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HIMLEY VILLAGE
BICESTER
DESIGN
CODE

Prepared by Pegasus Group on behalf of Countryside Properties plc
August 2021 | P20-3215 Revision C

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Revision C: Amendments following comments received from LPA (05.11.21)
Revision B: Amendments following meeting with LPA (23.08.21)
Revision A: Amendments following pre-application submission (09.06.21)



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INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1 This Design Code has been prepared by Pegasus Design (part of the Pegasus Group) on behalf of Countryside Properties Plc.
- 1.2 This document has been produced in pursuant of the Outline Planning Permission ref. 14/02121/OUT for the Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester, Oxfordshire.
- 1.3 The proposals include:
- Development to provide up to 1,700 residential dwellings (Class C3);
 - Retirement village (Class C2);
 - Flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1),
 - Social and community facilities (Class D1),
 - Land to accommodate one energy centre; and
 - Land to accommodate one new primary school (up to 2FE) (Class D1).

- 1.4 This statement has been prepared in accordance with Condition 8 of the Planning Permission, which states:

“Prior to the submission of the first reserved matters application (other than on the area annotated as ‘Other Uses’ on Land Use Parameter Plan 4 drawing number 592-PL-103 Rev K where a Masterplan has been approved for that area pursuant to condition 9), a site wide Masterplan and Design Code shall be submitted to and approved in writing by the Local Planning Authority...”

(Condition 8 of Outline Planning Permission ref. 14/02121/OUT)

DOCUMENT FORMAT

- 1.5 In response this document shall set out the urban design approach for the site to include a regulating plan and supporting information to include:
- Details to provide continuity with adjacent development;
 - A detailed masterplan for the area fronting the Middleton Stoney Road annotated as ‘Other Uses’ on Land Use Parameter Plan 4 drawing number 592-PL-103 Rev K showing the location of each of the land uses;
 - Key approaches to deliver sustainable development that as a minimum meets the Eco Town PPS standards;
 - The identification of Character areas and for each, the built form and green spaces to include their key features, density, block layout and principles, structure and permeability;
 - Movement network and principles of streetscape including access locations, hierarchy, street type, form and design, cross sections, surface materials and landscaping, cycleways, footways, crossing points, street furniture, bus routes and stop locations;
 - Parking strategy including car and cycle parking standards and approach for residential and non-residential uses
 - Public realm;
 - Building heights, scale, form, design features materials, architectural details and frontages;
 - Boundary treatments;
 - Key views, vistas, landmarks;
 - Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution, existing trees and retained hedges and biodiversity measures
 - Provision and details of buffers to retained hedgerows and dark corridors for biodiversity;
 - Legibility and diversity of built form and landscape
 - Landscape and boundary treatment principles for the buffer surrounding Himley Farm;
 - Drainage including sustainable urban drainage features; and
 - Adaptability.

- 1.6 In order to meet the general requirements of Design Code writing, this document is structured as follows:

Section 1: INTRODUCTION - outlines the purpose of the document.

Section 2: SUSTAINABILITY STRATEGY - sets out the key approaches to deliver sustainable development that (as a minimum) meets the PPS standards;

Section 3: PLANNING POLICY - sets out some of the key planning policies that directly affect the development of the site.

Section 4: CONTEXTUAL ANALYSIS - considers the site and its surroundings in terms of the physical, social and economic context and identifies the site’s constraints and opportunities.

Section 5: DESIGN PRINCIPLES - sets out a series of key design principles that will shape the form of development.

Section 6: DESIGN CODING - sets out the parameters for development, including: uses and amount of development proposed; the location of built character areas taking design cues from the local context; the scale, height and massing of buildings; the layout and location of key buildings and vistas; access arrangements and movement network; and the landscape, ecology and drainage proposals.

Section 7: SUMMARY AND CONCLUSIONS - provides a summary of the Design Code.

THE PROPOSALS

- 1.7 The proposals comprise of:

- Residential development comprising of up to 1700 dwellings;
- a retirement village;
- flexible commercial floorspace;
- social and community facilities;
- land to accommodate one energy centre;
- land to accommodate one new primary school;
- landscaped public open space incorporating sustainable drainage features and areas of play;
- provision for affordable housing;
- provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations; and
- new access points from the Middleton Stoney Road.

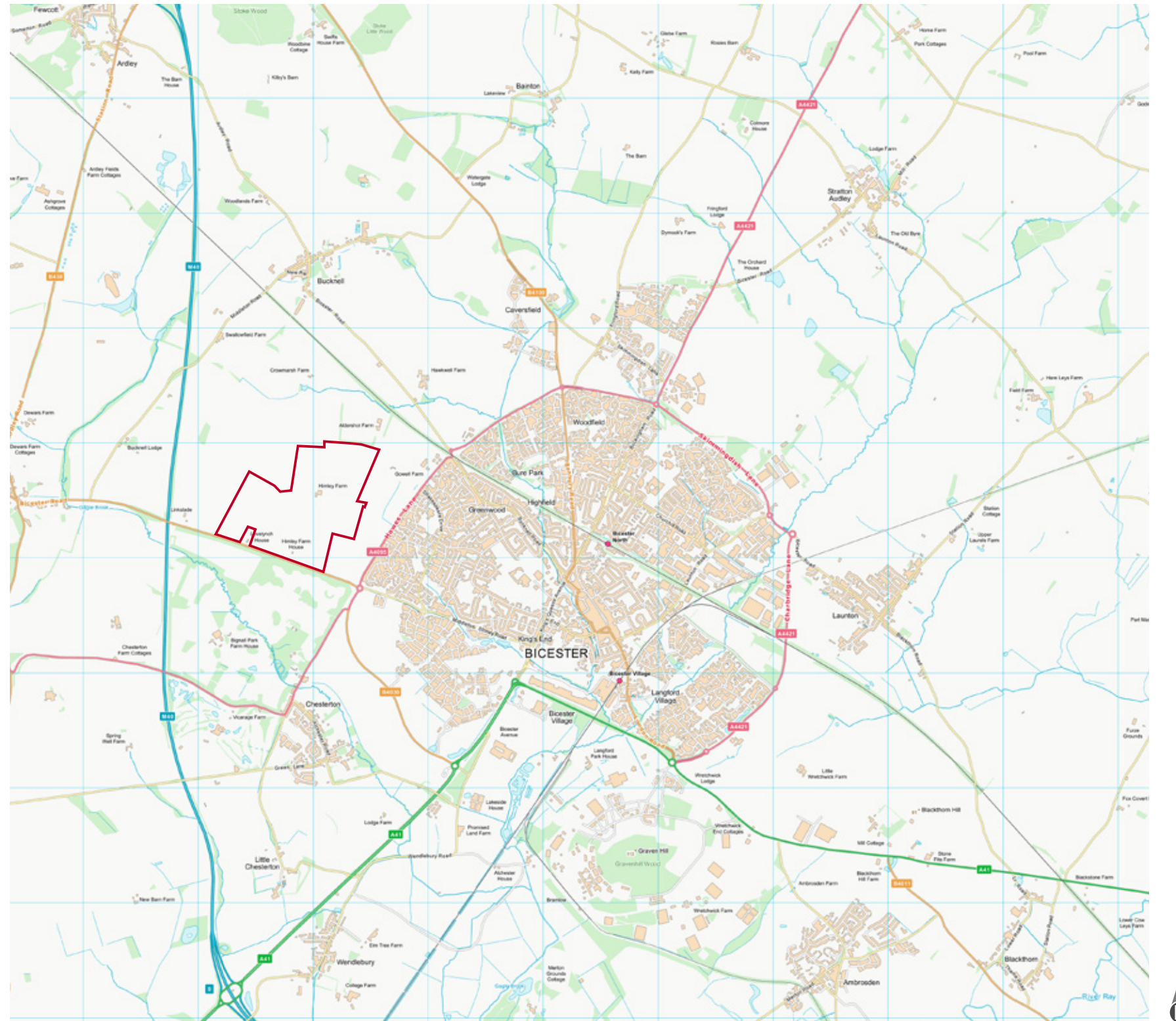
Design Vision

To create a place where people choose to live, work and to spend their time in sustainable ways...Taking a ‘fabric first’ approach to building design; maximising the performance of the components and materials; embracing green technologies; and ensuring green infrastructure, biodiversity, water, flood and waste issues are managed in an environmentally sustainable way...Helping to lead the way in achieving a true zero carbon development.

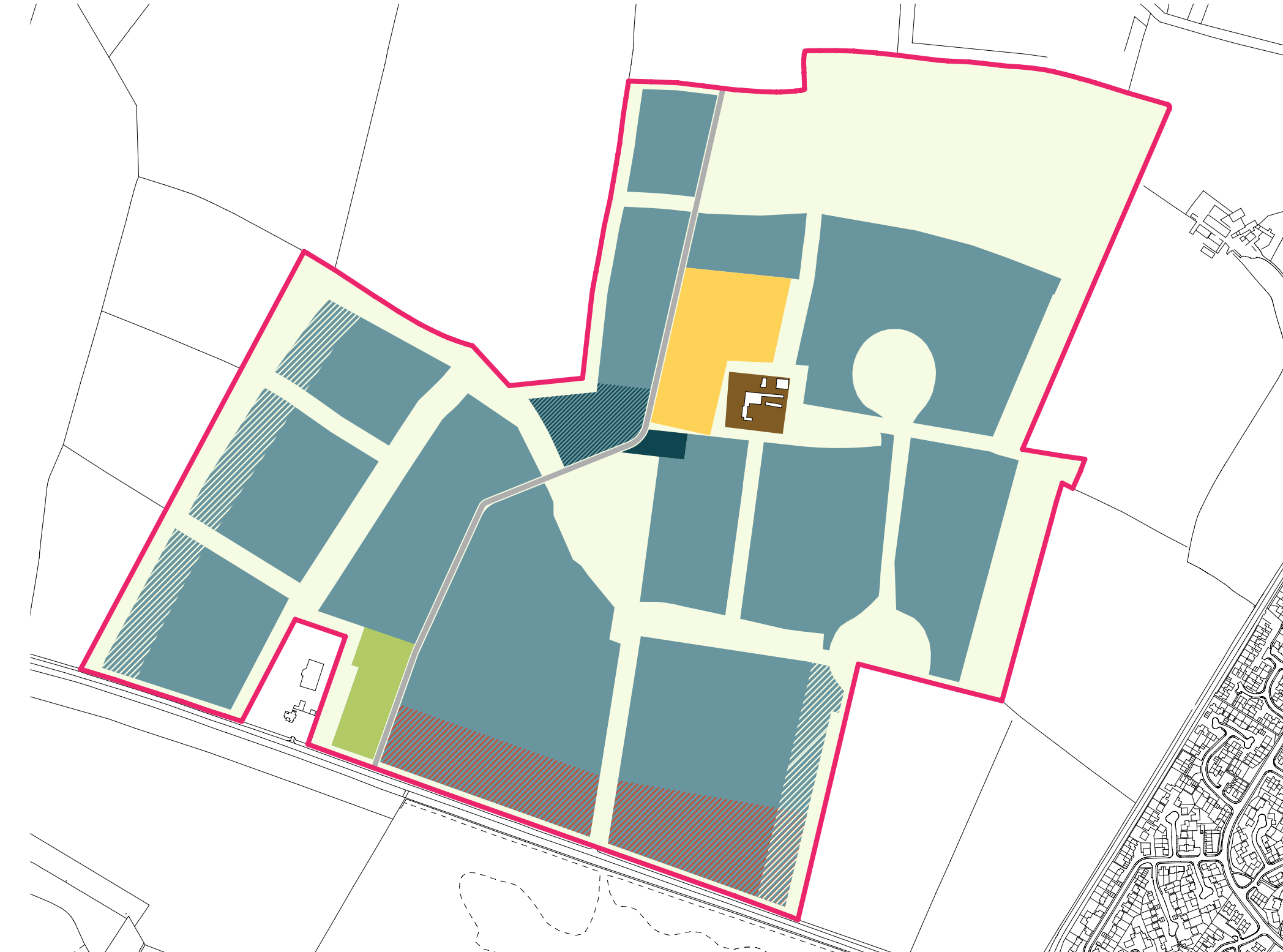
SITE SETTING AND LOCATION

- 1.8 The site is located approximately 1.4 mile / 2.3 km north west of Bicester town centre. The site is formed of open arable land/ fields separated by linked hedgerows.
- 1.9 The site to east boundary is bounded two strips of woodland planting. To the south there is an area of mature dense woodland fronting onto Middleton Stoney Road, which forms part of the Bignell Park estate.
- 1.10 The site has a central location within the North West Bicester Masterplan produced by Cherwell District Council.

Site Location | Not To Scale



Land Use Parameter Plan | Not to scale



HOW TO READ THE DESIGN CODE

1.11 The instructions and guidance contained within the Design Code will be used to inform subsequent reserved matters applications. The guidance will help achieve a co-ordinated development that results in the creation of a high-quality place that will support a safe, sustainable and zero carbon development in North West Bicester.

1.12 The Code includes three types of information:

- **Mandatory design fixes** – elements within the Code that must be adhered to – these are identified throughout the document by “M”;
- **Guidance** – elements within the Code that reserved matters details should achieve – these are referred to as design principles and/or indicative detail;
- **Illustrative material/precedent images** – illustrative design response that explores how development could apply the fixes (mandatory) and guidance in the Code.

1.13 The adjacent figure provides an example page of the Design Code illustrating the relationship between design fixes and design guidance and how they are identified within the Code.

MECHANISM FOR REVIEW

1.14 It is agreed that it is good practice to include a mechanism for a review of the Code so that if following the implementation of initial phases, parties consider that elements of the Code are redundant or not effective, the Code can be amended and/or deleted with agreement of the Local Planning Authority, to ensure the continued application of an effective Code that delivers good design.

1.15 There will be an opportunity for the lead developer and/or the local planning authority to request a review of the code after the 300th occupation. The review must be completed within five months of the 300th occupation, and any changes to the code must be agreed between the council and the lead developer by mutual consent.

1.16 Reasons for reviewing the Code could include the following:

- Changing/unforeseen circumstances;
- Technical reasons;
- National/local policy changes;
- Matters of design which do not work;
- Areas of the code which lack clarity;
- Areas of the code which conflict.

Example page from Design Code

CA1 GEORGIAN

M

CODING

CAS	Code Category	Definition			
1	Urban form	Consistent high quality development along tree lined primary road and secondary road. Landmark buildings fronting primary road to create gateway and signature frontages. Continuous building line to define primary and secondary roads.	4	Building detail	Traditional architecture with Georgian influence. Dwellings designed to ensure no blank walls front onto public realm.
2	Building typology	Detached, Semi-detached and Terrace.	7	Building materials	Walls - Predominantly red brick with some use of ironstone and render in light natural tones. Roofs - Predominantly high profile stone arched roofs with the occasional use of small plain tile roofs. Windows - White (upvc) with variations in colour to be reserved for key / feature buildings.
3	Building lines	Formal building line to give sense of enclosure to primary and secondary roads.	9	Parking	Parking predominantly on plot, to side. Car ports/garaging may link building line. Rear courtyards / mews links to ensure no direct access off primary road.
4	Height/enclosure	Up to 3 storeys.	10	Street types	Primary Road, Secondary Road.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings. Roofscape punctuated by chimneys.	11	Boundary treatments	Native hedgerow, low brick wall with railings, railings.

Entrances | Windows | Boundaries | Building Details

07 08 09 10 11 12 13 14 15 16

Key inspiration from local context

LEGEND

1. Continuous / formal frontage along primary avenue;	7. Georgian influenced door casement;
2. Continuous / formal frontage along secondary avenue;	8. Georgian influenced door casement and flat canopy;
3. Detached dwelling types;	9. Brick arched header;
4. Mews / terraced dwelling types;	10. Stone header and cills;
5. Georgian architecture, and	11. Flat arch header and brick cill;
6. Traditional architecture with Georgian influence.	12. Georgian influence window casement / surround;
	13. Low wall and railings to primary avenue;
	14. Hedge and railing to plot frontages along other formal frontages;
	15. Stone or brick quoins; and
	16. Brick dentil course.

SUSTAINABILITY STRATEGY

A holistically sustainable, futureproofed, resilient, net zero carbon development that will achieve the highest levels of building performance. This will include buildings designed utilising passive design principles and low/zero carbon heating and power, on-site generation and storage of electricity, and the wide spread use of electric vehicle charging.

ENERGY AND CARBON EMISSIONS

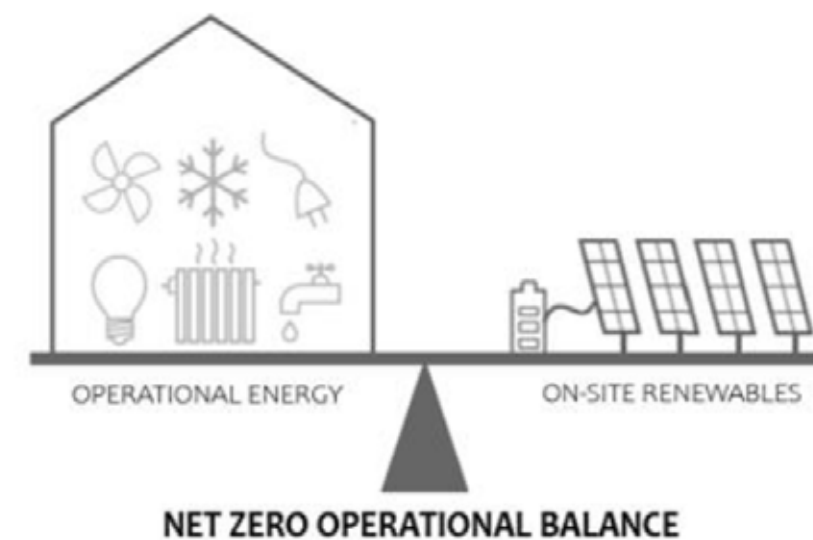
- The site will be designed to be 'net zero carbon' as defined in Policy Bicester 1 of the Cherwell Local Plan and the Eco Towns Planning Policy Statement (PPS). The definition of zero carbon in eco-towns is that over a year the net carbon dioxide emissions from all energy use within the building on the eco-town development as a whole are zero or below.
- The development will take a hierarchal approach to the reduction of carbon emissions as follows:
 - Be lean – reducing the demand for energy use through passive design
 - Be clean – supply energy efficiently through efficient building services, or heat networks (where powered by renewable or low carbon sources)
 - Be green – use renewable energy.

- All plot developers should work to the guidelines provided by LETI (London Energy Transformation Initiative) and UKGBC (UK Green Building Council) to achieve operational net zero balance:
 - This includes the use of low carbon heating systems from the outset of the design;
 - Individual heat pumps and/or communal energy centres (powered from renewable and/or low carbon technology not CHP);
 - Maximise on-site renewable electricity generation;
 - All development plots should utilise extensive roof mounted PV
 - Explore the use of site wide power infrastructure (microgrid)
 - Including energy (battery) storage to provide demand side response and power resilience.

To achieve net zero operational carbon, and to align itself with future Government policy, the development will be all-electric to benefit from the future renewables market and rapid decarbonisation of the national grid.

Building Design Standards for Achieving 'Net Zero'

- All buildings on site should be designed to be compatible with a 'net zero carbon' development, in order to achieve this, the following design standard should be adhered to. Aligning the residential parts of the development with the guidelines from LETI will also provide alignment with the UK Governments Future Homes Standard and interim Part L 2021.



