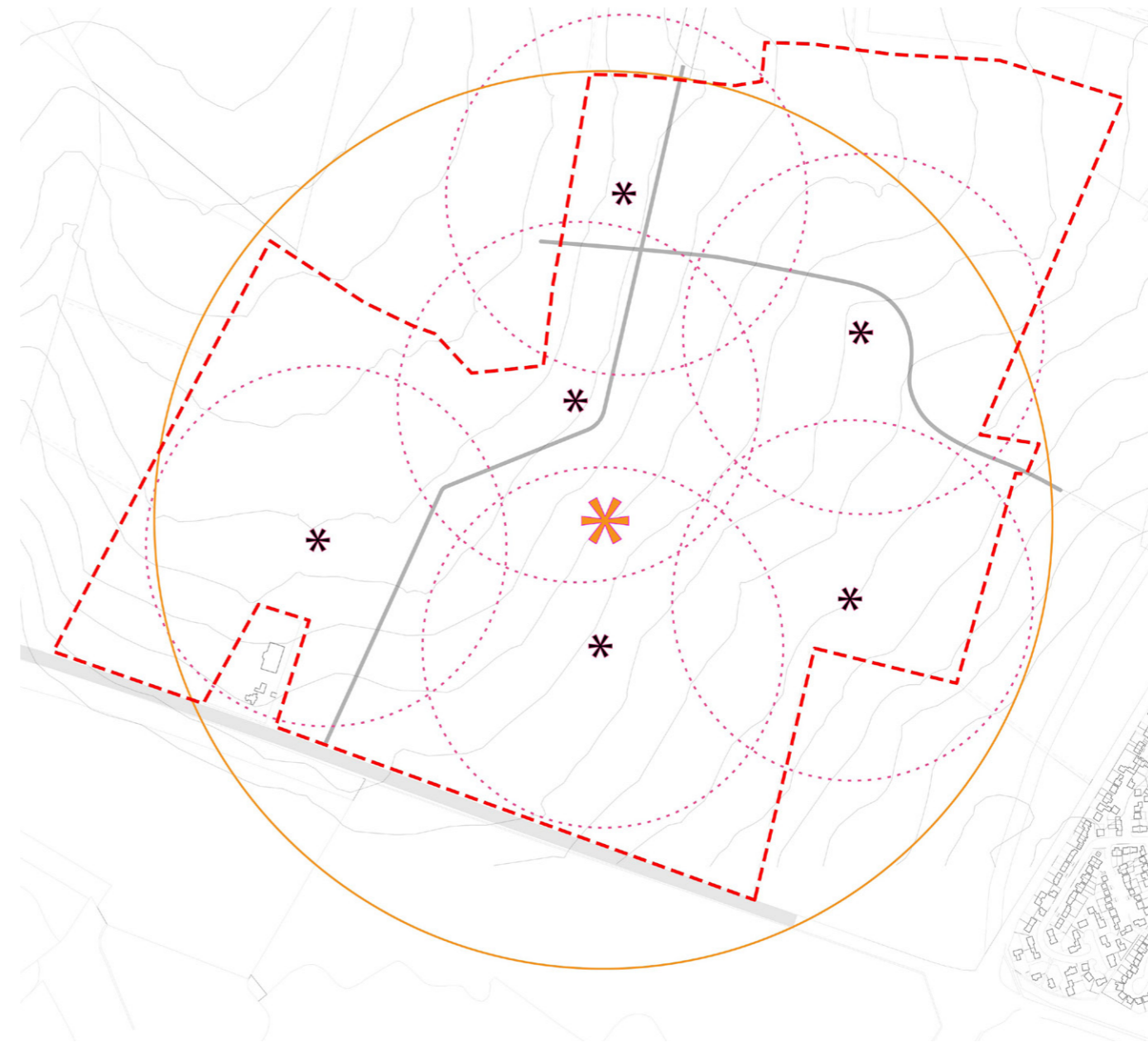
Requirements for open space are set out in Local Plan 2006 – 2031/ Part 1 – Policy BSC 11: Local Standards of Provision- Outdoor Recreation and Cherwell Green Space Strategy 2008-2031/PPG 17. The average household has an occupancy of 2.39 people (Cherwell Council average household size). The number of dwellings (estimate for Play calculation purposes only) is 1700. This therefore equates to a population of 4063. The play area requirement is 0.78ha of playable space/1000 population. The total play space is therefore 3.17ha.

Traditionally this has been recorded as:

LAP – 100m²/ 10 dwellings

LEAP – 400m² (5 minute walk/ 400m)/ 50 dwellings

NEAP – 1000m² (15 minutes/ 1200m)/ 100 dwellings for LEAP & NEAP



- * LEAP (Local equipped area for play)
- * NEAP (Neighbourhood equipped area for play)

Appendix 2 - Play Strategy

PLAY PROVISION

The play strategy for the Bicester eco-town development is based on creating a playable, multifunctional landscape where various forms of public open space have the potential to be treated as incidental spaces for play with formal and informal play equipment distributed throughout all areas of the public realm on the site. Movement corridors along the existing hedgerows double up as incidental play opportunities such as jumping over boulders or balancing on tree trunks whilst the proposed woodland areas create pockets for den making and adventure play, trim trails and bridleways. The proposed neighbourhood parks also contribute to the overall playable landscape with both formal and informal play equipment distributed throughout.

The provision and allocation of the playable areas is detailed below and shown on diagram 3.6.3; the calculation for areas of active play are based on:

The definition of what constitutes a playable space is defined in the Supplementary Planning Guidance (SPG) as a space “where children’s active play is a legitimate use of the space. Playability is a feature of fixed equipment play areas. But it is also feature of some parks, recreation grounds, natural areas and other types of public open space.”

The guidance also states “where open space provision is genuinely playable, the open space may count towards the play space provision”

Also outlined in the SPG is “the creation of incidental playable spaces are dependent on the creative use of the public realm to provide enjoyment and discovery for children and young people for example through the creation of home zones, safe walking and cycling routes, landscaping and public art’.

The guidance determines that well designed hard landscaped area, such as walls and steps, including informal seating, are a stimuli for physical play and surfaces for ball games can contribute to the play offer such as the tertiary roads and home zones.

As recommended in the guidance the new development will include: a playable landscape that includes level changes, foraging, water, boulders, tree trunks and other engaging features, in order to create incidental play opportunities as well as the opportunity for formal play along the residential parklands and village green; pedestrian and cycling routes will link play spaces and informal recreation areas along the green corridors and other key neighbourhood destinations to promote independent mobility.

For the site we intend that various forms of public open space have the potential to be treated as incidental spaces for play throughout the whole site.

Natural and informal play is encouraged through the integration of a number of different playful elements throughout the whole site. These areas are located along the green corridors, the neighbourhood and linear parks as well as smaller pockets parks associated with doorstep play areas. The wider green corridors allow for more provision of equipped play areas such as swings, see saws, table tennis and teen shelters. Pockets parks throughout the whole site create local playable spaces enhancing the identity of each of the neighbourhoods.

It is proposed that all public realm spaces are fully accessible providing level access where practical and are DDA compliant. This in turn creates dedicated areas for play as well as playable public realm throughout the whole site.