Commercial offices

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.12 - 0.15
Floor	0.10 - 0.12
Roof	0.10 - 0.12
Windows	1.0 (triple glazing) - 1.2 (double glazing)
Doors	1.2

Fabric efficiency measures

Air tightness	<1 (m³/h.m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.4 - 0.3

Power efficiency measures

Lighting power density	4.5 (W/m² peak NIA)
Lighting out of hours	0.5 (W/m² peak NIA)
Tenant power density	8 (W/m² peak NIA)
ICT loads	0.5 (W/m² peak NIA)
Small power out of hours 2	(W/m² peak NIA)

System efficiency measures

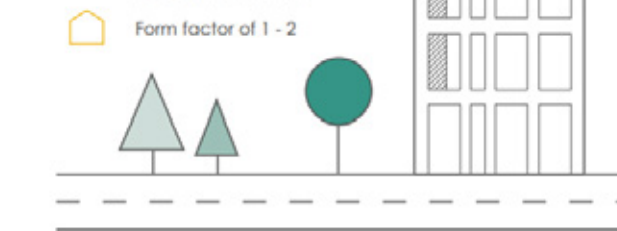
MVHR	90% (efficiency)
Heat pump SCoP	≥ 2.8
Chiller SEER	≥ 5.5
Central AHU SFP	1.5 - 1.2 W/l/s
A/C set points	20-26°C

Window areas guide (% of wall area)

North	25-40%
East	25-40%
South	25-40%
West	25-40%

- Balance daylight and overheating
- Include external shading
- Include operable windows and cross ventilation

- Maximise renewables to generate the annual energy requirement for at least two floors of the development on-site
- Form factor of 1 - 2



Reduce energy consumption to:

55 kWh/m².yr

Reduce space heating demand to: 15 kWh/m².yr

- Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Schools

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.09 - 0.12
Roof	0.10 - 0.12
Windows	1.0 (triple glazing)
Doors	1.2

Fabric efficiency measures

Air tightness	<1 (m³/h.m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.5 - 0.4

Power efficiency measures

Lighting power density	4.5 (W/m² peak NIA)
Lighting out of hours	0.5 (W/m² peak NIA)
Small power out of hours 2	(W/m² peak NIA)

System efficiency measures

MVHR	90% (efficiency)
Heat pump SCoP	≥ 2.8
Central AHU SFP	1.5 - 1.2 W/l/s

Window areas guide (% of wall area)

North	15-25%
East	15-25%
South	15-25%
West	15-25%

- Balance daylight and overheating
- Include external shading
- Include operable windows and cross ventilation

- Form factor of 1 - 3



Reduce energy consumption to:

65 kWh/m².yr

Reduce space heating demand to: 15 kWh/m².yr

- Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Medium and large scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	1.0 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m³/h.m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

North	10-20%
East	10-15%
South	20-25%
West	10-15%

- Balance daylight and overheating
- Include external shading
- Include operable windows and cross ventilation



Reduce energy consumption to:

35 kWh/m².yr

Reduce space heating demand to: 15 kWh/m².yr

- Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m³/h.m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

North	10-15%
East	10-15%
South	20-25%
West	10-15%

- Balance daylight and overheating
- Include external shading
- Include operable windows and cross ventilation



Reduce energy consumption to:

35 kWh/m².yr

Reduce space heating demand to: 15 kWh/m².yr

- Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Passive Design Strategies

- 2.6 Passive design strategies are those which utilise building form, massing and glazing ratios to exploit the natural surroundings of the site to help reduce energy demand. The following should be implemented where possible:
- Optimising daylight through higher floor to ceiling heights or dual aspect buildings;
 - Control of solar gain to benefit from heat when required without causing overheating in summer via the size and depth of windows on different elevations [See Table 1];
 - Increased efficiency of building fabric, particularly the roof and walls to reduce heat loss;
 - Maximising air tightness to minimise the impacts of uncontrolled air infiltration; and
 - Strategic planting of trees to shelter lower level buildings from high winds and provide shading from the sun.

Heating and Power Infrastructure

- 2.7 As the development is to be all-electric, a site wide district heating system is not proposed and the heating strategy will be developed at an individual plot level to promote innovative design solutions. This could include the following:
- Air source heat pumps (ASHPs);
 - Ground source heat pumps (boreholes or slinky);
 - Direct electric heating powered by renewable sources;
 - Localised (dwelling level) or communal systems; and
 - Fifth generation ambient loop systems.
- 2.8 Where ASHPs are proposed, space should be allocated for these to be sited externally. Dwellings with pitched roofs will require designated space to the rear or side of the property to install the external heat pump units. This will need to provide sufficient space to allow air flow to the units. Acoustic shrouding can be included if required, however this should be designed in accordance with a specialist to ensure the performance of the heat pump is retained.



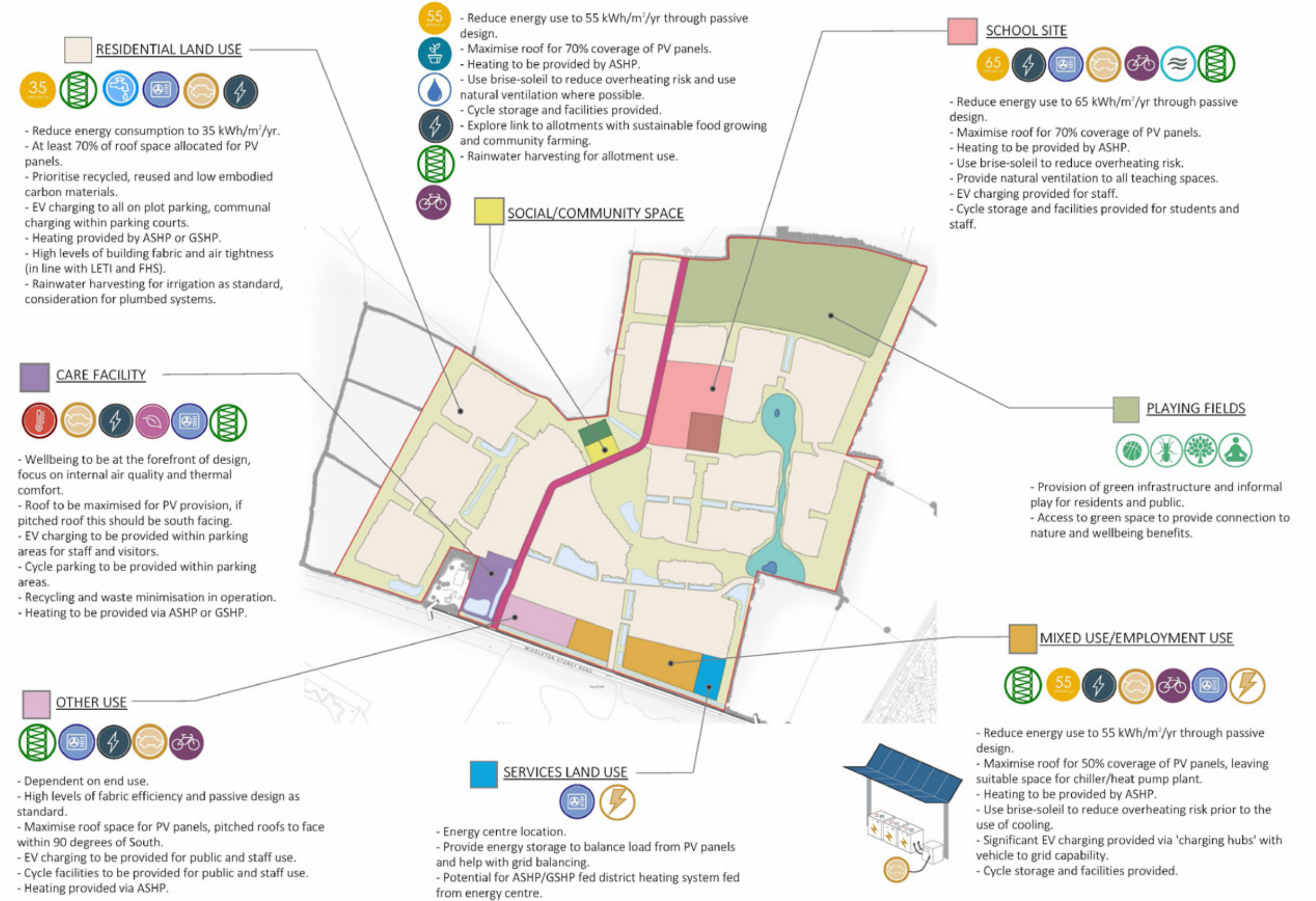
- 2.9 An Energy Storage and Generation centre is proposed to be included within the employment area of the masterplan. This will include battery storage linked to roof mounted PV panels to provide smart active network management, ensuring cost and carbon savings and a resilient power supply. This should be positioned within the Employment area and should incorporate green walls where possible to reduce visual impact. This could be incorporated to form part of one of the larger buildings within the employment use if necessary.
- 2.10 Electric vehicle (EV) charging points are to be included to all dwellings that have on-plot parking and garages. Residential parking spaces within parking courts and basement car parks are to include provision for 40% active charging spaces, with the remainder provided with passive provision for installation at a future date.
- 2.11 The car parks within the employment centre are to be provided with 'charging hubs' where EV charging can be connected to PV panels. EV charging centres will be equipped with demand side response such as 'turn down' and vehicle to grid capability.

Renewable Energy Infrastructure

- 2.12 Unless justified as part of a reserved matters application, roof mounted PV panels are to be maximised across the site. The following should be included:
- Flat roof PV target of at least 70% of their area;
 - Pitched roofs oriented southeast/south/southwest and fully covered in PV;
 - Garage and parking structures to also be included where structure allows.
- 2.13 To facilitate the installation of PV panels across the site, pitched roofs should have a pitch of 35 degrees to maximise electricity generation. Pitched roofs should be oriented within 90 degrees of due South (i.e South, Southwest or Southeast facing slopes). Flat roofs shall be designed with minimum parapet heights to reduce overshadowing and maximise suitable area for panel installation. Any deviation from the above will result in reduced PV output in line with the below:
- 2.14 Whilst roofs that are south, south-east and south-west facing should be given preference, PV panels should also be installed on east and west facing slopes where these cannot be avoided.

Tilt	Orientation from North						
	W 270°	240°	210°	S 180°	150°	120°	E 90°
0°	84	84	84	84	84	84	84
10°	84	87	90	91	90	87	84
20°	82	89	94	96	94	89	82
30°	81	90	97	100	97	90	81
40°	78	89	97	100	97	89	78
50°	74	87	95	98	95	87	74
60°	69	82	92	95	92	82	69
70°	64	77	86	89	86	77	64
80°	57	69	78	81	78	69	57
90°	50	61	68	71	68	61	50

Energy Strategy



Embodied Carbon

2.15 The embodied carbon of construction materials and processes should be considered at the outset of development to ensure a low embodied carbon development. Throughout the design process, consideration should be given to the following to reduce embodied carbon:

- Material efficiency review – are all materials that are proposed necessary and can the amount of materials used be rationalised;
- Reducing the weight of dead loads and reducing long spans to reduce material use;
- Minimising slab depths where possible;
- Identify highest contributor to embodied carbon (i.e. structure and envelope) and seek to make improvements rather than focussing on 'quick wins';
- Give consideration to modern methods of construction (MMC) and off-site, pre-fabricated elements;
- Consider reuse of existing structures where feasible;
- Use recycled aggregate and hardcore within hard landscaping and infrastructure where feasible; and
- Use locally sourced materials where possible to reduce emissions associated with transport and stimulate local economy.

2.16 Each building archetype should target the LETI 2020 target for embodied carbon emissions (a 40% improvement over the 'business as usual' case):

	Business as usual	2020 target
Residential	800 kgCO ₂ e/m ²	400-500 kgCO ₂ e/m ²
Commercial office	1000 kgCO ₂ e/m ²	500-600 kgCO ₂ e/m ²
School	1000 kgCO ₂ e/m ²	500-600 kgCO ₂ e/m ²

Transport and Mobility

2.17 The development will contribute to the modal shift in behaviour change by promoting the use of sustainable transport. Electric vehicle charging points will be widely deployed throughout the site (See Energy and Carbon section for further details). Electric vehicle (EV) charging points are to be included to all dwellings that have on-plot parking and garages. Residential parking spaces within parking courts and basement car parks are to include provision for 40% active charging spaces, with the remainder provided with passive provision for installation at a future date.

2.18 Plots which include non-residential uses are to investigate the implementation of car clubs to reduce trips by private car. The development will link into the wider public transport network within Bicester and the wider Eco Town, bus stops within the site should be provided with live updates to encourage public transport use.

2.19 The masterplan shows a number of off-road footpaths, plot developers should look to incorporate these into fitness trails or running loops to promote an active lifestyle.

Green Infrastructure and Biodiversity

2.20 Green and blue infrastructure provides many sustainability benefits - for full details of the Green Infrastructure and Biodiversity strategy see specific chapter.



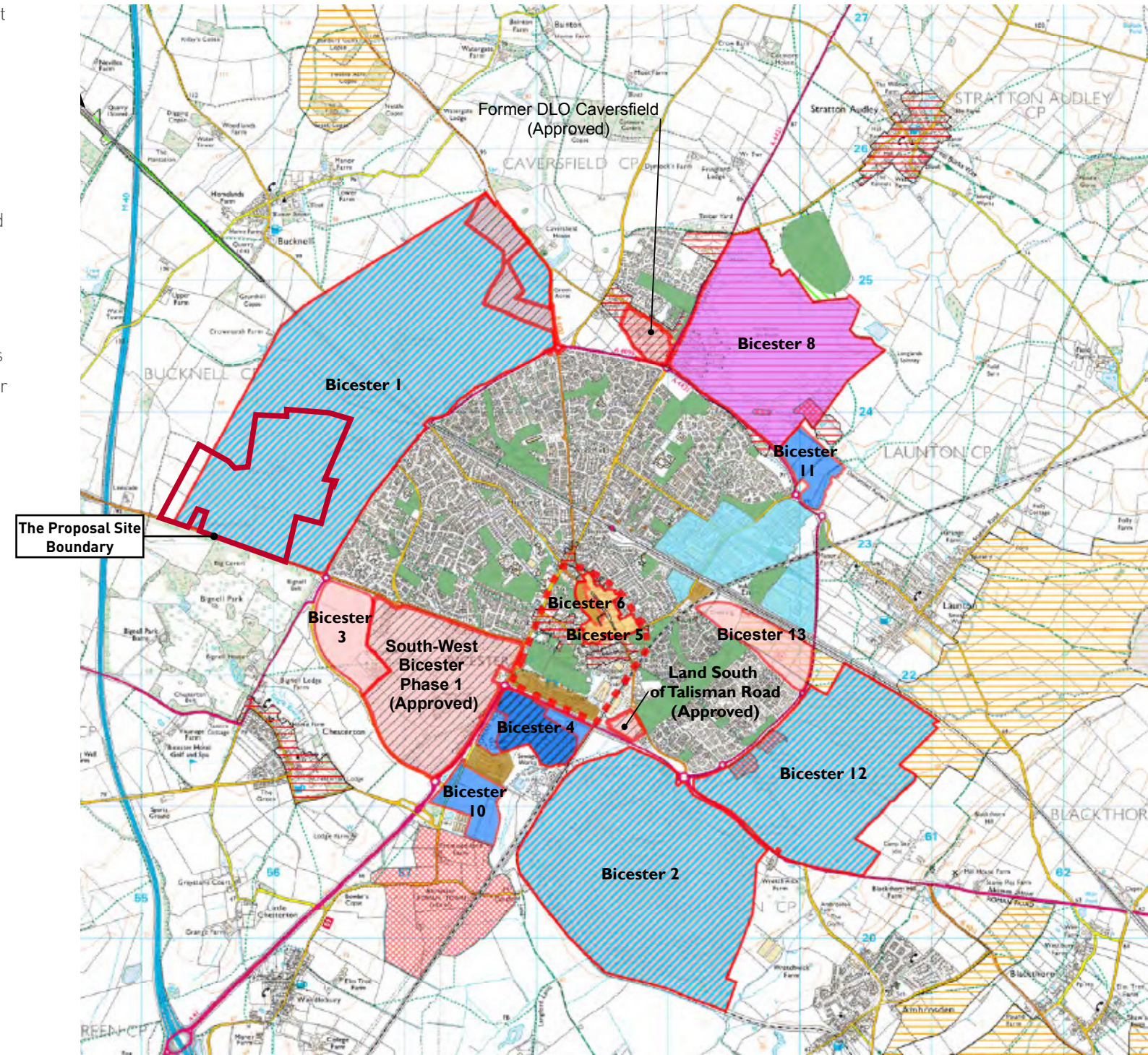
Green Infrastructure and Biodiversity

PLANNING POLICY

PLANNING POLICY CONTEXT

- 3.1 A full consideration of the planning policy context will be subject to detailing in a Planning Statement and approved by planning during the Reserved Matters application process.
- 3.2 The Adopted Cherwell Local Plan 2011-2031 sets out strategic priorities for the development of the area along with planning policies and proposals. It is accompanied by a Policies Map.
- 3.3 North West Bicester within Key Policies Map has been identified as one of the key areas in the Cherwell Local Plan, and as such the vitality and growth of this town contributes to the prosperity of the Borough as a whole.
- 3.4 The adjacent figure: Bicester 1 of 2.5 Key Policies Map identifies a number of Local Plan Strategy sites in and around Bicester for growth in the future. The Proposal Site is allocated as a Mixed Use (Housing and Employment) site.
- 3.5 A key part of the growth plan for the town the site will play a major role in delivering the strategic growth identified for Bicester during and beyond the plan period.
- 3.6 Other sites in Bicester will be required to meet the improving building standards set at national level and District-wide standards set out in policies.
- 3.7 A full account of the planning policy context is set out in the Planning Statement supporting this planning application.