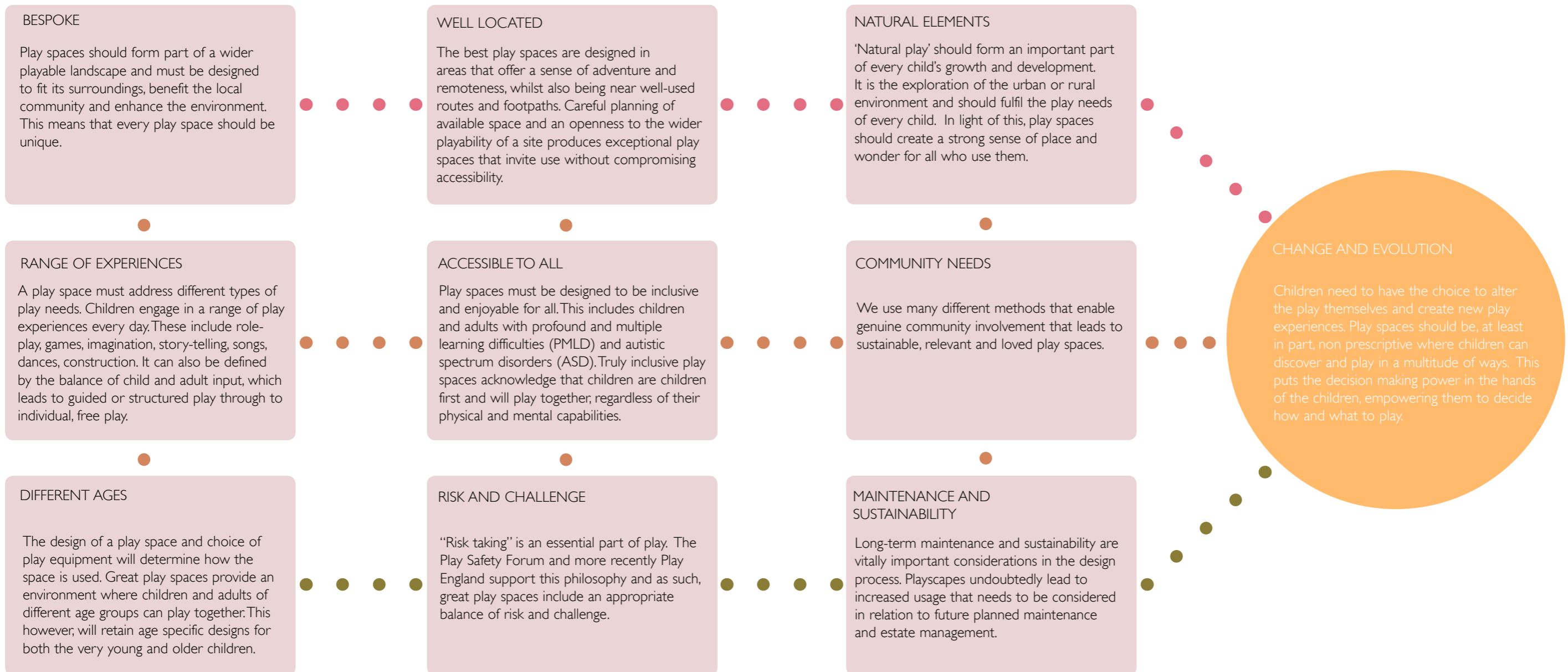
Formal play areas



Natural play

Appendix 2 - Play Strategy

PLAY PHILOSOPHY



Appendix 2 - Play Strategy

PLAY STRATEGY AND ALLOCATION

The play strategy and allocation of the various forms of play is listed below; location of the spaces is shown over. The exact location and type of play elements will be subject to detailed landscape design development developed in accordance with the DCMS Guidance 'Design for Play'.

Woodland edges

The proposed and existing woodland located at the eastern and western edges of the development will allow for a series of informal and natural play areas. Wooden logs, climbing frames, zip lines and timber tree houses create a rich playable setting within the existing and proposed woodland whilst scattered along the pathways trim trail and fitness pieces form part of the overall recreational loop (recommended 10K as per Cherwell local plan). Social areas with seating, information boards and sculptured seating elements provide educational and play intervention. The woodlands form an informal, active and playable part of the overall play strategy.

Newt corridor

The newt corridor is an ecological park linking the two newt ponds that will create an educational resource to the site with boardwalks, information boards and natural play elements scattered within areas of long grass. Rocks and tree trunks that can be used for balancing, climbing and jumping while timber platforms allow for seating. Informal mown pathways through the long grass provide for wilder areas to run around and explore. Stepping stones and safe access to water will provide a play facility

Enhanced hedgerow corridors

The existing hedgerows create a natural movement pattern throughout the site lending themselves to enhancement for play. The play elements would be simple interventions such as play rocks, stepping stones, fitness points, balancing beams and willow tunnels creating an enjoyable and playable journey for all ages along the hedgerows.

Neighbourhood/ pocket park

The neighbourhood parks vary in character compared to the residential parklands in that they provide localised doorstep play opportunities overlooked by the surrounding dwellings. These areas are primarily for younger children providing play and seating opportunities for parents and carers.

Residential parkland

Two main parks running west to east across the site provide the largest opportunity for formal and informal play. The parkland linking the Newt corridor with the Village Green will incorporate a primary swale that provides informal play spaces such as rocks, check dams and gently sloping banks for rolling and running. Along the paths, play elements such as swings and mounds with slides provide formal play elements whilst informal and natural play elements create a fun and diverse play environment for all ages and abilities.

The parkland linking the western woodland edge with the eastern areas would be similar in character but with more emphasis on orchard and allotments whilst play will be distributed throughout the parkland. There will be a mix of formal and informal play spaces with tree lines/ hedgerows delineating a MUGA or informal ball games areas. Location and type of various play elements and the total play offer will be determined as part of the final building layouts and the detailed landscape design.

Village green

This area is predominantly grass incorporating big areas of long grass and wildflower meadow with mown paths and a village pond. The grass area is big enough to accommodate a MUGA (18.3 x 37m) while the other grassed areas can be used for informal ball games and play.



Incidental play along movement corridors



Natural play

Appendix 2 - Play Strategy

PLAY STRATEGY AND ALLOCATION



- | | | | |
|---|----------------------------|--|-----------------------------|
|  | Existing woodland edges |  | Neighbourhood/ Pocket parks |
|  | Proposed woodland edges |  | Residential parkland |
|  | Newt corridor |  | Village Green |
|  | Enhanced hedgerow planting |  | Community playing fields |



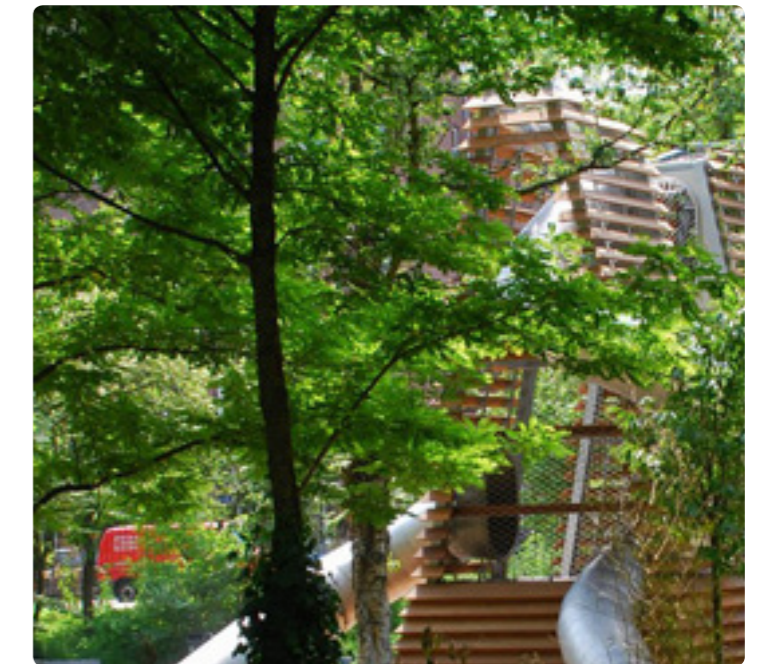
Multifunctional play space as part of the neighbourhood parks



Formal play area; MUGA as part of Village Green



Informal/ natural play as part of the overall playable setting



Formal play areas as part of the residential parklands

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Appendix 3

Himley Farm Land Trust (HFLT)

Appendix 3 - Himley Farm Land Trust

The proposals from a Community Land Trust are described below. This should be developed in conjunction with the wider parts of the NW Bicester Masterplan.

What is Himley Farm Land Trust (HFLT)?

A Community Land Trust (CLT) is a model of land stewardship, which is collectively managed by members of local community.

Community Land Trusts seek to take ownership of land through a long-term lease and ensure sustainable management of valuable community resources.