5.2 Key Policies Map: Bicester | Not to scale



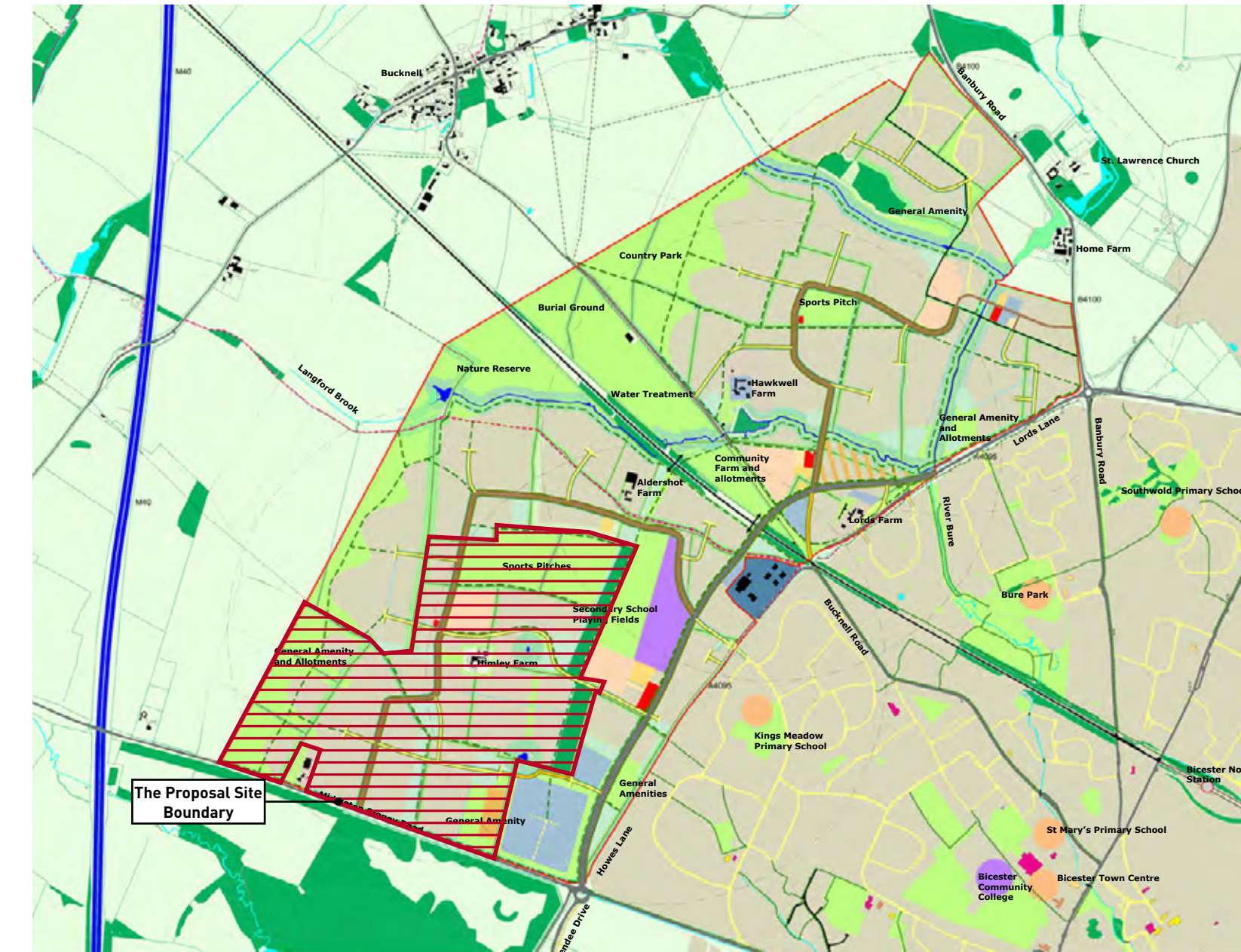
Key:

- Primary Shopping Frontage
- Tourism Development
- Bure Place Redevelopment
- Existing Town Centre
- Town Centre Extension (Area of Search)
- Existing Retail Parks (Indicative)
- Approved Housing Sites
- Mixed Use (Housing and Employment)
- Strategic Housing Sites
- Existing Strategic Employment Sites
- Approved Employment Sites
- New Employment Sites
- Existing Green Space
- Conservation Target Areas
- Conservation Areas
- Sites of Special Scientific Interest
- Scheduled Ancient Monument
- Neighbouring Authority

Strategic Developments:

- 1 North-West Bicester: Eco-Town
- 2 Graven Hill
- 3 South-West Bicester Phase 2
- 4 Bicester Business Park
- 5 Strengthening Bicester Town Centre
- 6 Land at Bure Place Car Park
- 8 Former RAF Bicester
- 10 Bicester Gateway Business Park
- 11 Employment Land at North-East Bicester
- 12 South East Bicester
- 13 Gavray Drive

NW Bicester Masterplan Framework (BIMP6 01) | Not to scale



DESIGN GUIDANCE CONTEXT

- 3.8 The proposals have been developed in accordance with the principles set out in relevant design guidance including:
 - North West Bicester Masterplan documents;
 - The Cherwell Design Guide Supplementary Planning Document (SPD);
 - Cherwell Residential Design SPD Adopted July 2018; and
 - Residential Road Design Guide - Oxfordshire County Council.
- 3.9 The NW Bicester Masterplan Vision and Objectives also identifies broad parameters and character areas across the site by breaking the it down into areas which are complimentary to existing Bicester.
- 3.10 The approach to the outline planning application is defined and this Design Code is provided to create the framework and over arching principles - when it comes to submitting at the Reserved Matters planning application stage. This Design Code is to be supported by an Illustrative Masterplan and Regulating Plan, which may also be used in due course to assist in the consideration and determination of future applications.
- 3.11 The Design Code sets the framework and 'guiding principles', such as defining the hierarchy, form and layout of the movement and public realm network, the location and structure of development parcels, the general density, massing and layout of the built form and setting out the principles of Sustainability.
- 3.12 In response, this document presents the proposals as a Design Code supported by an Illustrative Masterplan and Regulating Plan setting out the urban design approach.

NATIONAL PLANNING POLICY FRAMEWORK 2019

3.13 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:

- A **social** objective;
- An **economic** objective; and
- An **environmental** objective.

3.14 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 102) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximises opportunities for sustainable transport options.

“...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”

[Para. 102(e) NPPF 2019]

3.15 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 124, as follows:

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

[Para. 124, NPPF 2019]

PLANNING PRACTICE GUIDANCE

3.16 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

3.17 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”

[Para. 001, PPG, ID: 26-001-20191001, October 2019]



The ten characteristics of a well-designed place (National Design Guide)

NATIONAL DESIGN GUIDE

3.18 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MCHLG) in September 2019 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”

[Para. 13, NDG 2019]

3.19 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

3.20 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

3.21 Whilst the NPPF, PPG and NDG are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/Department for Communities and Local Government, 2007/2010);
- Building for Life 12 (CABE at the Design Council, Design for Homes and the Home Builders Federation, 2012).

SUMMARY

3.22 The proposals set out in this Design Code are in full alignment with Outline Planning Permission and the North West Bicester Masterplan and are well placed to make a positive contribution to the delivery of new homes and jobs.

3.23 The proposals deliver high quality design and are in full alignment with the Cherwell Design Guides - as set out in the following Chapters.



CONTEXTUAL ANALYSIS

OVERVIEW

- 4.1 This chapter looks at the application site and its immediate surroundings in more detail. In particular, it considers key points and influences from the approved Design and Access Statement that are to be considered in bringing forward proposals for development.
- 4.2 Two areas of influence have been identified:
- A. Elms Brook; and
 - B. Kingsmere.



Approved Design and Access Statement

Site setting | Not to scale



Images courtesy of Google Earth

THE APPLICATION SITE

Topography

- 4.3 The topography character is one of gentle undulating slopes, falling from a high point on the north west edge of the Site (96.50 AOD) down to the south east corner towards the junction of Middleton Stoney Road and Howes Lane (approx 85.00 AOD) with an overall fall of 11m. To the north of the Application Site the topography continues to gently rise to the north west albeit with a more ridged landform due to the water courses associated with the River Bure.

Landscape & Ecology

- 4.4 Whilst the Site largely consists of agricultural land, the areas of hedgerows, woodland and ponds all play a significant role in supporting the biodiversity of the Site and provide a habitat for a variety of wildlife.

Hedgerows

- 4.5 These hedgerows, as well as supporting a variety of vegetation, are a major contributor to the biodiversity of the Site, providing habitat links across the Site. Ecology and Habitat surveys have identified 39 hedgerows across the Application Site, 26 of which were considered 'important' Wildlife and Landscape Criteria of the Hedgerows Regulations (1997).

Water

- 4.6 There are two ponds associated with the Application Site; a small pond to the east of Himley Farm and a larger pond to the south east of the Farm. The ponds contribute significantly to the biodiversity of the Site.

Woodland

- 4.7 The Site is bounded to the east by approximately 4ha of recently planted broad leaved planted woodland. Beyond the Site to the south there is more mature woodland, forming part of the Bignell Park estate.

Heritage and Archaeology

- 4.8 Two barns at Himley Farm have been designated as Grade II listed. The barns are dated to the mid 18th century to 19th century and constructed with coarse limestone and wooden lintels. Their setting is within an area of open farmland. This asset is considered to be of 'Medium' value.
- 4.9 There are no other listed structures within the application area.
- 4.10 A key feature of the historic landscape are the field boundaries, which inform the Sites historic use as farmland.
- 4.11 Whilst the overall historic landscape is valued as 'Low', the hedgerows do serve as a visual reminder of the character of the historic landscape.
- 4.12 Within the Application Site, evidence of a small area of early-middle Iron Age activity was uncovered. Just beyond the Site boundary to the north and west further evidence of early-middle Iron Age activity and Roman activity was discovered.

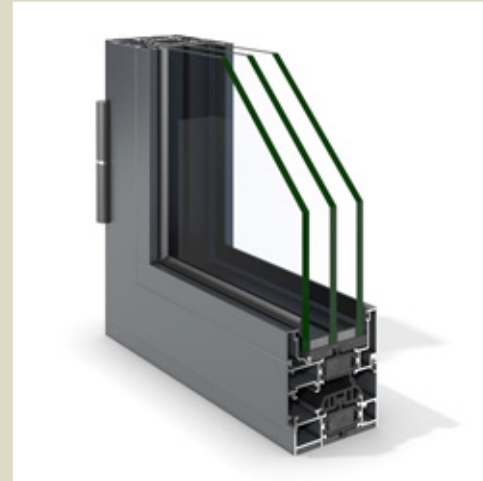
Movement and Access

- 4.13 The Site is bordered on its southern edge by Middleton Stoney Road (the B4030) which is subject to the National Speed limit (60mph) and has a carriageway width of approximately 7m. The road is straight in its alignment and rural in character with the northern edge comprising a thin hedge of variable height set back around 2m from the carriageway. The southern edge is formed by a more substantial belt of trees which are set back 2-3m from the carriageway.
- 4.14 Currently the only vehicle access point onto the Site is a gated track that connects with Middleton Stoney Road and serves Himley Farm. The gate to this access is set back some 15m from the edge of the carriageway.
- 4.15 There are no Public Rights of Way through the Site. There is a public footpath located to the north of the Himley Village development adjacent to the railway line connecting Bucknell to the A4095 and Buckingham Road. A public bridleway that runs between Bicester in the east and Ardley, Middleton Stoney and Upper Heyford in the west, is located north of the Site passing through the land south of the railway.
- 4.16 Middleton Stoney Road is not a designated cycle route. The nearest formal cycle facilities are to the south east on Vendee Drive which has a combined cycle/pedestrian path.
- 4.17 Bus service 25A that connects Bicester, Kirtlington and Oxford via Middleton Stoney and Heyford, uses Middleton Stoney Road. This service runs half hourly during the morning and evening peak and hourly for the rest of the day. Currently there are no bus stops in the vicinity of the Application Site as there is no demand for the service.

A ELMSBROOK

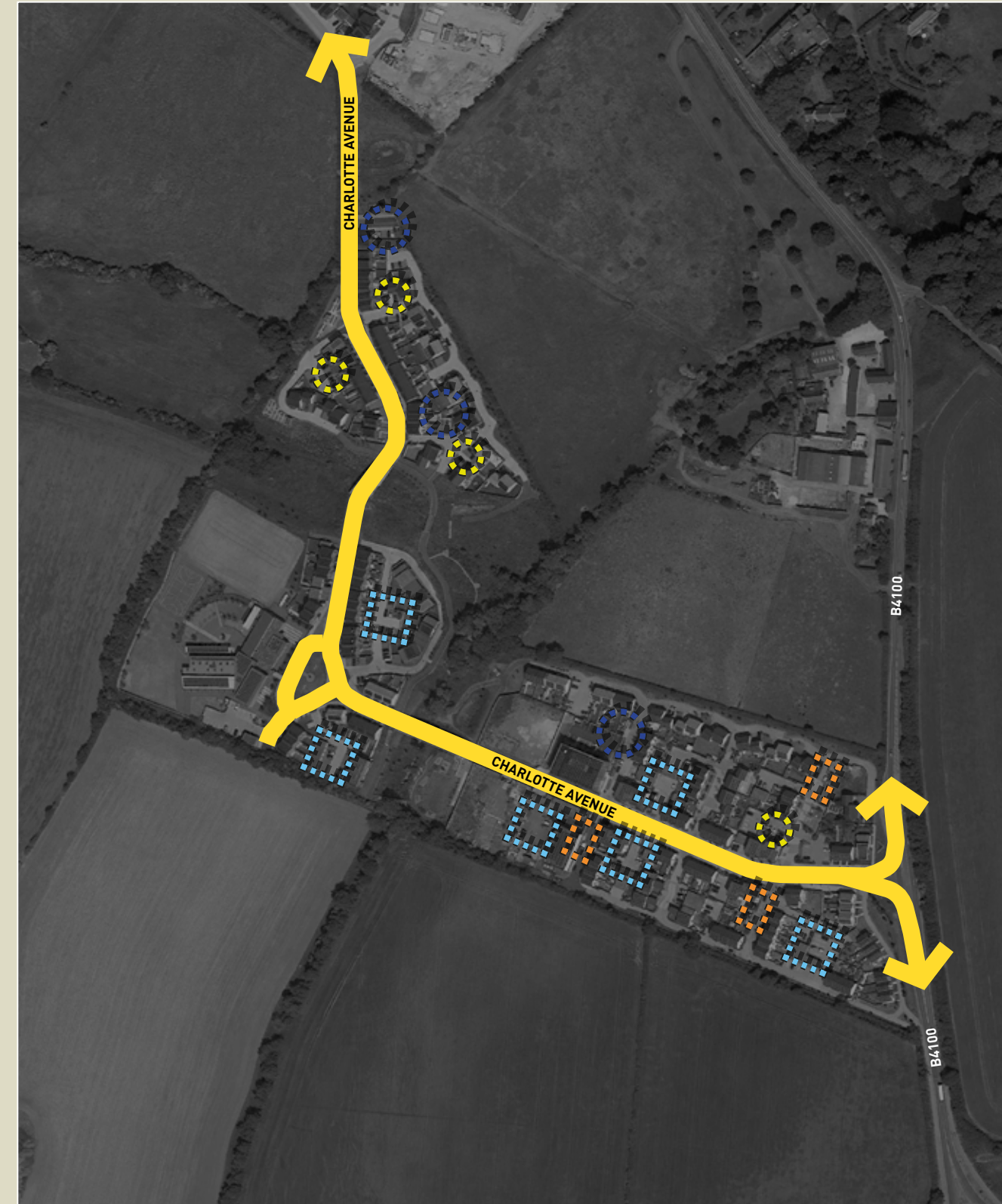
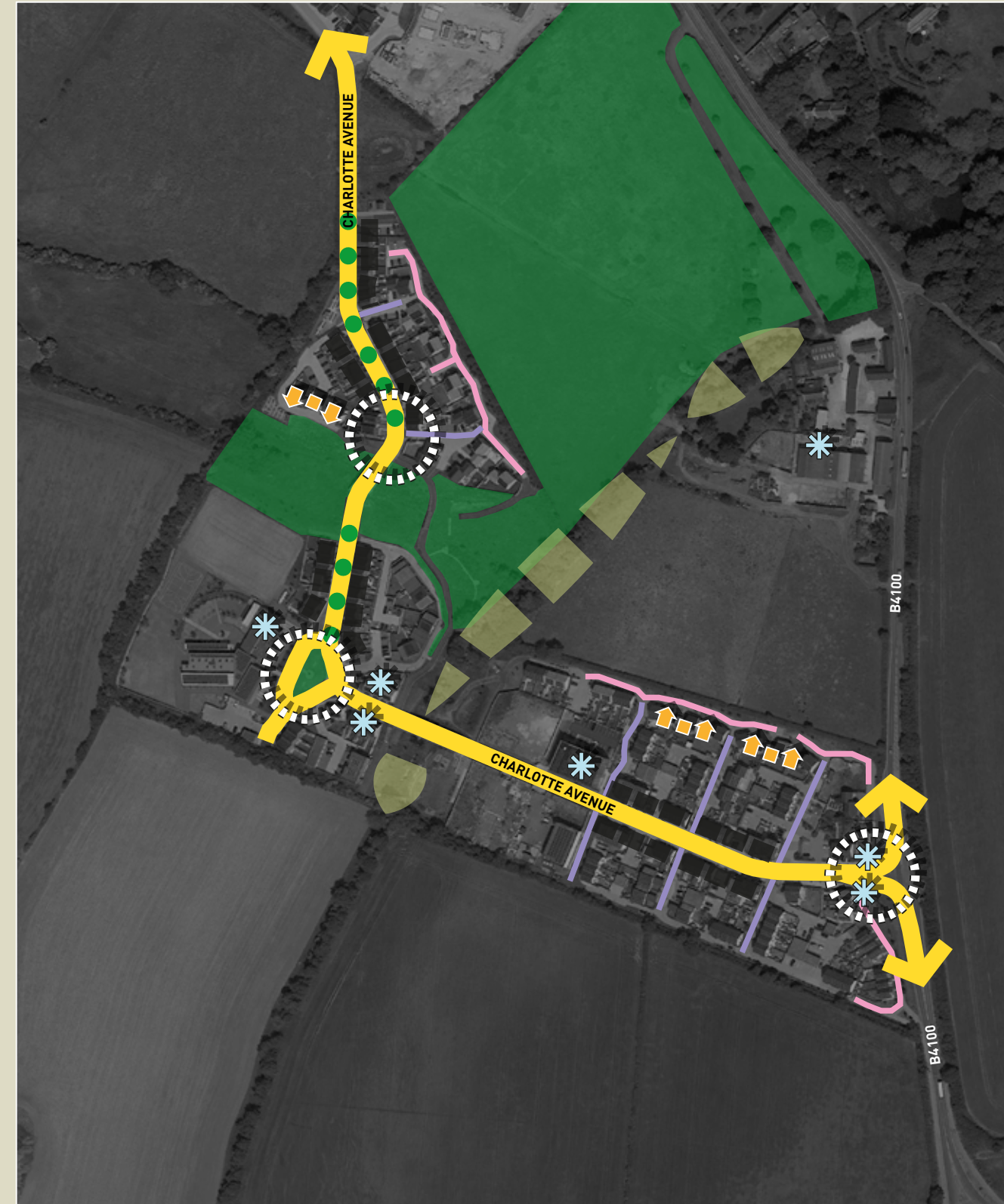
CONTEXT

- 4.18 Elmsbrook is located to the north of Bicester and approximately 2.5km to the development site. Elmsbrook markets itself as an eco-town which when complete will provide a sustainable community of 400 dwellings as part of the North West Bicester Masterplan. Each home has been designed to be true zero-carbon to minimise waste and improve efficiency by keeping homes naturally cool during the summer and warm during the winter. By using triple-glazed windows, high energy efficient doors and above standard cavity and roof insulation, heat loss is minimised.
- 4.19 Each home incorporates rooftop PV solar panels and the developments own heat and power system provides heat and hot water, rather than individual boilers.



LEGEND

Primary Street	Key Buildings	Tree-lined Street	Key Spaces
Secondary Street	Formal Build Line Predominantly 2 storey	Green Space	Area of play
Private Drives	Informal Build Line Overlooking Public Open Space	Green Corridor	



LEGEND

Primary Street
Private Driveways
Parking Court
Rear Parking
On Street Parking

PARKING TYPOLOGIES

- 4.20 Predominantly parking courts and rear parking.



ANALYSIS OF BUILT FORM

4.21 Elmsbrook is a modern eco-town development currently under construction. Development parcels are broken up by large swathes of green space. The development parcels follow an efficient grid pattern that demonstrate a clear street hierarchy. The primary street is a wide formal avenue incorporating landscape and a clear separation of vehicular and non-vehicular movement. Secondary streets are generally narrower shared surface streets with formal building lines, which connect to tertiary streets that are generally informal softer edges to the development overlooking open space.

URBAN FORM



Wide formal tree lined avenue with clear separation of vehicle and non-vehicular movement. Formal flat fronted dwellings align the narrower shared surfaced secondary street. Development parcels separated by large swathes of landscape.

BUILDING TYPOLOGY



Apartment blocks Semi-detached Terraced

BUILDING LINES



Strong and formal building lines provide a good sense of enclosure to the street. Informal building line to dwellings along tertiary streets to form a soft edge to the development.