The value of HFLT

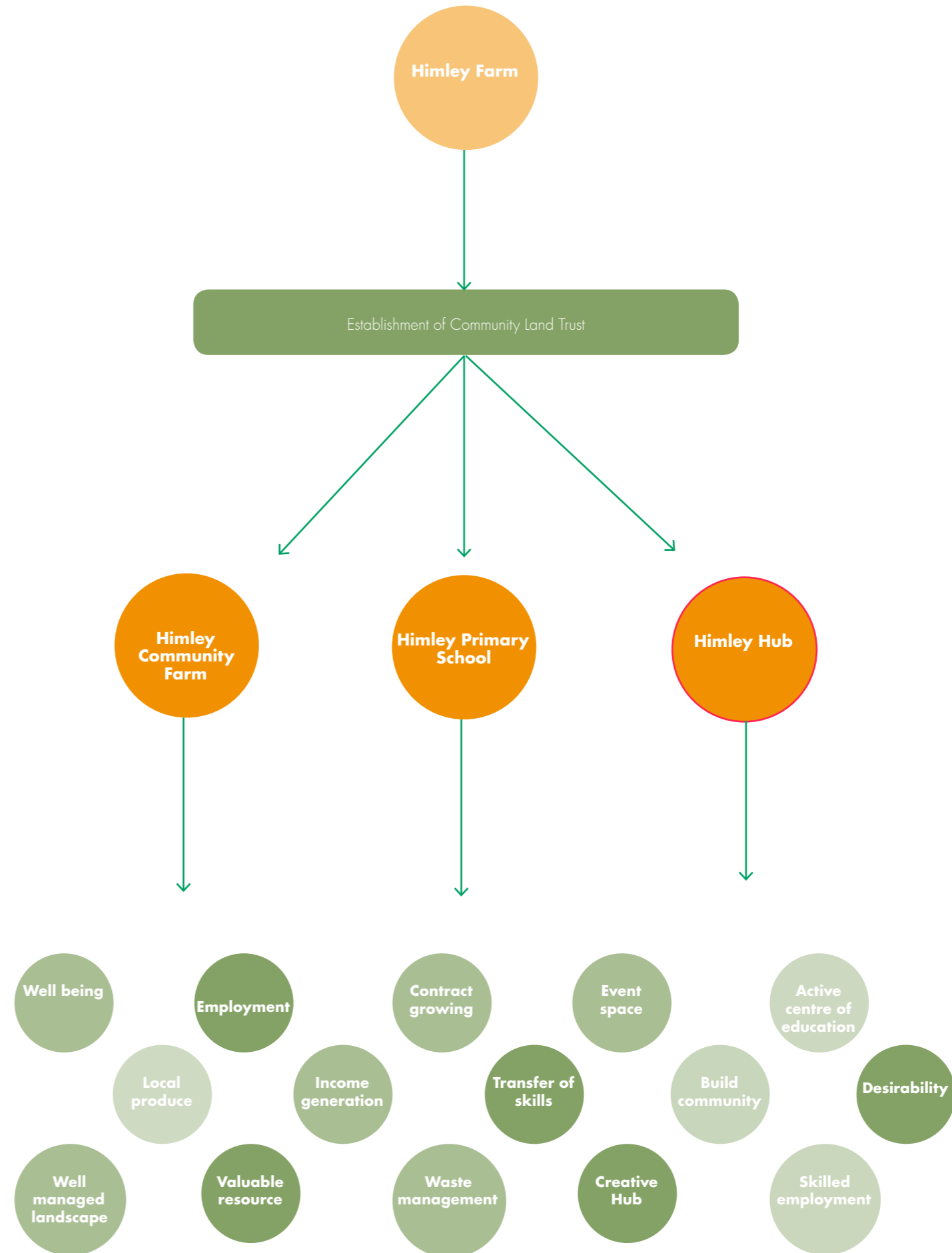
With local authorities budgets being reduced, parks and green spaces are facing a critical threat of under-management and are perceived to be a liability rather than valuable asset.

HFLT will facilitate the building and strengthening of community through place making. In creating and developing a collective vision for the site, HFLT will take ownership, engage with the local and wider community, generate funds and ensure appropriate long-term management of all proposed public land.

A HFLT for Himley Village

The inherent value of HFLT at Himley Village lies within the development and long-term operation of the landscape strategy. HFLT has the potential to deliver the landscape masterplan in a community led and creative direction.

HFLT from day 1 will guide, shape and enhance the developments on site involving local community members as trustees, directors, volunteers and apprentices.



Appendix 3 - Himley Farm Land Trust

Feasibility of Himley Farm Land Trust (HFLT)

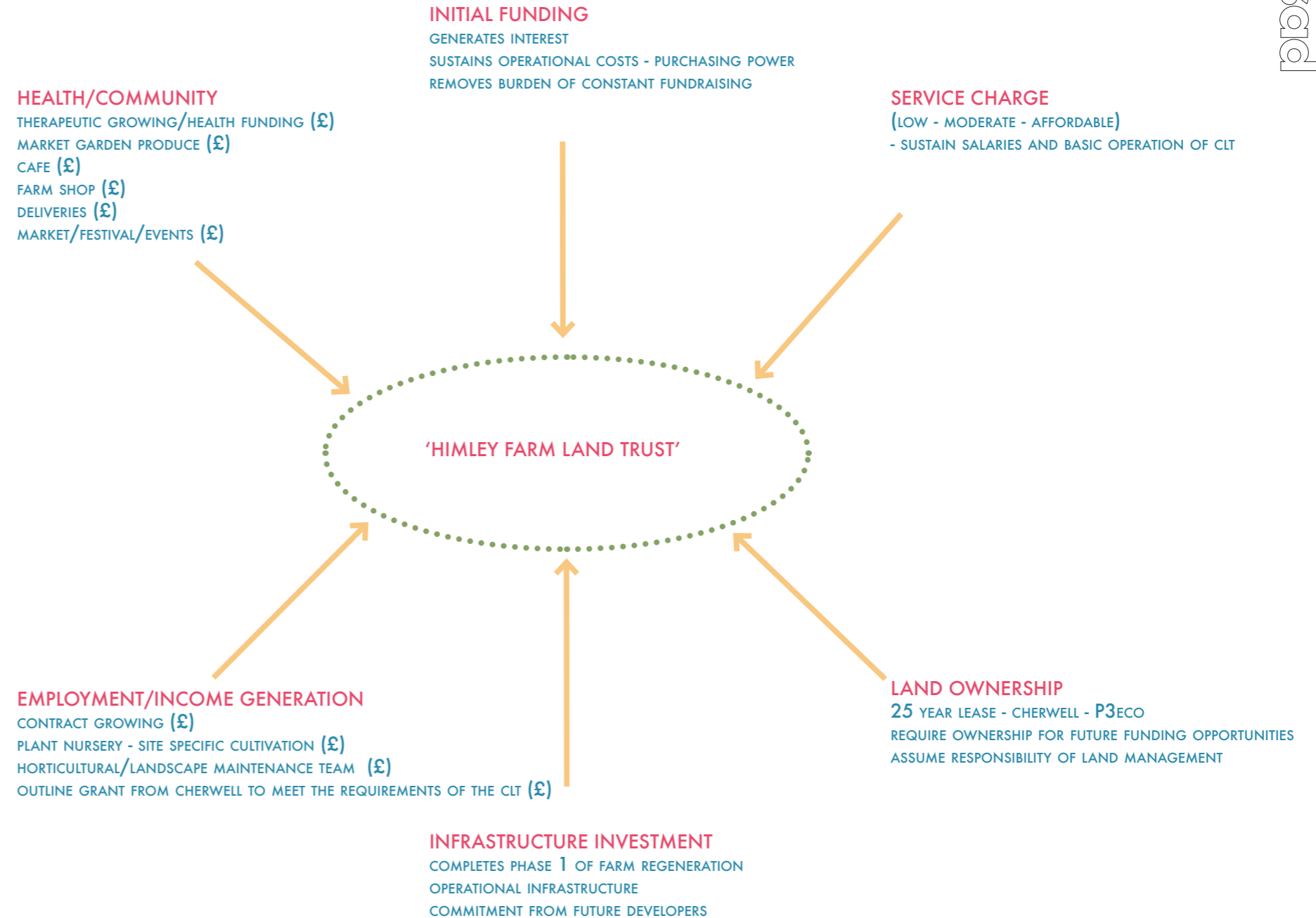
Central to developing a successful HFLT is the need to agree public open space land ownership and management to generate a regular revenue to sustain its work and staff, balanced with a contribution the community are happy to pay for the management of local spaces and the services to the community the HFLT provides.

The actual cost will be calculated once the HFLT processes are understood in detail. There are a number of ways the HFLT could be financed such as a household levy that is perceived as excellent value given the services and quality of the landscape the HFLT provides.

The opportunity for the HFLT to undertake income generation of its own through additional one off initiatives and engagement. Implementation of the early landscape structure including the growing and planting of trees and shrubs by the HFLT should be managed by the developer on behalf of Cherwell to establish the HFLT, its governance and functions in its early years.

The HFLT will ensure the transfer of skills through apprenticeship and outreach programs, providing employment to the local and wider community.

As the site develops the HFLT will guide the community and creatively enable generation of income through initiatives such as a veg box scheme, a farm shop, events, festivals and services lined to public health.