HEIGHT/ENCLOSURE



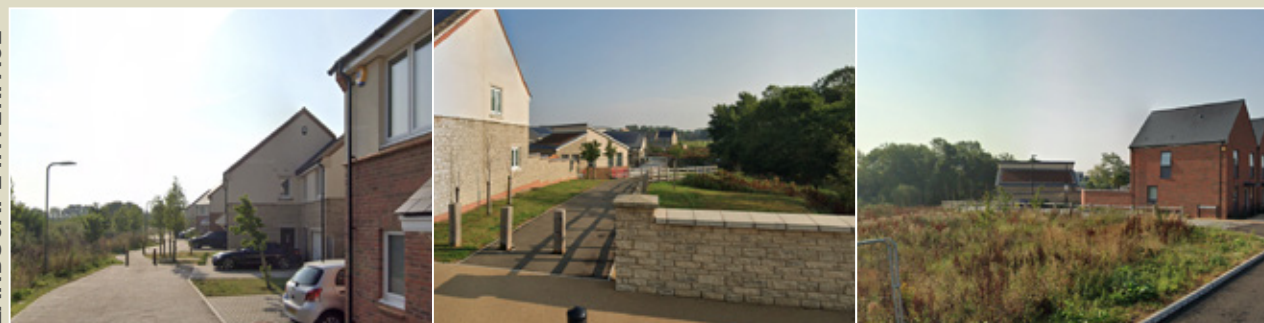
2-3 storey to primary streets with taller buildings located at key junctions. 2 storey continuous frontage with minimal set back provides a strong sense of enclosure. Narrower carriageway and wider pavements with trees provide a more pedestrian friendly street. 2 storey dwellings close to the carriageway along shared surface secondary streets provide a good sense of enclosure.

ROOFSCAPE



Strong rhythm and uniformity to the roofscape is common within the development to form signature frontages. Roofs are orientated (wherever feasible) to maximise efficiency for PV solar panels. Generally simple pitched roofs with no evidence of dormers or chimneys. Flat roofs to apartment buildings.

LANDSCAPE INTERFACE



More informal arrangement of dwellings on the development edge overlooking rural context. Dwellings front onto the street rather than the landscape but secondary windows offer natural surveillance to landscape corridor.

ANALYSIS OF ARCHITECTURAL FEATURES AND MATERIALS

4.22 There overriding character and architectural style to Elmsbrook is contemporary. The modern development demonstrates a range of modern housebuilder dwellings that reference traditional British architecture but use materials and fenestration to provide a more contemporary style. These include: brick; stone; wooden cladding; and render. Streets and public realm areas use a range of materials to delineate hierarchy and separate vehicular and non-vehicular use.

ARCHITECTURAL STYLE



Contemporary architecture with a Georgian influence to windows. Standard traditional house builder types with bolt on features.

BUILDING ENTRANCES



Pitched door canopies to the traditional style dwellings. Flat door canopies to more contemporary house types.

WINDOWS



Stone header and cills. Brick header and brick cills. Contemporary style with no header or cills.

BUILDING DETAIL



Building details are simple with changes in materials providing the architectural interest.

BOUNDARY TREATMENTS



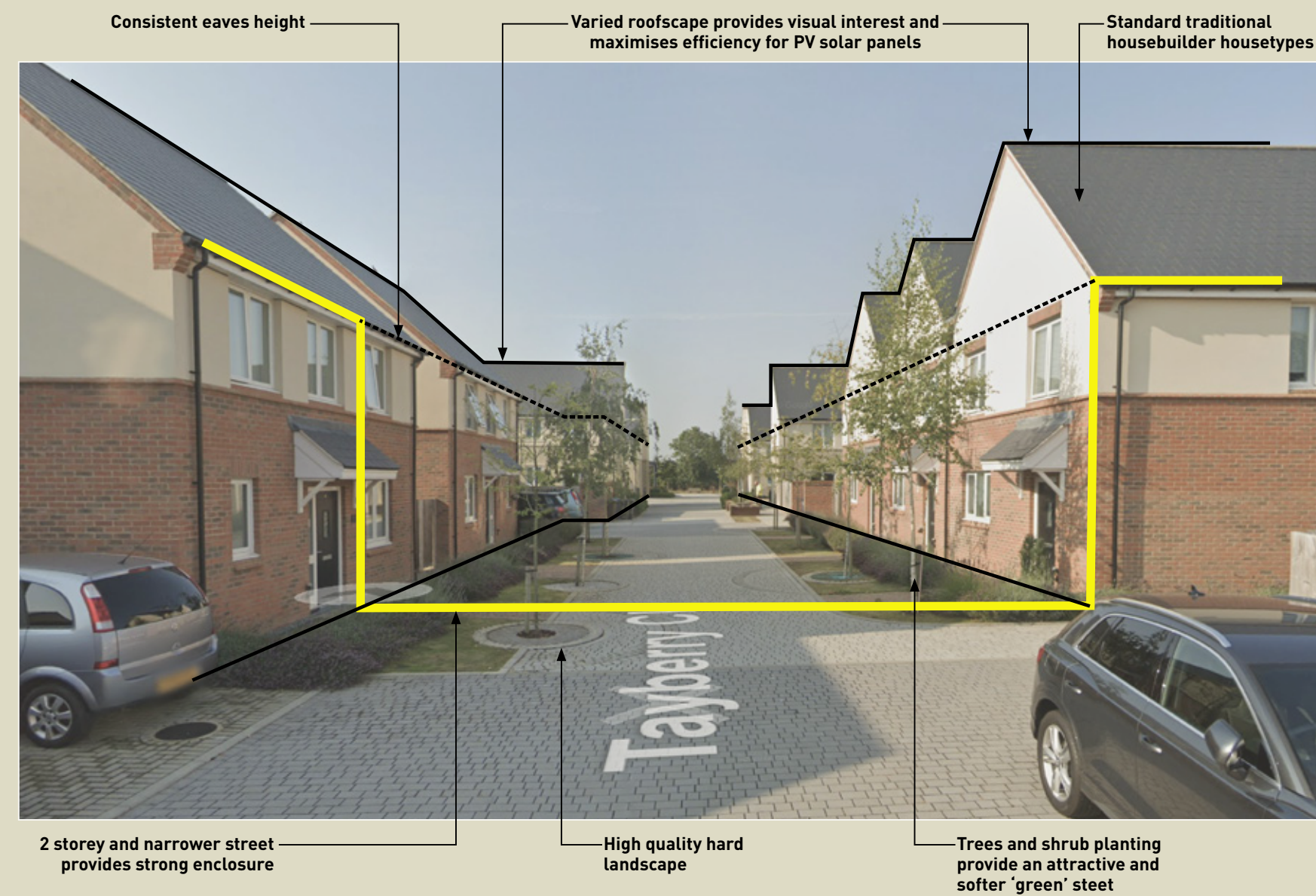
Railings and shrub planting to primary street. Low stone walls and shrub planting to parking court entrances. Low level shrub and hedge planting with some trees within the front gardens.

MATERIALS



Walls: Varied use of stone; red bricks; white/cream smooth render and wooden cladding. Public realm: Varied hard landscape materials and street furniture to separate uses and hierarchy. Roof: Predominantly grey slate with PV solar panels.

SUMMARY



DESIGN CUES TO BE TAKEN FORWARD

- Dwellings are contemporary in style with Georgian influences;
- Dwellings arranged formally along a wide formal avenue incorporating landscape;
- Strong and formal building lines provide a good sense of enclosure to the street;
- Main facing materials include brick, stone and render (timber clad is also apparent);
- Gable fronted elevations are common; and
- Parking courts and rear parking are also common.

B KINGSMERE

CONTEXT

- 4.23 Kingsmere is a recently constructed development to the west of Bicester town centre and approximately 0.5km east of the development site. Access is located off Middleton Stoney Road along the primary avenue, Whitelands Way, which displays some continuous built form to the street with no private vehicular access to dwellings.
- 4.24 The development includes green infrastructure in the form of green corridors and larger public open space. Childrens play areas are located throughout the development.



LEGEND

Primary Street	Key Buildings	Tree-lined Street	Key Spaces
Secondary Street	Formal Build Line Predominantly 3 storey	Green Space	Area of play
Private Drives	Informal Build Line Overlooking Public Open Space	Green Corridor	

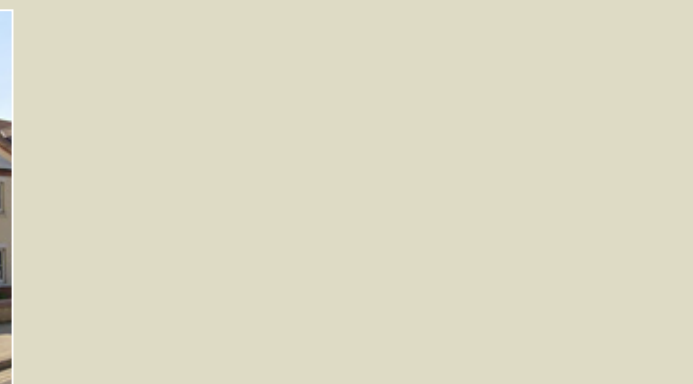


LEGEND

Primary Street
Private Driveways
Parking Court
Rear Parking
On Street Parking

PARKING TYPOLOGIES

- 4.25 Predominantly private driveways and garages with some rear parking courts.



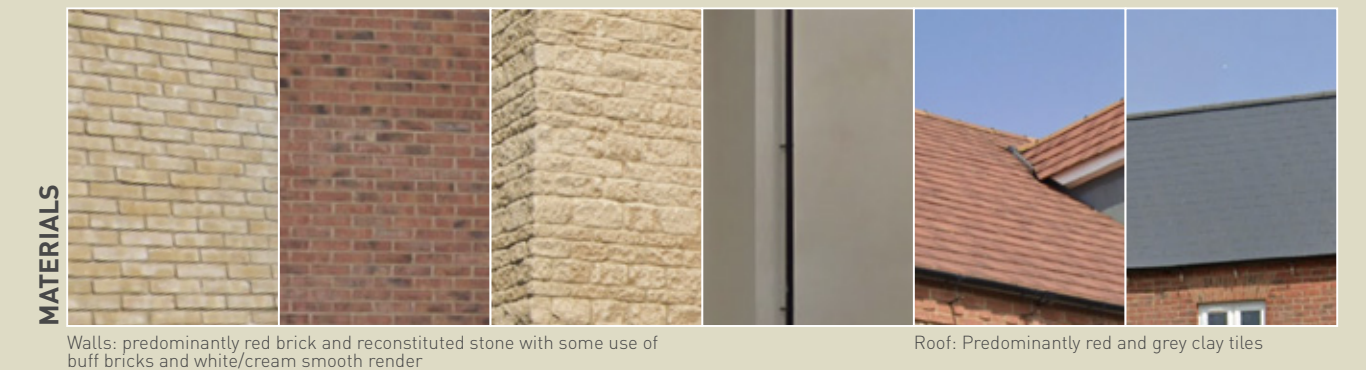
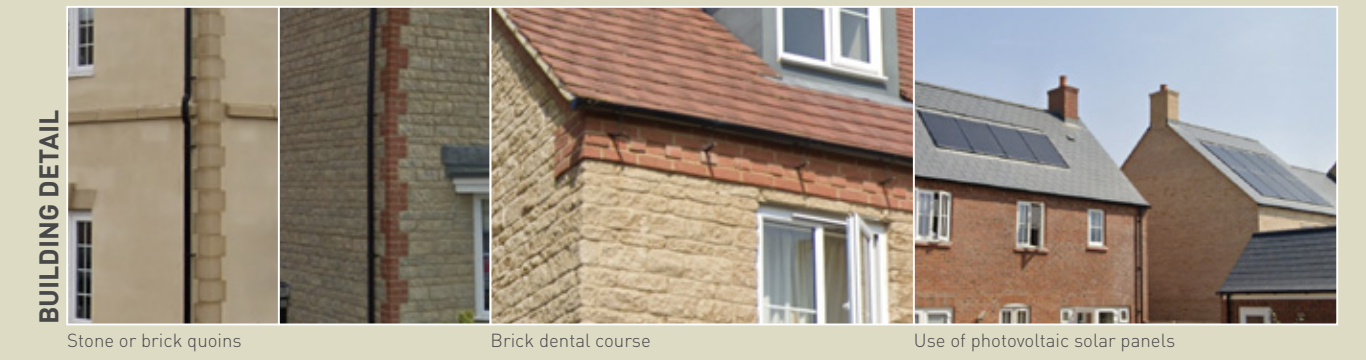
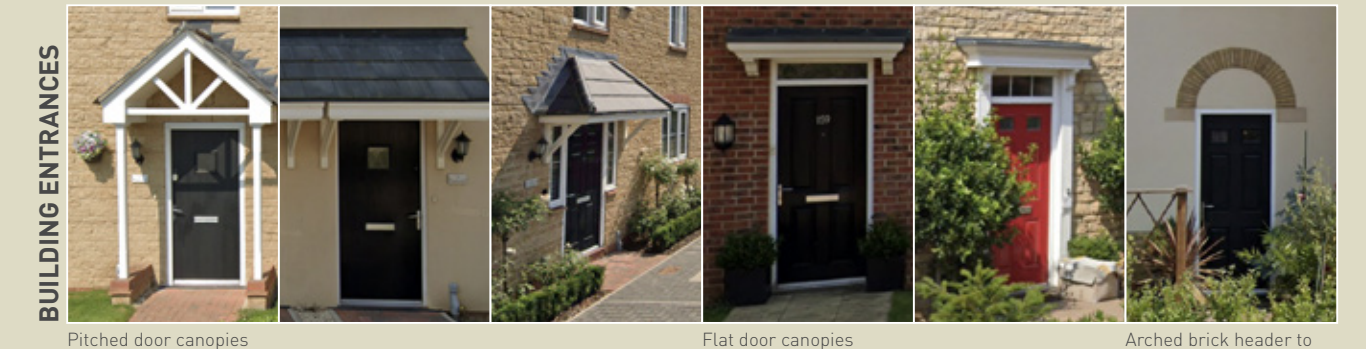
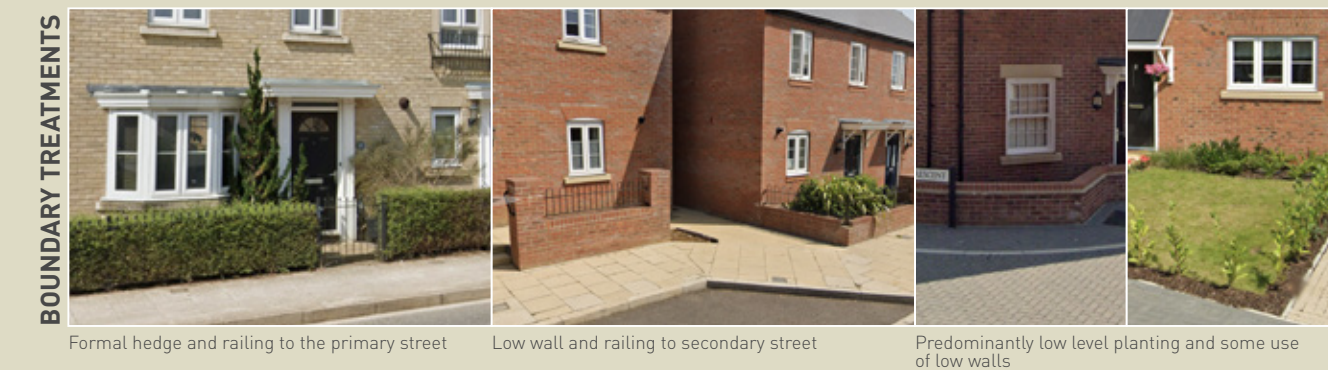
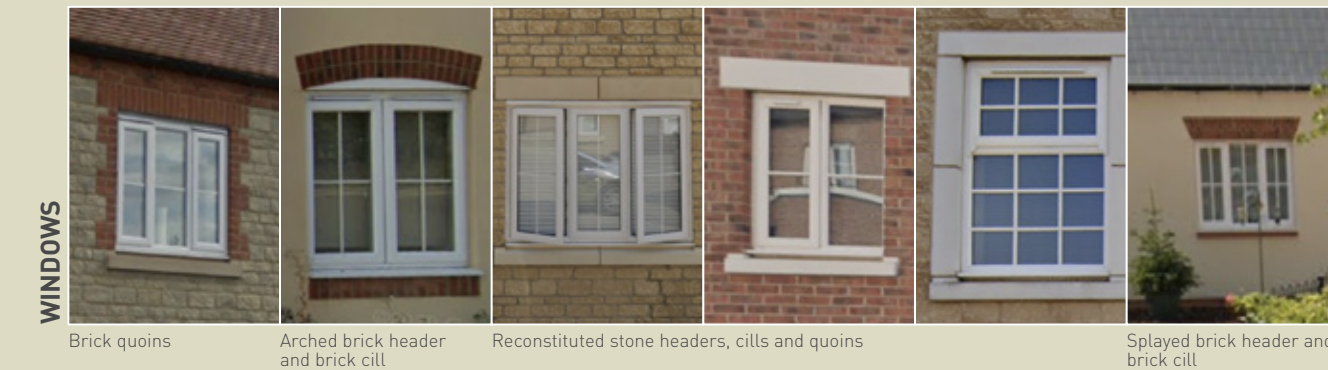
ANALYSIS OF BUILT FORM

- 4.26 The development is generally formed by outward facing secure blocks that address streets positively. The majority of built form along the primary street is linked to create enclosure and continuous building line. Parking is provided to the rear particularly along the primary street.
- 4.27 Ridge and eaves heights are generally consistent along primary and secondary streets with more variation along tertiary streets.

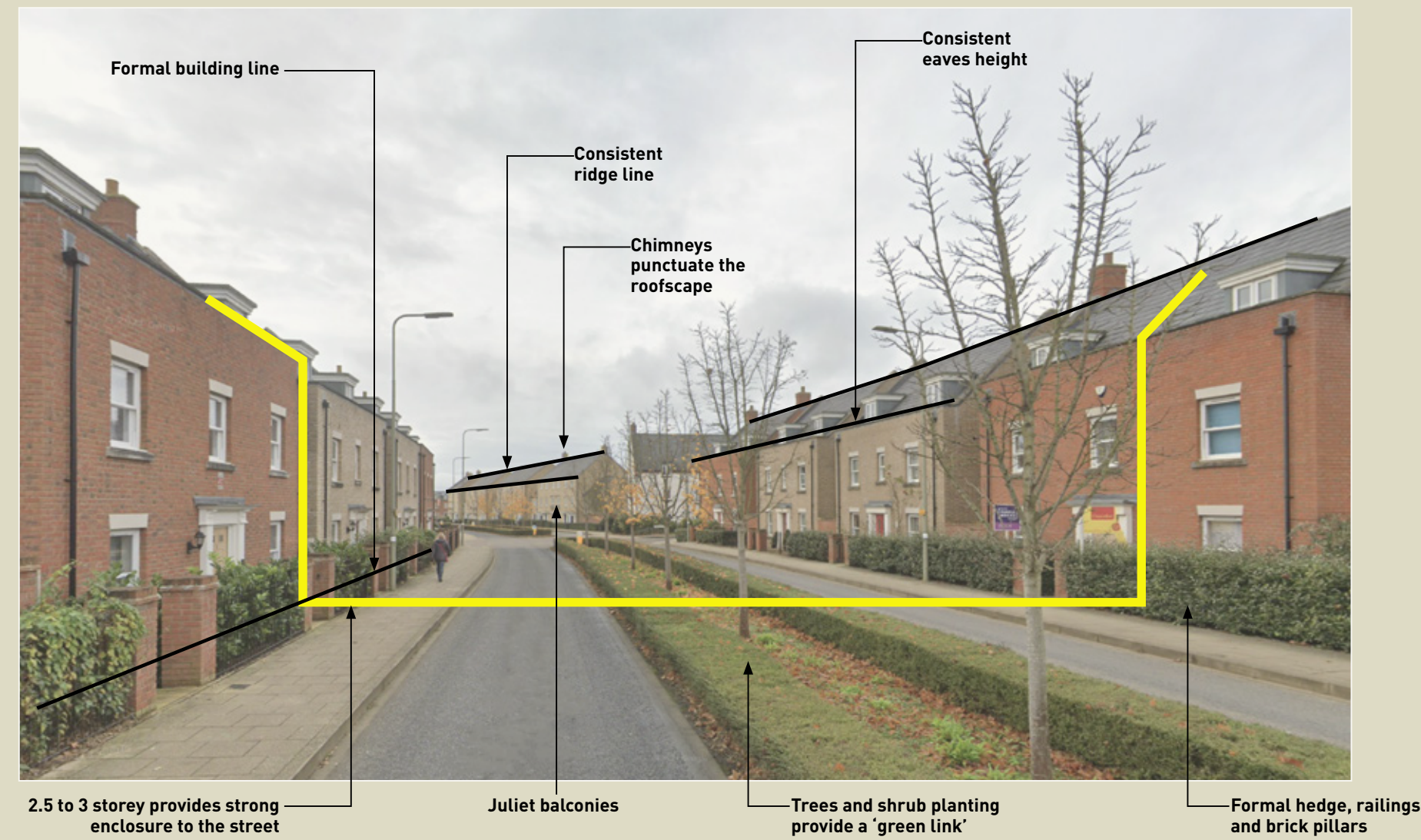


ANALYSIS OF ARCHITECTURAL FEATURES AND MATERIALS

- 4.28 There is no overriding character or architectural style to Kingsmere. The modern development demonstrates a range of modern housebuilder styles that reference traditional British architecture. The predominant materials include: red/buff brick; stone; render; grey and red roof tiles.