Appendix 3 - Himley Farm Land Trust

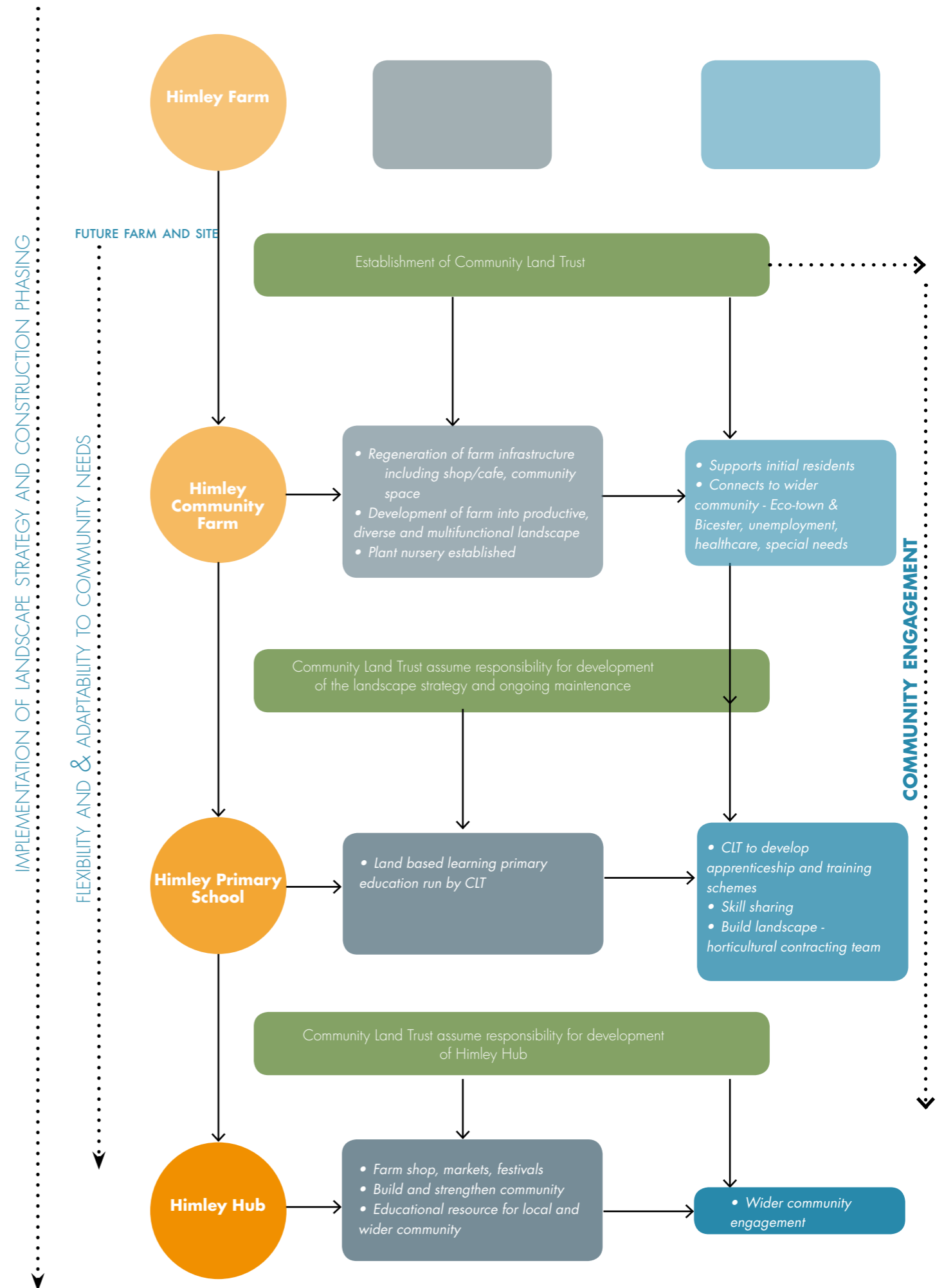
What will it look like?

It is envisioned that the existing Himley Farm becomes the centre of the community. The farm's working infrastructure and buildings would be renovated and restored, to include the facilities that HFLT set out as requirements for community and for the development of the landscape strategy.

For example infrastructure to develop the landscape strategy may include a maintenance yard, machinery and tool storage, processing units, greenhouses, growing areas, plant nursery, etc.

Community related infrastructure might include office/studio space, communal space such as a hall/event space, a café/restaurant, a market garden, a farm shop.

Allowing the HFLT the flexibility to develop and create the infrastructure they require will maintain the autonomy and creative control to sustain involvement, empower people and ensure the long-term success of the HFLT and landscape strategy.



Appendix 3 - Himley Farm Land Trust

How will it happen?

We envisage a working and transparent partnership between HFLT and Cherwell with sustained input from developers. However the HFLT should retain its autonomy and integrity of structure to carry out the landscape strategy in accordance with the vision and aspirations of the community.

Establishing HFLT from day one to build the vision and shape the future of the whole development is critical. Developing the working farm infrastructure in phase 1, would enable the HFLT to begin implementing the landscape strategy which could include:

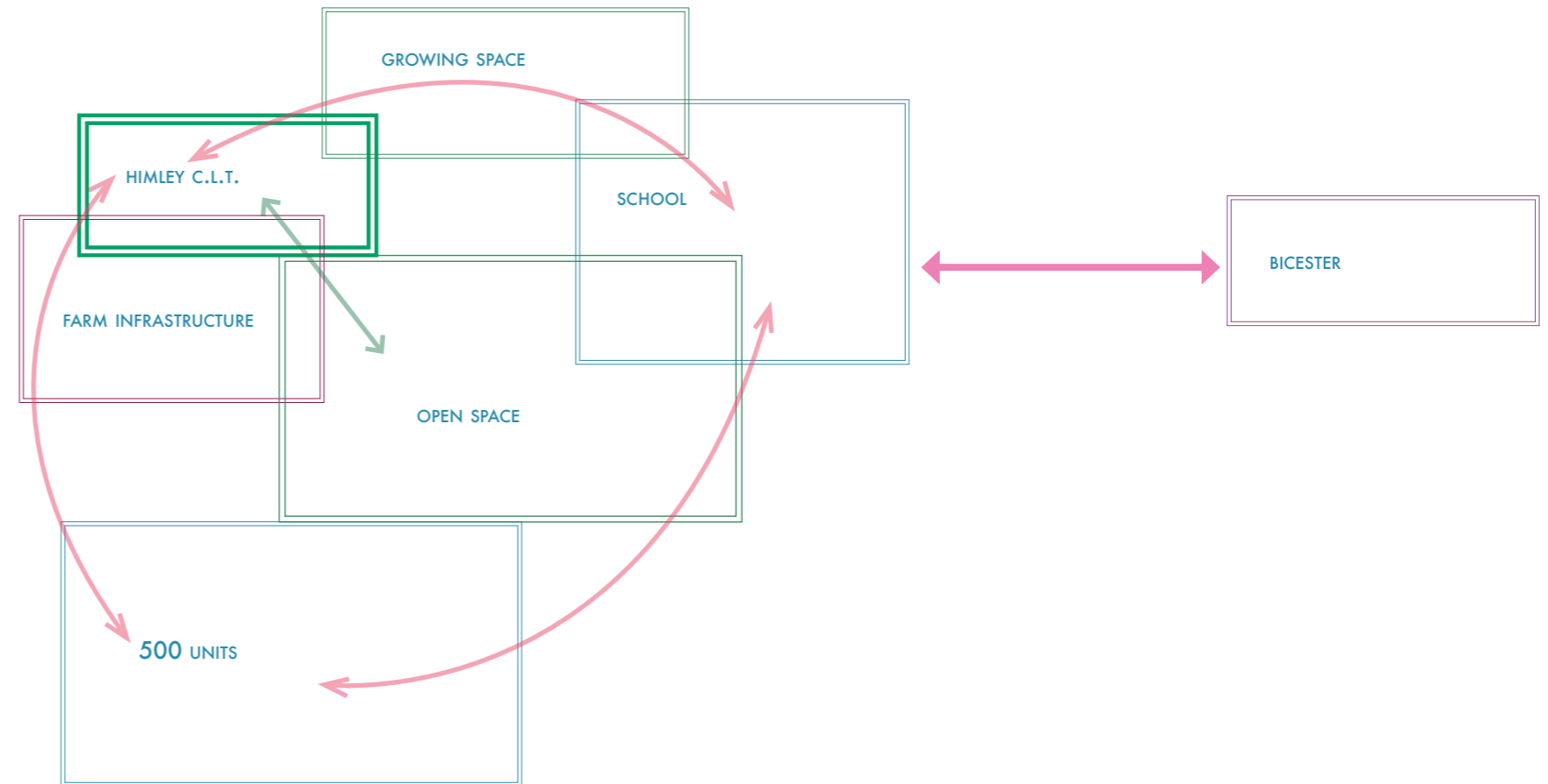
- Assume management of site maintenance and landscape responsibilities
- Growing plant and tree nursery stock for site planting and future phasing
- Managing habitats and hedgerows
- Growing food
- Collecting organic waste from site for composting
- Establishing links with the farm school to co-managing the site
- Embed community into the heart of the development
- Develop links with Bicester

The governance of HFLT must reflect the community and all key stakeholders. This will include Cherwell Council and representatives of the developers supporting it and requiring services from HFLT in the early years. The governance must be transparent, democratically elected, managed and equitable. It must have flexibility to address changes that the community wish to see.

Phase 1 concept:

The diagram recognises that the eco- town landscape must function from the development of the 1st phase. So we recognise the central open space and green corridors linking the first houses with the open space as well as the school will need to be completed. The HFLT hub and school is essential to provide the eco town lifestyle and associated use of the landscape from the beginning. This is crucial to providing a basic model which can evolve as it grows.

Phase 1 Concept



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Appendix 4

Landscape Requirements