SUMMARY



DESIGN CUES TO BE TAKEN FORWARD

- Continuous frontage along primary avenue creating a sense of enclosure;
- Dwellings arranged formally along a wide formal avenue incorporating landscape;
- A large proportion of 2.5 and 3 storey dwellings along main vehicular routes;
- Private driveways and shared surfaces used to development edge;
- Main facing materials include buff/yellow brick, stone and render;
- Use of low (stone) walls along main carriageway;
- Garaging and on-plot parking with some rear parking courts.

DESIGN PRINCIPLES

SUSTAINABLE STRUCTURING

- 5.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 5.2 To ensure a high quality and responsive layout is achieved, development principles have been used to prepare the proposed illustrative masterplan, which sets out the broad distribution and framework of land uses. These principles are derived in response to the assessment, evaluation and involvement sections of this document and will enable the proposals to be sympathetically assimilated into the surrounding landscape and urban fabric.

- 5.3 In the context of the criteria of the National Planning Policy Framework, the design principles of the proposed illustrative masterplan are set out in Paragraph 127:
- “Planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

(Paragraph 127, NPPF 2019).

Sustainability

“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

Paragraph 127, point (a), NPPF 2019.

- Make efficient use of land, with attention to layout, siting, orientation and design;
- Encourage walking, cycling and the use of public transport rather than the reliance on cars;
- Use of energy efficient building techniques including fabric first approaches;
- Achieve ‘in-built robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time;
- Provide public and private outdoor spaces, promoting and enhancing links to the wider public footpath and wider cycle route network;
- Retention, protection and enhancement of existing landscape components and on-site ecology; and
- Provision of on-site water attenuation features as part of a strategy for Sustainable Drainage (SuDS) and ecology, which in turn promotes future biodiversity growth.

Design Quality

“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

Paragraph 127, point (b), NPPF 2019.

- Provision of a clear hierarchy of connecting streets and places;
- Creation of a clearly defined public realm through the provision of building frontage lines and variations in enclosure of private spaces;
- Use of ‘housing block’ principles to achieve building frontages and enclosure of private spaces;
- Provision of outward facing buildings which align routes and achieve natural surveillance; and
- Provision of interconnected and accessible public open spaces to meet community needs and encourage social activity.

Response to Context

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change such as increased densities”

Paragraph 127, point (c), NPPF 2019.

- Create an urban extension to North-West Bicester providing homes, employment and community facilities within a rich landscape setting;
- Integrate new development into the existing landscape fabric, addressing relationship to building patterns, density, height, scale and massing and landscape design;
- Use of varied densities and building patterns to create distinctiveness and character;
- Use of single and dual sided streets with varying degrees of enclosure;
- Use of linked routes to achieve maximum permeability and ease of access to new green infrastructure;
- Create focal green spaces and wider connections as part of the North-West Bicester Masterplan which promote views and attractive residential streets with verdant themes;
- Use of varied gap sizes and street orientation to maintain contextual views; and
- Curvilinear and consistent built frontages to create visually soft edges that address the transition from the development proposals into the wider countryside;
- Use of a range of building setbacks which facilitate visual linkages between green space, landscape themes and provide space for wildlife whilst promoting existing key views;
- Retain existing landscape wherever possible;
- Respond to the site topography, such as reserving site low points for drainage;
- Safeguard pedestrian/cycle connections to serve potential wider development;
- Creation of a clear, legible movement hierarchy of streets which provide easily recognisable, secure and attractive routes that balance the street as a space alongside its function as a movement corridor;
- Maintain a human dimension in terms of the scale of built form for ease of orientation and assimilation; and
- Provision of landmark buildings which achieve legibility and assist navigation through the development.

Creating a Place

“Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”

Paragraph 127, point (d), NPPF 2019.

- Creation of a place with identity to provide new residents with a community that offers employment, a care facility, community facilities, school, parks and meeting places;
- Creation of fully accessible green infrastructure which retains and enhances existing habitats and encourages habitat creation and biodiversity;
- Creation of a development which positively addresses transition to the wider countryside and urban edge context;
- Provision of private and/or communal amenity space for all new residents;
- Creation of increased accessibility and permeability via the provision of new (linked) routes;
- Provision of a range of housing types and tenures which cater for a variety of household sizes and offer flexibility and choice; and
- New developments provide the opportunity to:
 - Establish an attractive place which has character and positively integrates with the north-western edge of Bicester and the existing landscape context;
 - Retain, enhance and integrate existing landscape components wherever possible; and
 - Create identity through well-designed spaces and built form.

Integrating into the Neighbourhood

“optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”

Paragraph 127, point (e), NPPF 2019.

- Integration of the development proposals into the existing movement network, including connection to the existing public right of way/footpaths;
- Convenient, safe and direct access for all residents to existing services, local facilities and new green spaces; and
- Provision of a permeable network of streets which assist in dispersing vehicular and pedestrian traffic around the development.

Safe and Accessible Environments

“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

Paragraph 127, point (f), NPPF 2019.

- Creation of a clearly defined public realm through the provision of building frontages and the enclosure of private spaces;
- The creation of a new development which allows ease of movement for all types of users and provides equal social, community and recreation opportunities for all;
- Control of access to private areas, and gardens to the rear or side;
- Avoiding private alleyways where possible and or provide additional secure gated access points; and
- Green links between residential areas, the local retail centre and employment park.



Design Vision

To create a place where people choose to live, work and to spend their time in sustainable ways...Taking a ‘fabric first’ approach to building design; maximising the performance of the components and materials; embracing green technologies; and ensuring green infrastructure, biodiversity, water, flood and waste issues are managed in an environmentally sustainable way...Helping to lead the way in achieving a true zero carbon development.

6

DESIGN CODING

THE PURPOSE OF THE CODE

- 6.1 As part of an outline planning approval, Cherwell District Council require the production of a 'Design Code' to facilitate and elevate the quality of design, as set out under Condition 8 of the Decision Notice Ref: 14/02121/OUT.
- 6.2 This section delivers the code, setting elements of the proposals that can be committed to for any future detailed or reserved matters application. It sets out the minimum standards required to achieve a quality, well designed development whilst inspiring creativity.
- 6.3 The Design Code builds on the vision and the illustrative masterplan presented in Section 6, which have evolved through a process of engagement with key stakeholders and the local authority.
- 6.4 In summary, the code is a technical instruction manual which has been designed to deliver the vision. It will ensure the provision of a harmonious built environment set within a cohesive, high quality public realm and will be particularly focused on ensuring distinct but complementary identities for the various parts of this new neighbourhood.

OBJECTIVES

- 6.5 The objective of producing this Design Code is not to add another layer of complexity to the planning process but to provide a clear framework that is supported by all parties. The Design Code will:
 - Establish a long-term vision for the site and a design-led framework;
 - Set the parameters and expectations early in the planning process;
 - Provide a platform to build upon for a more detailed Design Compliance Statements to accompany a subsequent reserved matters or detailed application;
 - Ensure overall co-ordination and consistency between development parcels;
 - Provide a level of certainty for the Council, development partners and local community; and
 - Provide a clear guide for the developer working on individual plots. .

THE STRUCTURE

- 6.6 The first part of the Code presents: a 'Regulating Plan'; a series of 'Parameter and Structuring Plans' to define the development principles that will guide any future reserved matters application; an Illustrative Masterplan to demonstrate how the proposals could work; and a more detailed Landscape and Ecology Strategy.

The Regulating Plan

- 6.7 This plan provides a single drawing to illustrate the site wide requirements of the Design Code.
- 6.8 This should be read in conjunction with the parameter plans which set out the core outline planning application development areas, character areas, building heights, movement network hierarchies and landscape strategies.
- 6.9 It outlines the majority of the requirements which can be shown in plan form. The main elements are broken into the following themes:
 - **Design Principles** - Outlining the key positions of marker and landmark buildings and articulating building groups, it sets a site wide framework to create visual interest with a number of key views and vistas.
 - **Access and Movement** - The street hierarchy and movement framework outlines the various street and pedestrian path types, creating a clear hierarchy to help aid legibility and movement choices.
 - **Green and Blue Infrastructure** - Includes the key landscape strategy and specifications, drainage strategy and land uses.
 - **Built Character Areas** - Six Character Areas have been identified which directly respond to the outline approved Design and Access Statement.

The Parameter and Structuring Plans

- 6.10 The parameter plans and associated wording set out in this section are to be 'fixed' as part of this Condition and should be read in conjunction with all documents submitted as part of the Outline Approval.
- 6.11 The parameter plans will provide a framework for future, more detailed designs, and will define the type of development that can be bought forward at the Reserved Matters stage. The Parameter and Structuring Plans presented in this section include:
 - Land Use;
 - Built Character;
 - Building Heights;
 - Placemaking;
 - Access and Movement; and
 - Green and Blue Infrastructure





The Illustrative and Landscape Masterplans

- 6.12 The accompanying Illustrative Masterplans show one way in which the development could be laid out in accordance with the development parameters. Alternative layouts are not precluded, providing the underlying principles of the code and masterplan are satisfied and the delivery of high quality within the built environment remains creative and responsive.

THE REGULATING PLAN

Regulating Plan | Not to scale







VEHICULAR MOVEMENT

-  Primary and secondary spine road
-  Tertiary links to development parcels
-  Primary pedestrian route
-  Existing B4030

GREEN AND BLUE INFRASTRUCTURE

-  Existing trees and woodland retained and enhanced
-  Existing hedgerow retained and enhanced
-  Proposed woodland
-  Sustainable Urban Drainage
-  Local Equipped Area for Play (LEAP) play space
-  Sports pitches/playing fields
-  40m wide 'Dark Corridor'
-  Tree buffer

PLACEMAKING























-  Key frontage (Middleton Stoney Road)
-  Key frontage (Formal)
-  Key frontage (Intermediate)
-  Key frontage (Informal)
-  Public Art
-  Proposed bus route



THE OVERARCHING ILLUSTRATIVE MASTERPLAN

Illustrative Masterplan | Not to scale

LEGEND

	Wider site boundary		Local Equipped Area for Play (LEAP) play space
	Primary pedestrian route		SuDS
	Primary and secondary spine		Sports pitches/playing fields
	Tertiary links to development		School site
	Bus route		Community/social space
	Existing trees and woodland retained and enhanced		Allotments
	Existing hedgerow retained and enhanced		Himley Farm retained
	Proposed woodland		Care Facility
	Amenity open space		Employment
	Newt habitat corridor		Mixed Use
	Playing Fields		Services

DESIGN PRINCIPLES

1. Proposed access points via Middleton Stoney Road;
2. Access points to the wider Himley Village Masterplan;
3. Existing trees and woodland retained and enhanced;
4. Existing hedgerow / field boundary's retained and enhanced;
5. Public open space;
6. Newt habitat area / corridor;
7. Existing ponds;
8. SuDS corridors;
9. Cycle and pedestrian paths;
10. Green infrastructure pedestrian and cycle routes;
11. Primary road / tree lined corridor (formal);
12. Secondary road / tree lined corridor (formal);
13. Tertiary roads (intermediate);
14. Residential development parcels;
15. Employment areas;
16. Mixed use areas;
17. Energy generation and storage centre;
18. Care facility;
19. Community / social space;
20. Allotment provision;
21. Himley Farm retained;
22. School site;
23. Playing fields;
24. Local Equipped Area for Play (LEAP); and
25. Public Art.



THE PROPOSED BIODIVERSITY STRATEGY

Biodiversity Strategy | Not to scale

BIODIVERSITY STRATEGY

- 6.13 The site strategy with regards to biodiversity has been designed in order to maximise the biodiversity deliverable in available green space, whilst also ensuring the continued viability of protected species, in particular great crested newts. Following consultation with NatureSpace who are responsible for the delivery of the counties District Level Licencing (DLL) Scheme the masterplan has been modified to provide additional value to this species, thus ensuring the continued viability of the onsite populations, and maintaining the current range of the species in the local area. This will be achieved via the incorporation of 'stepping stone habitats' to facilitate the movement of GCN along the eastern boundary in the form aquatic habitat, and scattered scrub within young existing woodland – linked to retained ponds by 'GCN protection areas'. This will also greatly increase the availability of breeding habitat for this species.
- 6.14 Initial net gain calculations based on the masterplan layout demonstrate that via the creation of a mixture of woodland, scrub, and grassland the scheme is on track to deliver a net gain in biodiversity as required by the NPPF.
- 6.15 Other measures on site will include the incorporation of faunal habitat within built development catering to a wide range of bat / bird species, and the enhancement of existing hedgerows.



LAND USE



Land Use Parameters | Not to scale

USE & AMOUNT

6.16 The Land Use Parameter plan shown opposite shows the location of land uses within the proposed development. It provides a framework for future, more detailed designs, and will define the type of development that can be bought forward at the Reserved Matters stage.

Residential Development and Public Open Space

6.17 The proposed Illustrative Masterplan comprises 1700 dwellings. The proposed density allows for the provision of a range of dwellings of varying sizes and tenures which will offer choice and promote a sustainable, balanced residential development.

6.18 The Illustrative Masterplan seeks to deliver a range of housing types to cater for a variety of household sizes, with an emphasis on 'starter' and family accommodation.

Affordable Housing

6.19 The adopted Cherwell Local Plan requires all qualifying developments to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate housing. Social rented housing will be particularly supported in the form of extra care or other supported housing.

6.20 The proposed illustrative masterplan provides an opportunity to include a choice of housing types and tenures that can be integrated in various locations within the proposed development to avoid a defined cluster.

6.21 The exact housing mix and affordable housing tenure split will be discussed with Cherwell District Council at a Reserved Matters stage in accordance with the relevant policy.

Other Uses

6.22 The proposed illustrative masterplan will also deliver the following:

- A Primary School and associated playing fields;
- Community/social space;
- Allotments;
- The retained Himley Farm;
- A care facility;
- An employment park;
- Newt protection area;
- Public open space; and
- Sustainable urban drainage features.

Residential Parcels

6.23 The land use plan shown opposite illustrates the following approximate number of dwellings:

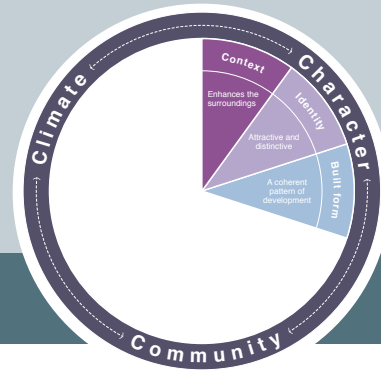
- Parcels A (mixed use) = 50-100 dwellings
- Parcels B = 450-500 dwellings
- Parcels C = 200-250 dwellings
- Parcels D = 450-500 dwellings
- Parcels E = 350-400 dwellings

LEGEND

- Wider site boundary
- Residential
- Primary Road corridor
- Public Open Space
- Playing Fields
- School site
- Community/social spa
- Allotments
- Himley Farm retained
- Newt Protection Area
- Existing pond
- Sustainable Urban Dra
- Care Facility
- Employment
- Mix Use
- Services



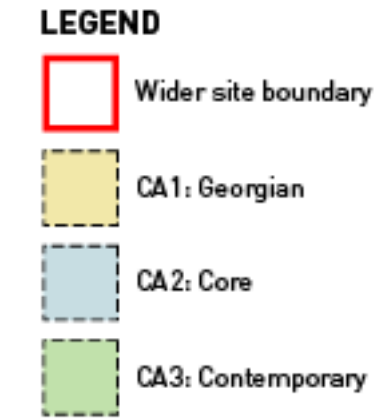
BUILT CHARACTER



Built Character Areas | Not to scale

OVERVIEW

- 6.24 In order to ensure the design proposals assimilate and respond positively to the site's surrounding context, character areas have been provided across the Himley Village Masterplan.
- 6.25 The character areas form new neighbourhoods across the development. Each of the character areas are detailed as follows:
- CA1: Georgian
 - CA2: Core
 - CA3: Contemporary
- 6.26 The following pages describe the key themes of each identified character area across the Masterplan, illustrating their unique design characteristics and how they help create a varied and diverse townscape.
- 6.27 The plan to the right indicates the location and extent of each character area across the Masterplan. These boundaries are not to be interpreted as rigid and transitions between areas are to be designed in a manner which is seamless and coherent.



CA1 GEORGIAN



KEY CHARACTERISTICS

6.28 The Georgian character areas are located along the primary and secondary roads. Key features of the Georgian character area include:

- Georgian architecture;
- Strong, continuous frontage to primary and secondary roads to create a sense of enclosure and define the street scene ;

- 3 storey dwellings us to create landmark buildings and mark key gateways; and
- No direct vehicular access from the primary road, parking is accessed from rear parking courts.

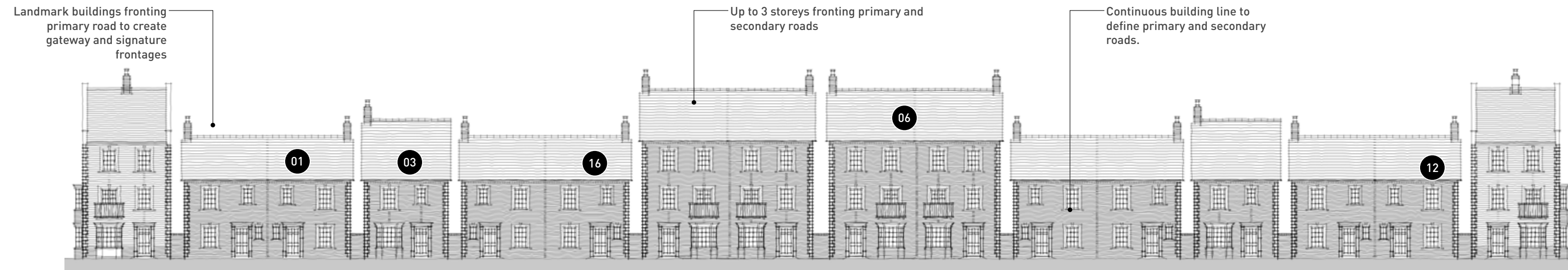


Urban Form

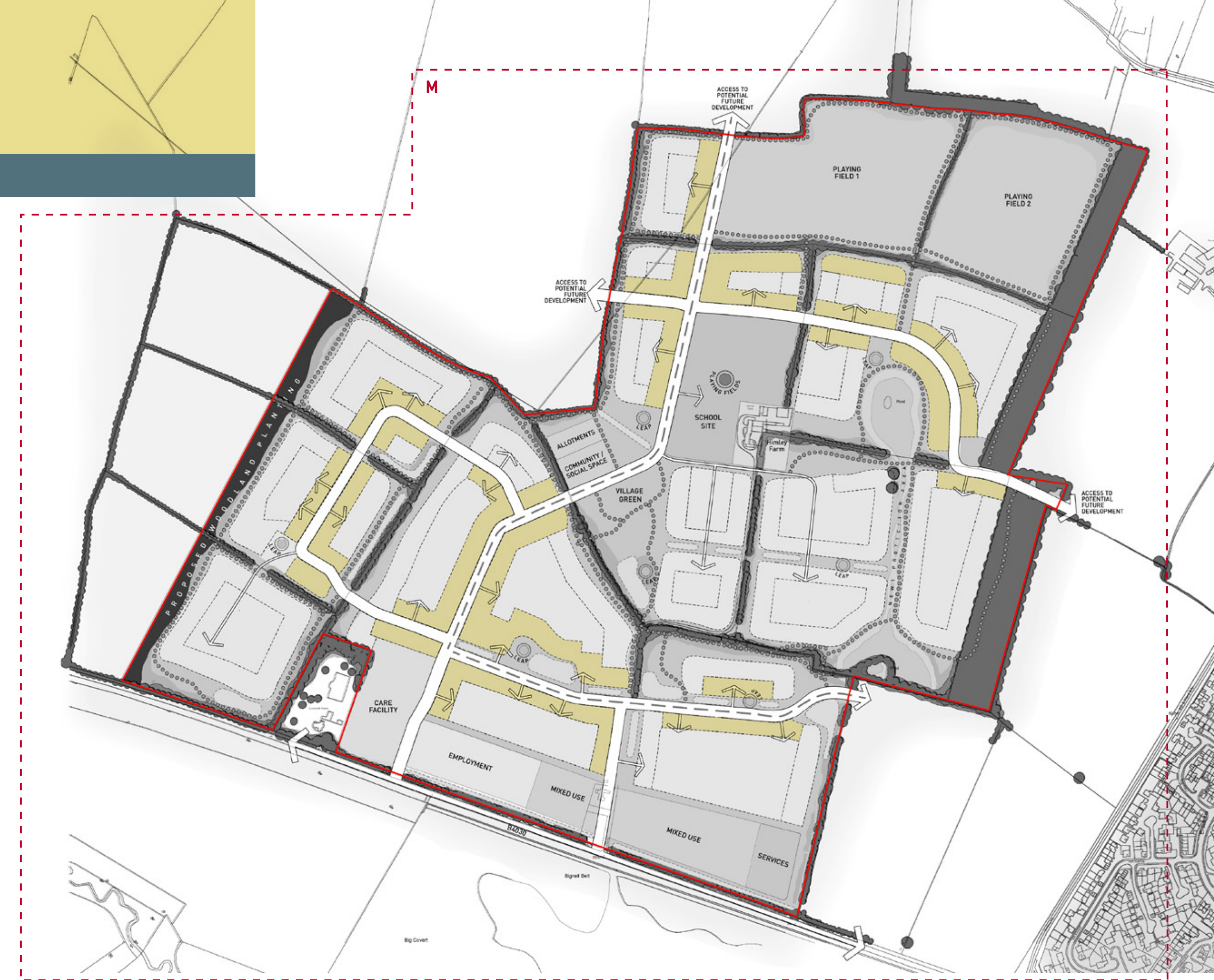
Building Typologies

Architectural Style

Key inspiration from local context



Illustrative elevation along a formal frontage | Not to scale

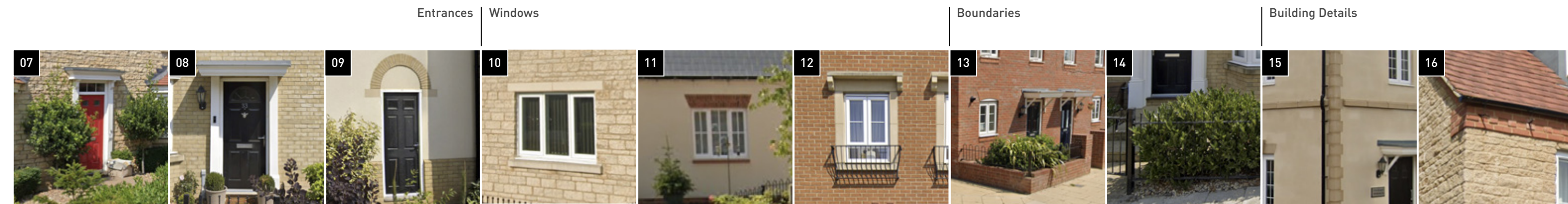


CA1 GEORGIAN

M

CODING

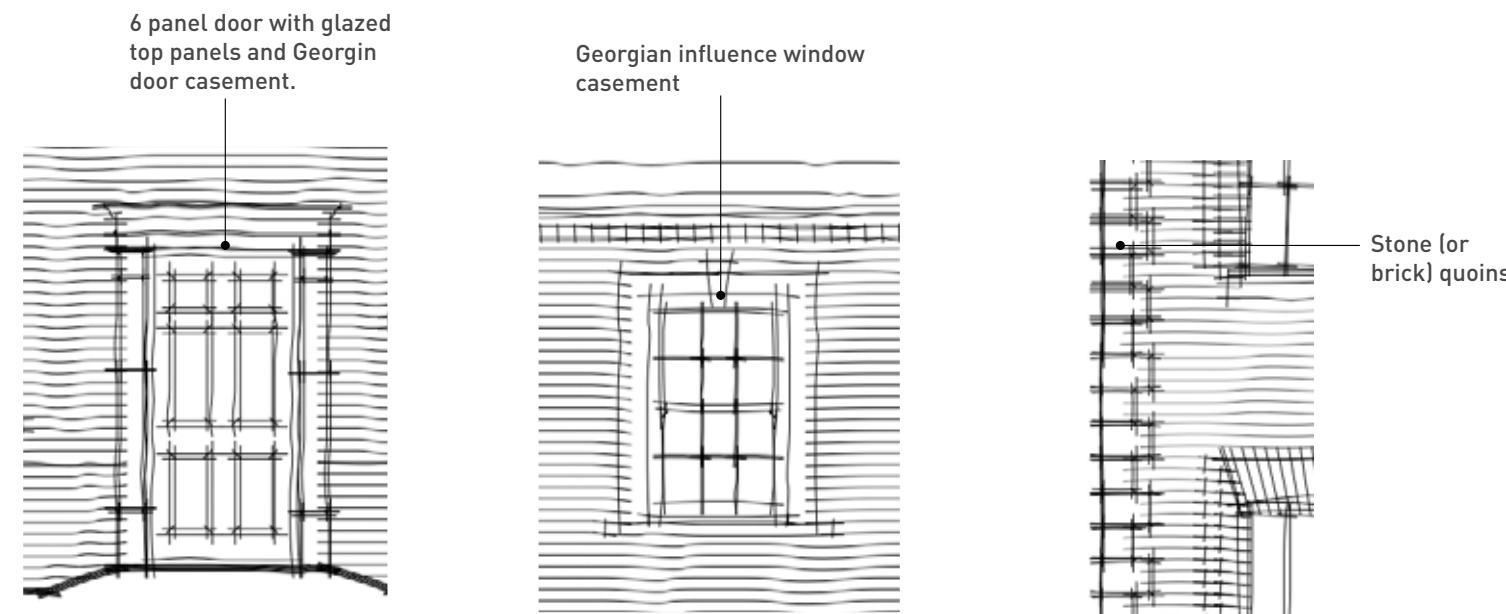
CA5	Code Category	Definition			
1	Urban form	Consistent high quality development along tree lined primary road and secondary road. Landmark buildings fronting primary road to create gateway and signature frontages. Continuous building line to define primary and secondary roads.	6	Building detail	Traditional architecture with Georgian influence. Dwellings designed to ensure no blank walls front onto public realm.
2	Building typology	Detached; Semi-detached and Terrace.	7	Building materials	Walls - Predominantly red brick with some use of ironstone and render in light natural tones. Roofs - Predominantly thin profile slate effect roofs with the occasional use of small plain tile roofs. Windows - White (upvc) with variations in colour to be reserved for key / feature buildings.
3	Building lines	Formal building line to give sense of enclosure to primary and secondary roads.	9	Parking	Parking predominantly on plot, to side. Car ports/garaging may link building line. Rear courtyards / mews links to ensure no direct access off primary road.
4	Height/enclosure	Up to 3 storeys.	10	Street types	Primary Road; Seocndary Road.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings. Roofscape punctuated by chimneys.	11	Boundary treatments	Native hedgerow; low brick wall with railings; railings.



Key inspiration from local context

LEGEND

1. Continuous / formal frontage along primary avenue;
2. Continuous / formal frontage along secondary avenue;
3. Detached dwelling types;
4. Mews / terraced dwelling types;
5. Georgian architecture; and
6. Traditional architecture with Georgian influence.
7. Georgian influenced door casement;
8. Georgian influenced door casement and flat canopy;
9. Brick arched header;
10. Stone header and cills;
11. Flat arch header and brick cill;
12. Georgian influence window casement / surround;
13. Low wall and railings to primary avenue;
14. Hedge and railing to plot frontages along other formal frontages;
15. Stone or brick quoins; and
16. Brick dental course.



Illustrative details | Not to scale

ENTRANCES

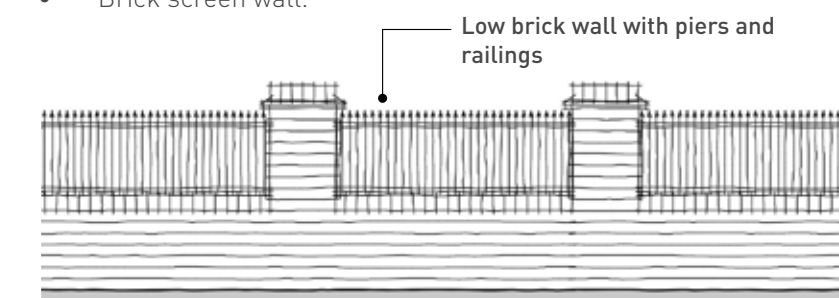
- 6.29 Door styles should match the Georgian building style. Examples are 4 panel (solid or glazed top panel); 6 panel (solid or glazed top panel); and Vertical panelled with window (linear, diamond or square window) with fanlights to be applied where possible.
- 6.30 The style and size of porches should complement the building and more grander porches should be used along the primary avenue, key and gateway buildings. Examples are as follows:
- Contrasting brickwork round door opening;
 - Georgian influence door casement and flat canopy;
 - Flat roofed canopy.

WINDOWS

- 6.31 Window styles and proportions to be of Georgian influence. A range of header and cill types are to be used. Examples include:
- Stone header and cills;
 - Contrasting brickwork around window opening; and
 - Georgian influence window casement / surround.

BOUNDARIES

- 6.32 Plot boundaries help define private and public realm, with materials to be used appropriately to the building. A range of front boundary treatments are to be used. Examples as follows:
- Low brick wall with piers and railings;
 - Estate railings with hedge; and
 - Brick screen wall.

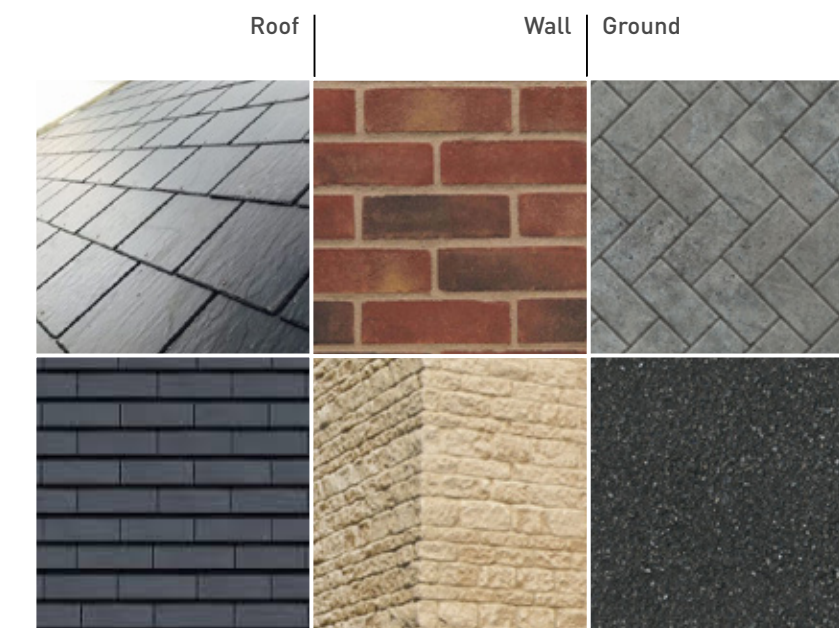


BUILDING DETAILS

- 6.33 Building details to define the Georgian influence with details to be used appropriately to the building.
- 6.34 Dwellings designed to ensure no blank walls front onto public realm, with a range of building details to be used. Examples include:
- Stone or brick quoins;
 - Brick dental course; and
 - Chimneys to feature plots.

MATERIALS

- Walls / facades to be predominantly red brick with some use of ironstone and render in light natural tones;
- Roof coverings to be predominantly thin profile slate effect roofs with the occasional use small of plain tile roofs; and
- Windows to be white (upvc) with variations in colour to be reserved for key / feature buildings.



Indicative Materials Palette

KEY INSPIRATION FROM LOCAL CHARACTER

- Changes in ridge and eaves height;
- Near continuous built form to key street / primary avenue;
- Punctuation of the street scene with gable ends of dwellings facing the public realm;
- Integration of verges (and trees) into the street scene with associated separation of footway and carriageway;
- Use of low boundary walls in conjunction with other treatments;
- Significant proportion of ironstone to facades;
- Parking courts to the rear of dwellings;
- Predominantly terraced and semi detached typologies;
- Sections of continuous frontages with wide fronted and linked forms;
- 2.5 -3 storey commonplace in the street scene; and
- Frequent use of chimneys to ridge.

M

Natural Ironstone: in line with Cherwell's Residential Design Guide, 30% of residential dwellings across the site must use natural ironstone to achieve the overall required site-wide provision, with the following pages detailing the provision across the site. Ironstone will be used for all of the Gateway Frontage, Greenway Frontage and Salt Way Frontage areas. The extensive use of ironstone along these frontage areas will reflect the more rural context and provide a transition in materials from the surrounding landscape into the new development.

CA2 CORE



KEY CHARACTERISTICS

6.35 The Core character areas are located within the centre of the development parcels. Key features of the Core character area include:

- Traditional housebuilder architecture;
- Intermediate building line providing to tertiary roads and mews links;

- Range of dwelling types including detached, semi-detached and terraced; and
- Dwellings arranged to give a good sense of enclosure to the street scene.



Urban Form | Building Typologies | Architectural Style

Key inspiration from local context

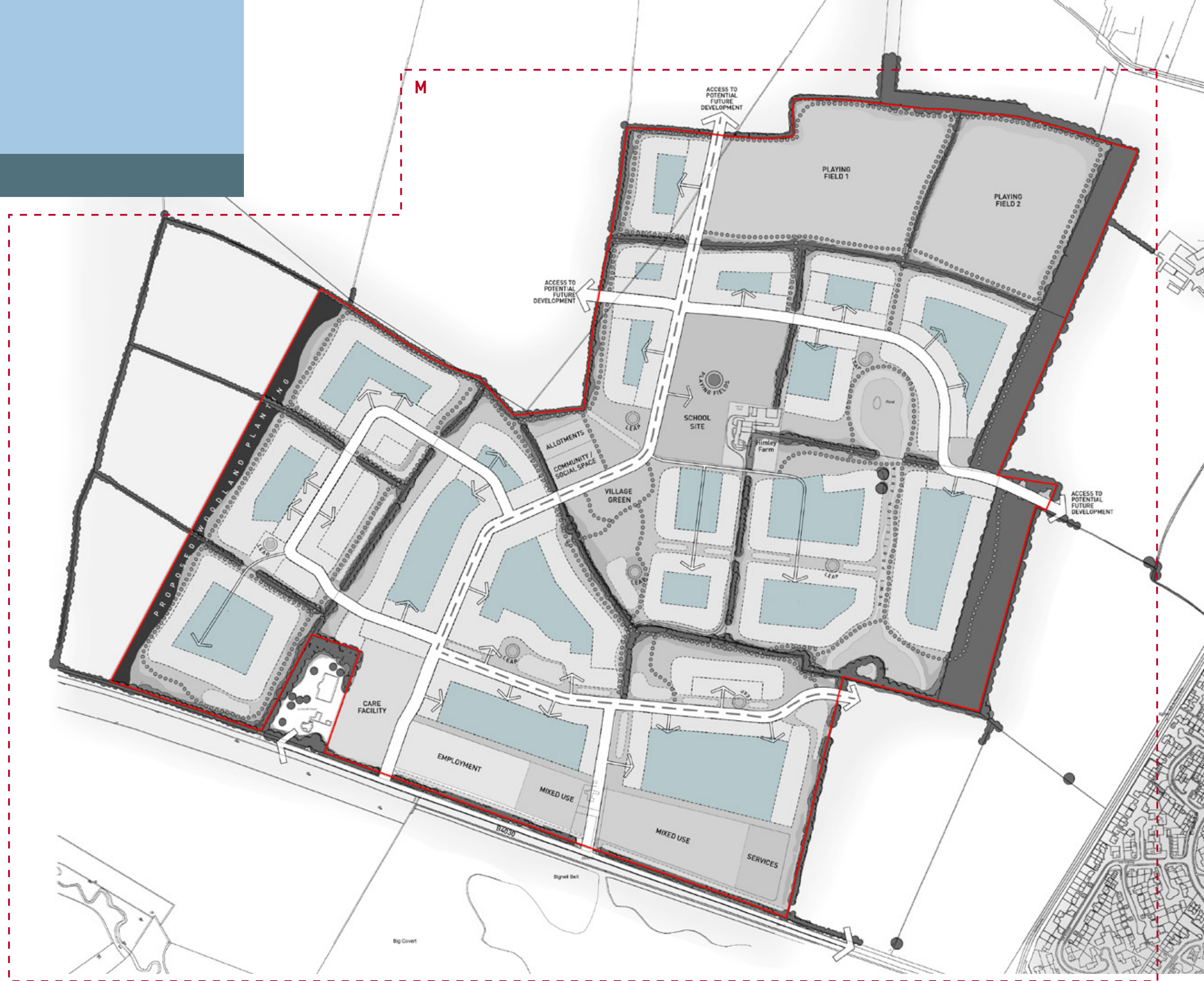
Bay windows to corner turning units to address street junctions.

Intermediate building line to tertiary roads and mews links

Traditional housebuilder architecture.



Illustrative elevation along a formal frontage | Not to scale



CODING

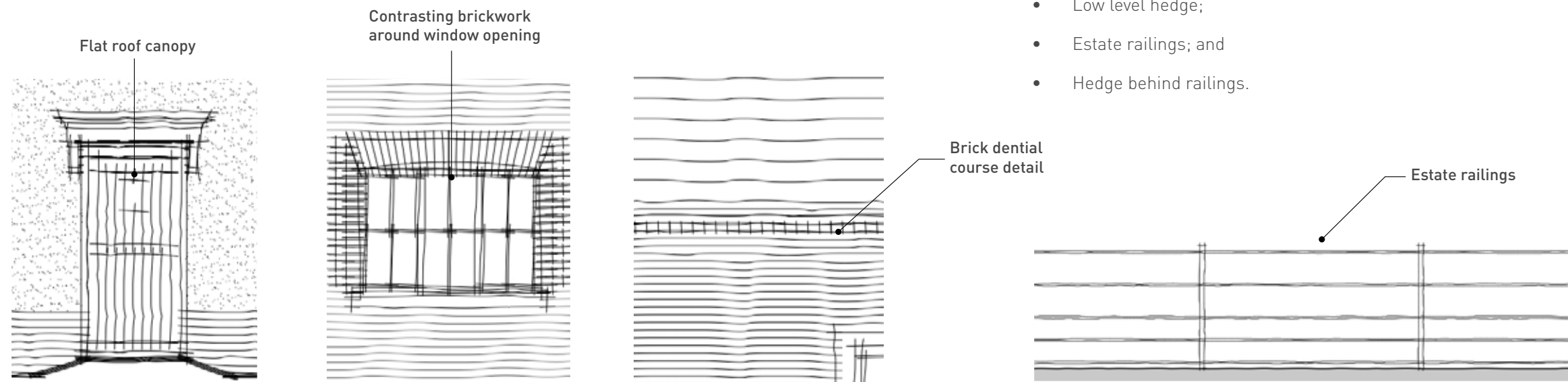
CA5	Code Category	Definition			
1	Urban form	Generally lower densities. Higher densities fronting tertiary roads. Corner turner units to form gateways.	6	Building detail	Traditional architecture. Dwellings designed to ensure no blank walls front onto public realm.
2	Building typology	Detached; Semi-detached and Terrace.	7	Building materials	Walls – Predominantly brick and render. Roof - red/grey/brown plain tiles. Doors - front, side and other visible doors to be consistent and in a neutral colour palette. Windows - uPVC white.
3	Building lines	Intermediate building line. Formal where fronting tertiary roads; informal towards the development edges.	9	Parking	Range of on plot parking, frontage parking and rear courtyards.
4	Height/enclosure	Up to 2.5 storeys.	10	Street types	Tertiary Roads; Mews links.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings.	11	Boundary treatments	Native hedgerow; brick screen walls, railings.



Key inspiration from local context

LEGEND

- | | |
|--|--|
| 1. Intermediate building line; | 7. Pitched door canopy; |
| 2. Intermediate / informal frontage towards development edges; | 8. Flat door canopy; |
| 3. Detached dwelling types; | 9. Pitched door canopy; |
| 4. Mews / terraced dwelling types; | 10. Arched brick header and brick cill; |
| 5. Traditional housebuilder architecture; and | 11. Reconstituted stone header and cill; |
| 6. Traditional housebuilder architecture. | 12. Flat brick arch header and brick cill; |
| | 13. Estate railings; |
| | 14. Low level planting; |
| | 15. Brick dential corbel; and |
| | 16. Brick string course. |



Illustrative details | Not to scale

ENTRANCES

- 6.36 Door styles should be in-keeping with the traditional housebuilder style.
- 6.37 The style and size of porches should complement the building and more grander porches should be used at corner plots and gateway buildings. An example is shown below:

WINDOWS

- 6.38 Window styles and proportions should be traditional in approach.
- 6.39 A range of header and cill types could be used. Examples as follows:
- Stone header and cills;
 - Contrasting brickwork around window opening.

BOUNDARIES

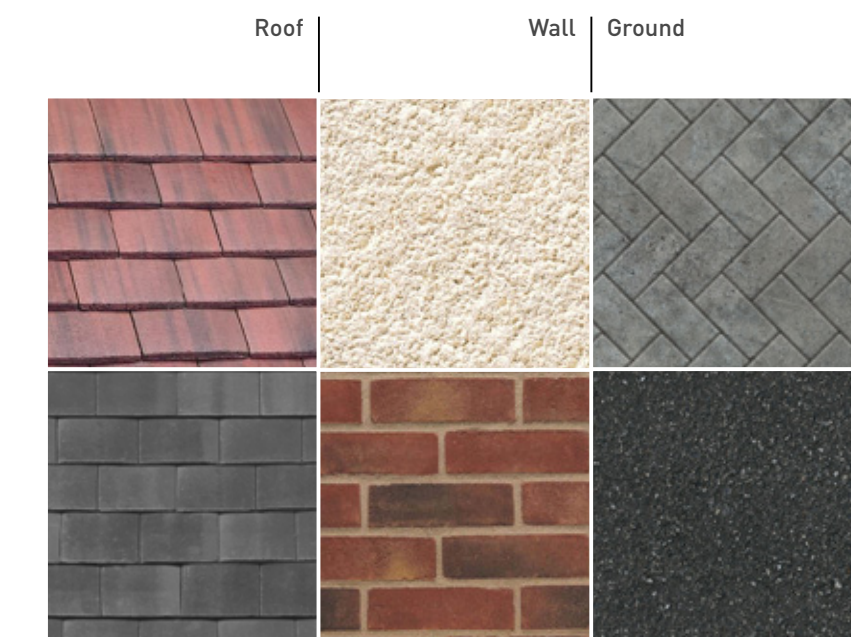
- 6.40 Plot boundaries help to define the boundary between private and public realm, with materials to be used appropriately to the building.
- 6.41 A range of front boundary treatments are to be used. Examples as follows:
- Low level hedge;
 - Estate railings; and
 - Hedge behind railings.

BUILDING DETAILS

- 6.42 Building details to define the traditional housebuilder style with details to be used appropriately to the building.
- 6.43 Dwellings designed to ensure no blank walls front onto public realm, with a range of building details to be used. Examples include:
- Bay windows to feature corner plots;
 - Brick dential course; and
 - Brick string course.

MATERIALS

- Walls / facades to be predominantly red brick with some use of render in light natural tones;
- Roof coverings to be predominantly either red or grey plain roof tiles; and
- Windows to be white (upvc) with variations in colour to be reserved for key / feature buildings.



Indicative Materials Palette

KEY INSPIRATION FROM LOCAL CHARACTER

- Intermediate build line to tertiary roads and mews links;
- Punctuation of the street scene with gable ends of dwellings facing the public realm;
- Use of estate railingd and low hedges in conjunction with other treatments;
- Use of red brick and render to facades;
- Garage and on-plot parking with some rear parking courts;
- Detached, semi-detached and terraced typologies; and
- Predominently 2-2.5 storey dwellings.

Buff brick: will be used in Core areas to provide a contemporary reference.

Textured red brick: will be used in Contemporary areas to provide a rural reference.

CA3 CONTEMPORARY

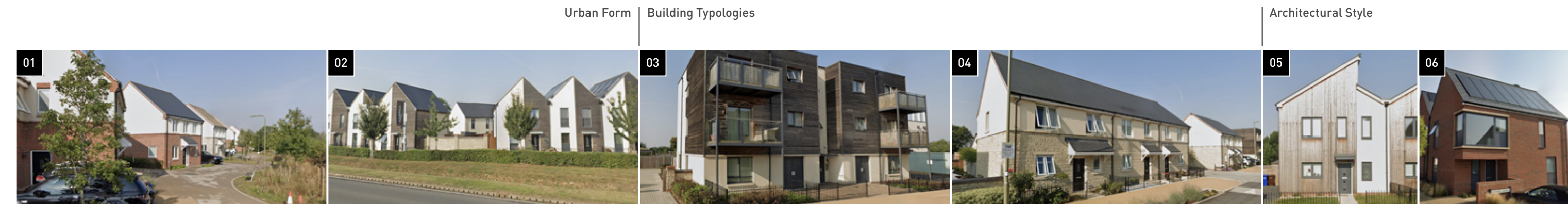


KEY CHARACTERISTICS

6.44 The Contemporary character areas are located at the outer edges of the development. Key features of the Contemporary character area include:

- Contemporary style architecture to create a distinctive edge to the development;
- A more informal natural landscape character focused on the new habitat and the woodland areas providing a soft development edge;

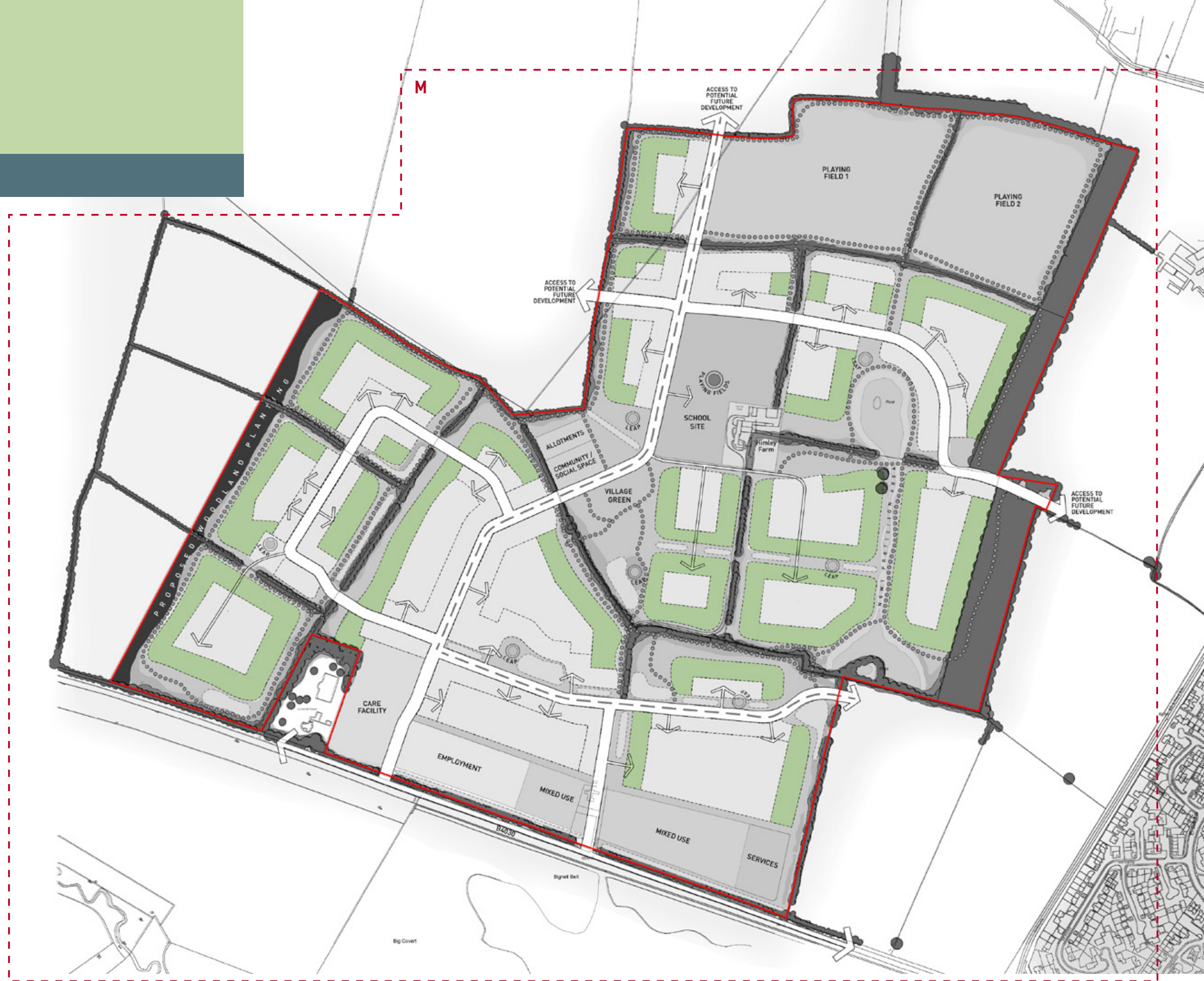
- Range of dwelling types including detached, semi-detached and terraced;
- A village green, a focal point for the community, with space to play, grow, meet and relax; and
- As a rural edge for the development, there are opportunities to occupy this edge with meandering bridle paths, foot and cycle paths allowing for greater visual connections to the open undulating landscape which characterises the local area.



Key inspiration from local context



Illustrative elevation along a formal frontage | Not to scale



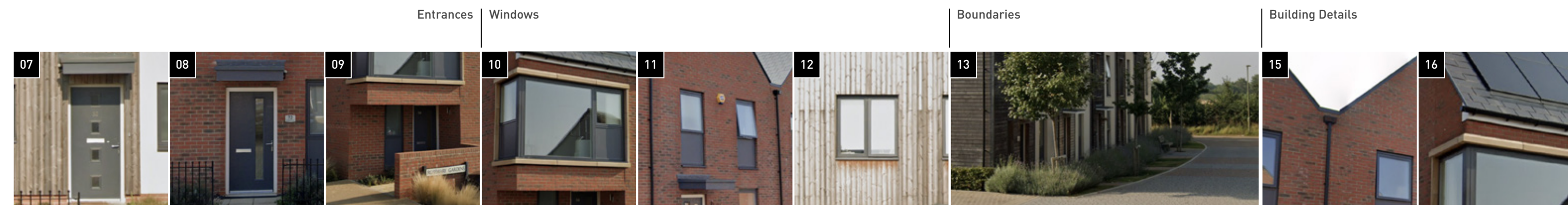
CA3 CONTEMPORARY

M

CODING

CA2	Code Category	Definition
1	Urban form	Opportunity for contemporary architecture to provide signature development edge and key building groups. Uniformity of dwellings to create distinctive character.
2	Building typology	Detached; Semi-detached and Terrace.
3	Building lines	Predominantly informal building line to create a soft development edge.
4	Height/enclosure	Up to 2 storeys.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings. Roofscape punctuated by chimneys.

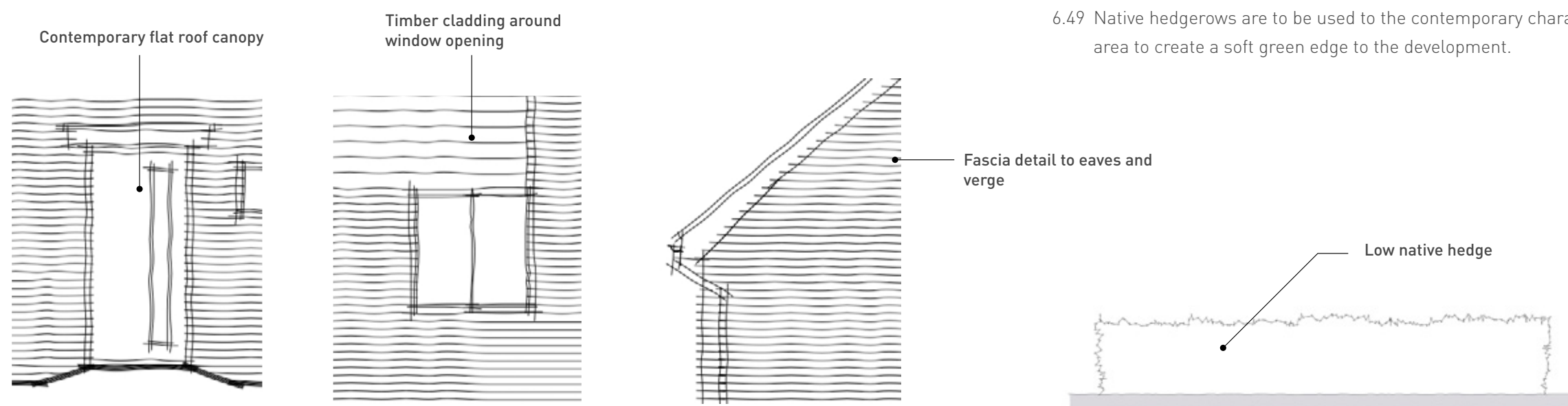
6	Building detail	Contemporary architecture. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls - Walls - Predominantly brick and render. Timber cladding acceptable. Roofs - Plain grey tiles. Windows - Grey or feature colour aluminium for contemporary architecture.
9	Parking	Range of on plot parking, frontage parking and rear courtyards.
10	Street types	Tertiary Roads; Private Drives.
11	Boundary treatments	Native hedgerow; railings.



Key inspiration from local context

LEGEND

1. Informal building line to tertiary roads and development edge;
 2. Distinctive development edge;
 3. Apartment blocks / maisonettes;
 4. Terraced dwelling types;
 5. Contemporary architecture; and
 6. Contemporary architecture.
7. Contrasting timber cladding round door opening;
 8. Flat door canopy;
 9. Recessed entrance;
 10. Stone surround to contemporary windows;
 11. Contemporary window with no header or cill;
 12. Contemporary window with timber cladding;
 13. Hedge and planting to plot frontages;
 14. Simple verge detail; and
 15. Fascia.



Illustrative details | Not to scale

ENTRANCES

- 6.45 Door styles should match the contemporary architecture. Examples are 4 panel (solid or glazed top panel); 6 panel (solid or glazed top panel); and Vertical panelled with window (linear, diamond or square window), with fanlights to be applied where possible.
- 6.46 The style and size of porches should complement the building and be simplistic to suit the contemporary style. An example is shown below:

WINDOWS

- 6.47 A palette of contemporary window style are to be used. Example as follows:
- Timber surround to window opening; and
 - No head or cill detail.

BOUNDARIES

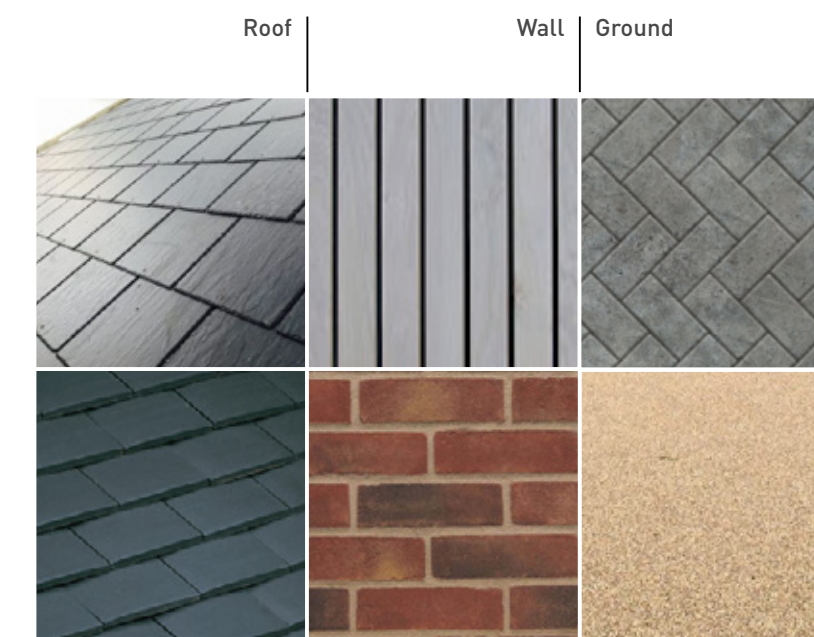
- 6.48 Plot boundaries help to define the boundary between private and public realm, with materials to be used appropriately to the building.
- 6.49 Native hedgerows are to be used to the contemporary character area to create a soft green edge to the development.

BUILDING DETAILS

- 6.50 Building details to define the contemporary dwellings, with details to be used appropriately to the building.
- 6.51 Dwellings designed to ensure no blank walls front onto public realm, with a range of building details to be used. Examples include:
- Fascia detail to eaves and verge; and
 - Timber cladding to key elevations.

MATERIALS

- Walls / facades to be predominantly red brick with some use of render and timber cladding in light natural tones;
- Roof coverings to be predominantly plain grey roof tile; and
- Windows to be grey with feature colour aluminium to be reserved for key / focal buildings.



Indicative Materials Palette

KEY INSPIRATION FROM LOCAL CHARACTER

- Contemporary style dwellings with gable fronted units used frequently;
- Informal arrangement to create a soft development edge;
- Punctuation of the street scene with gable ends of dwellings facing the public realm;
- Main facing materials include brick, render and timber cladding to facades;
- Use of low boundary hedges in conjunction with other treatments;
- Private driveways and shared surfaces used to development edge; and
- Parking courts to the rear of dwellings are common.

M

Red brick: will be required for housing fronting the Spine Road and is the predominant brick within both the Core and Contemporary character areas.

OTHER USES

“Opportunity for mixed uses, indirectly accessed from Middleton Stoney Road, to serve both the immediate community and also the wider population of Bicester and beyond”

CODING

KEY CHARACTERISTICS

6.52 Areas allocated for ‘Other Uses’ are located along the southern boundary of the masterplan, along Middleton Stoney Road. It is formed of two blocks, bisected by the tree lined secondary road, forming one of the gateways into the site. Parcels have been allocated for a care facility, employment park, mixed use development and services.

6.53 Access into the parcels is from the tree lined primary and secondary routes. Feature swales and landscape buffers are provided along the northern and southern boundaries to respect the proximity to the residential character areas and soften the development edge fronting Middleton Stoney Road.

6.54 It is expected that the architectural treatment to the principle elevations be appropriate in creating a high quality frontage with a hierarchy defined through scale, massing, architecture and materiality. The key features of Middleton Stoney Road Frontage include:

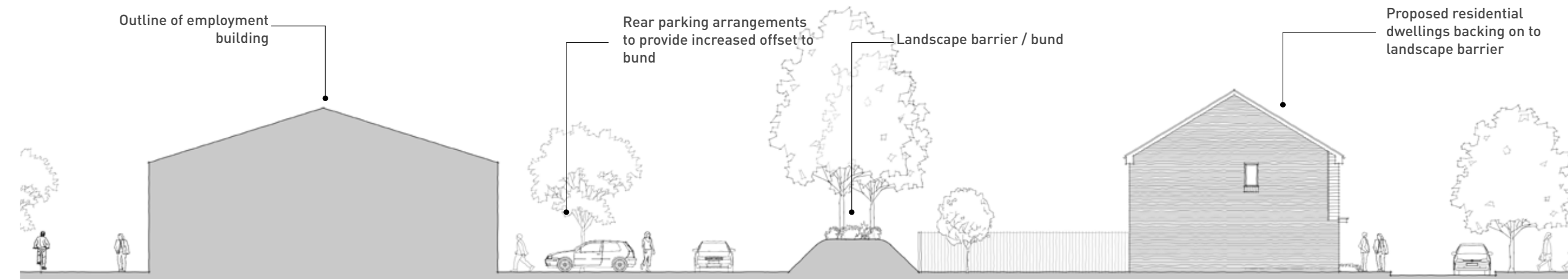
- Consistent high quality development;
- Gateway / focal buildings providing a signature frontage;
- Creation of highly visible buildings to provide a focal point and aid legibility;
- The provision of pedestrian footpath/cycleways; and
- Landscape and drainage features to provide amenity space and soft edge to the development.

Code Category	Definition
1	Urban form Consistent high quality development along Middleton Stoney Road. Buildings fronting Middleton Stoney Road to be landmark buildings to create gateway and signature frontage. Buildings back on to areas of POS and greenspace to respect landscape, amenity and noise sensitivities.
2	Building typology Contemporary Employment buildings of Planning Use Class B, B1 and / or B2.
3	Building lines Generally formal to clearly define streets, parking areas and landscape. Buildings positioned to address new street vistas.
4	Height/enclosure Ranging from 7.5m to 12m in height.
5	Roofscape Roofscape defined by unit size and height. Interest required to form entrances, gateway buildings and to where fronting public realm.

6	Building detail	Simple robust detailing to commercial units, with elevated levels of detail to be observed at key locations.
7	Building materials	Appropriate to use.
9	Parking	Parking courts. Trees in verges along service streets. Landscaped bays between parking spaces.
10	Street types	Shared surface streets / service streets.
11	Boundary treatments	Native hedgerow; brick screen walls, railings and metal fencing.
12	Street furniture	Bollards; benches; waste bins; bicycle stands; wayfinding signage.
13	Lighting	Bollard and external lighting to car parks to be uniform to retain consistency through site.



Design inspiration / precedent imagery



Illustrative section along employment and residential boundary | Not to scale



SCHOOL SITE

KEY CHARACTERISTICS

6.55 The school site is located within the Himley Green character area, adjacent to Himley Farm at the heart of the site and as such, provides an opportunity to become a 'Farm School'. This will allow for greater integration, a resource for learning and promotion of healthy living.

6.56 The school building should respect and respond to the setting of Himley Farm, in architectural design and materials.

6.57 The northern and western boundaries should immediately abut the highway/prospective highway for their entire length.

6.58 The school site should provide:

- An area of no less than 2.22 hectares;
- A primary school with 17 classrooms, associated playing fields and playgrounds in accordance with capacity requirements set out in Annex 4 of the S106 / Contract of the construction of the Primary School; and
- Foundation stage provision and nursery provision.

Himley Farm

6.59 Himley Farm consists of a number of built structures, two of which are designated as Grade II listed barns. The retained farm will be incorporated into the proposals with the adjacent primary school benefitting from it's existing facilities.

	Code Category	Definition
1	Urban form	The overall volume of buildings shall be kept simple and based on rectangular form(s). A landmark building to respond positively to its setting and sensitively to the neighbouring Himley Farm.
2	Building typology	Contemporary Educational building(s).
3	Building lines	Generally formal to clearly define function / uses. Buildings positioned to address new street vistas.
4	Height/enclosure	Height appropriate to use.
5	Roofscape	Roofscape defined by size and height. Interest required to main entrance and to front public realm.
6	Building detail	Simple robust detailing, with elevated levels of detail to be observed at key locations.
7	Building materials	To be appropriate to use and to respond positively to the neighbouring Himley Farm.
9	Parking	Parking courts and landscaped bays between parking spaces.
10	Street types	Shared surface streets / service streets.
11	Boundary treatments	Native hedgerow; brick screen walls, railings and metal fencing.
12	Street furniture	Bollards; benches; waste bins; bicycle stands; wayfinding signage.
13	Lighting	Bollard and external lighting to car parks to be uniform to retain consistency through site.



Existing Grade II Listed barns at Himley Farm



Illustrative visualisation of the proposed school site

COMMUNITY CENTRE

KEY CHARACTERISTICS

6.60 To the south-west of Himley Farm and the new primary school, within Himley green character area, is the community/social space which is the focal point of the development and located opposite the village green. The proposed community-led facilities such as a small local shop, eco-pub, community hall and allotments will provide a place to meet, socialise, play and learn that is walkable from all areas of the development.

6.61 The community space will provide a location for activities which include (but not limited to): resident meetings and social gatherings; mums and toddlers groups; social events for older local residents; brownies, cubs, scouts and other such groups for young people; and equivalent groups for other sectors of the community.

6.62 The allotments are to be a clean, well-kept secure site that encourages sustainable communities, biodiversity and healthy living with appropriate ancillary facilities to meet local needs, clearly marked pathways to and within the site. They will form a pleasant visual backdrop to the village green and community centre.

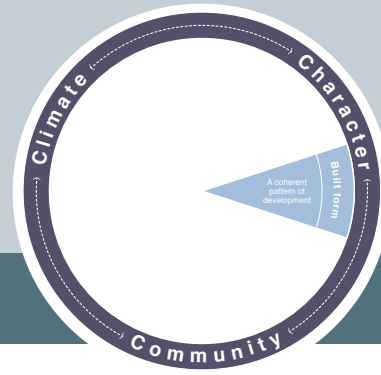
6.63 Flexible vehicular access required for maintenance/deliveries to the allotments should be provided.

	Code Category	Definition
1	Urban form	The overall volume of buildings shall be kept simple and based on rectangular form(s). A landmark building to respond positively to its setting and sensitively to the neighbouring Himley Farm (and school site).
2	Building typology	Contemporary Community building.
3	Building lines	Generally formal to clearly define function / uses. Buildings positioned to address new street vistas.
4	Height/enclosure	Height appropriate to use.
5	Roofscape	Roofscape defined by size and height. Interest required to entrance and to front public realm.
6	Building detail	Simple robust detailing.
7	Building materials	To be appropriate to use and to respond positively to the neighbouring Himley Farm (and school site).
9	Parking	Parking court arrangement.
10	Street types	Shared surface.
11	Boundary treatments	Native hedgerow; brick screen walls, railings and metal fencing.
12	Street furniture	Bollards; benches; waste bins; bicycle stands; wayfinding signage.
13	Lighting	Bollard and external lighting to car parks to be uniform to retain consistency through site.



Illustrative visualisation of the proposed community centre

BUILDING HEIGHTS








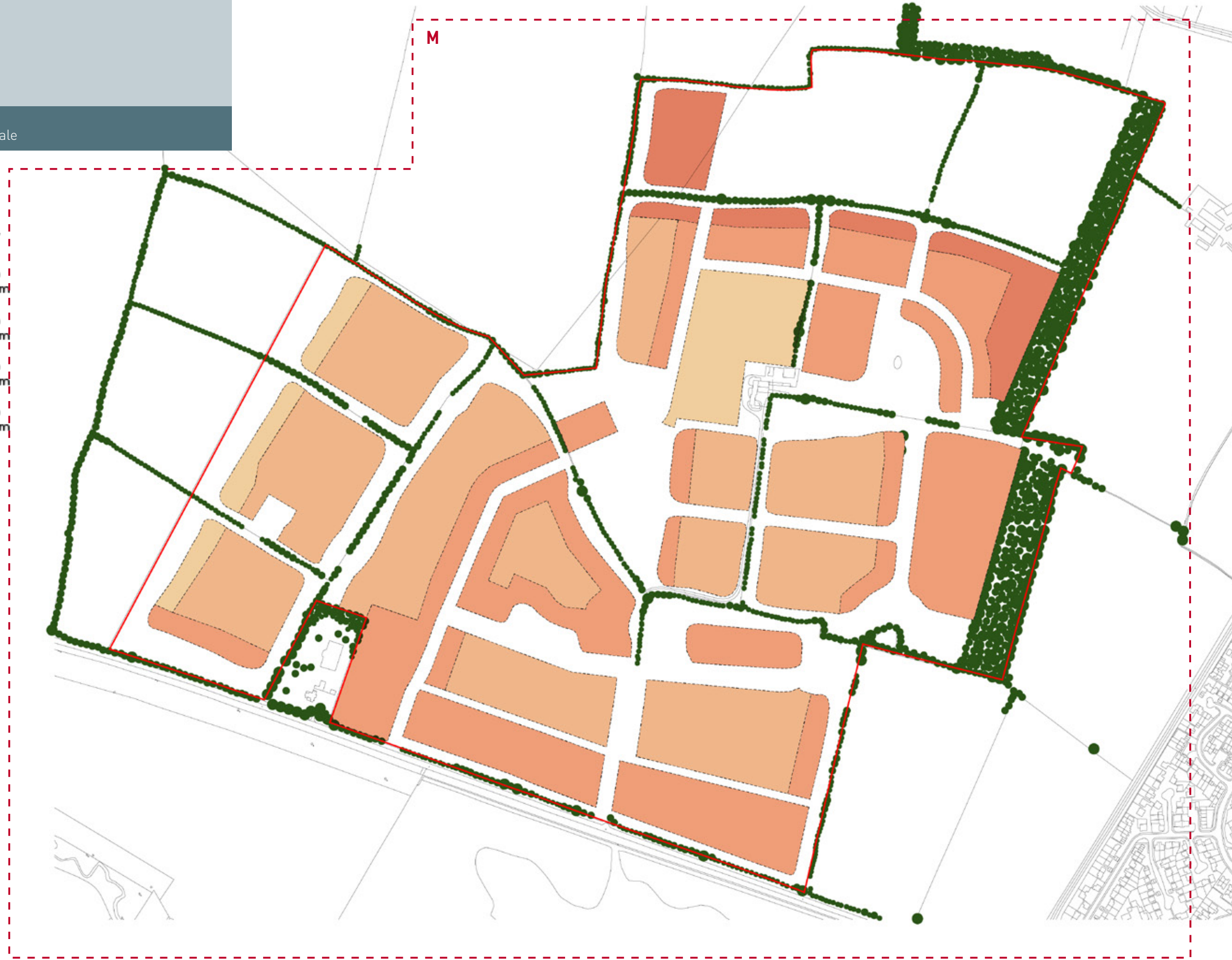
Building Heights | Not to scale

Building Heights

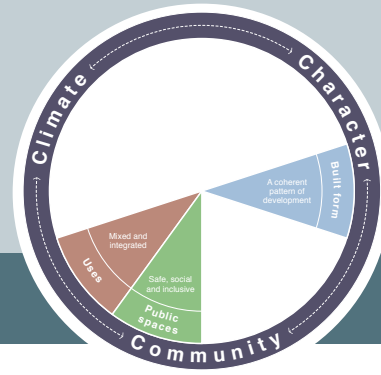
- 6.64 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. The majority of residential development will be 2-2.5 storey, reflecting the surrounding built form of Bicester.
- 6.65 Variety in the heights and massing of the residential buildings will be achieved through the use of a range of house types and sizes, ranging from smaller 1 and 2 bedroom dwellings, through to larger 4 and 5-bedroom detached houses.
- 6.66 Taller dwellings are utilised along the tree lined avenues to create a sense of enclosure and define a change in character. Elsewhere, the occasional increase in storey heights (up to 3 storeys) is used where appropriate to aid legibility and provide articulation within the street scene, or to define key junctions and terminate views.
- 6.67 Bungalows are proposed within the Public Open Space Frontages to provide a soft edge and gentle transition from development to open space.
- 6.68 Apartments are proposed along the northern edge of the masterplan fronting the playing fields, creating good natural surveillance and enclosure.

LEGEND

-  Wider site boundary
-  Minimum height 4m
Maximum height 17m
-  Minimum height 4m
Maximum height 16m
-  Minimum height 4m
Maximum height 13m
-  Minimum height 4m
Maximum height 10m



PLACEMAKING



Placemaking | Not to scale

Placemaking

6.69 The Placemaking plan and layout principles should achieve legibility by including the following (indicated opposite):

Detailed layouts should:

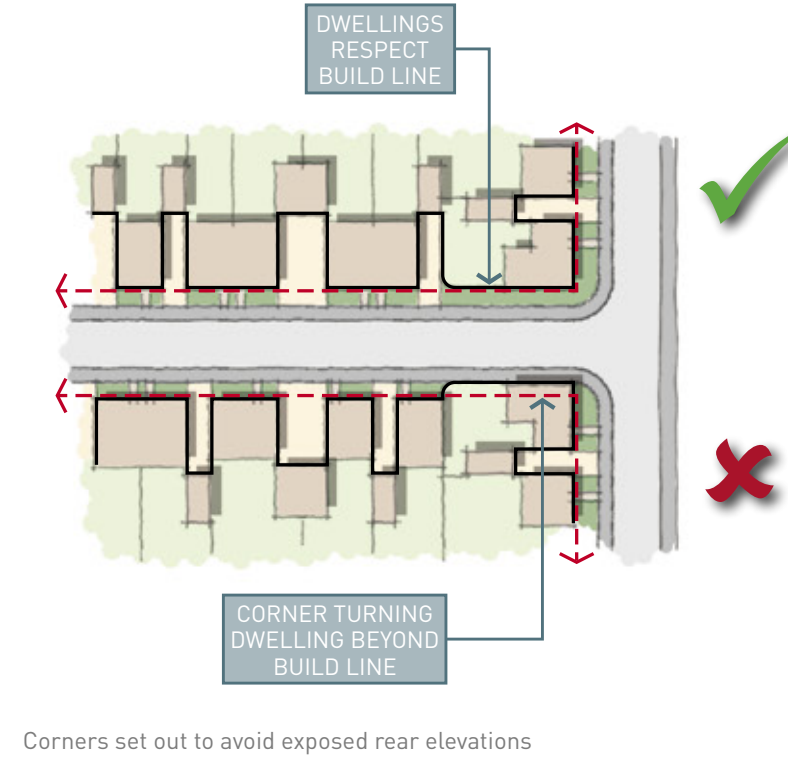
- avoid exposing rear elevations to views along a street;
- avoid exposing blank side elevations to the public realm, through steps in building lines, or using inappropriate house type in corner turning locations;
- resolve corners successfully to ensure that the function of all space is considered, such that boundary treatments reinforce the public realm and the extent of private ownership.

Gateway buildings

6.70 Clearly defined entrances to create a sense of arrival and/or transition from one character area to the next.

6.71 This can be done in a number of ways:

- The use of distinctive buildings;
- Increased building heights;
- Walling and/or railings;
- Distinctive planting;
- Pushing forward the building line; and / or
- The use of symmetry and articulating elevations.



LEGEND

- Wider site boundary
- Primary tree lined avenue
- Secondary tree lined avenue
- Gateway
- Key frontage (Formal)
- Key frontage (Middleton Stoney Road)
- Key frontage (Intermediate)
- Key frontage (Informal)
- Public art
- Landmark building (addressing key corners and gateways)
- Focal building (to terminate street vista)



Block Structure

6.72 The urban structure is the combination of the blocks of development and the network of streets and spaces.

6.73 The 'blocks' are the framework of the interconnected routes which define areas for housing, open space and other uses including the local centre and primary school. There blocks may also be sub-divided by internal mews, lanes or courtyards.



6.74 Himley Village is based on a perimeter block structure where there is a close relationship between buildings and the street to define the street frontage, the public realm and private amenity and ensuring informal surveillance of public space.



Formal Frontage

The indicative block type is for use along the Primary Road. They are regarded primarily as residential courts with parking permitted and not solely as a parking area.

This block type will typically consist of flats, terraced houses and linked semi-detached properties with a generally continuous and consistent building line.

Intermediate Frontage

This indicative block type is the most popular type and will be used across most of the development. This block is less formal and the interiors should not have any accessible space, and be reserved for private gardens.

This block type will typically consist of terraced houses, semi-detached and some detached properties.

Informal Frontage

This indicative block type is located towards the edges of the development where there is an interface with the strategic landscape and surrounding countryside, with a less intense form of development and generously planted landscape.

This block type will consist of semi-detached and detached properties with an informal building line.

Landmark and focal buildings

6.75 The use of distinctive buildings, building features and/or landscape elements to address key corners, key junctures between street types and terminate views along streets and spaces.

6.76 These buildings should be treated differently to other buildings by:

- Using distinguishing features and materials or generally be of a larger scale and form; and / or
- Terminate the ends of tertiary streets.

6.77 Open spaces also form focal points within the layout and would typically include elements within them including distinctive trees, other planting and/or public art.



Corner turning buildings

6.78 Buildings that turn corners well are usually dual fronted, addressing two aspects. This avoids the creation of exposed blank façades and can be an important safety feature by providing natural surveillance.

6.79 The front door should usually address the higher order street and should be supplemented by windows to habitable rooms on the front and side elevations addressing the public realm. The use of bay windows on the exposed side elevation is encouraged.

6.80 Frontage boundary treatments should wrap around corners to define the extent of private ownership and also provide privacy to windows in side elevations.

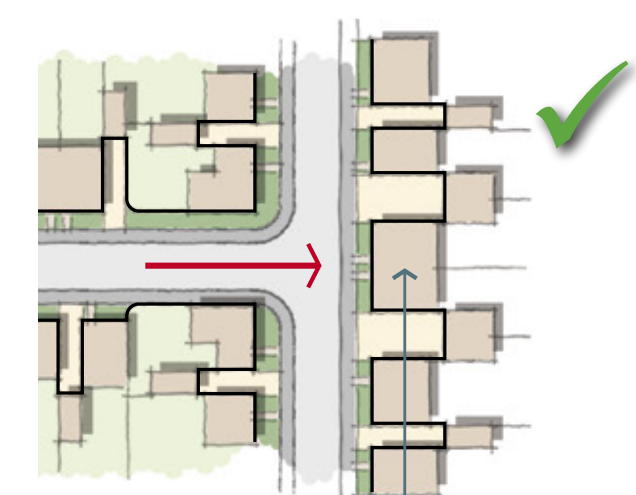
6.81 Gardens, garages or driveways should not be used to turn corners.

Views and vistas

6.82 Local views and vistas that cater for legible connections.

6.83 Key views are created by positioning buildings at ends of streets and spaces.

6.84 Buildings lines will be established that allow for the creation of views and vistas along streets to open spaces to help people navigate themselves through the development.



Buildings set out to positively address views along streets.

Key building groups and frontages

6.85 Important groups of buildings in key areas of the development that cluster around open spaces and/or are located at key corners and streets.

6.86 Key building groups and frontages will be set out in the following forms:

- Formal - generally more continuous and consistent, consisting of apartments, terraced houses and semi-detached/linked properties - located along the primary route and around key open spaces;
- Intermediate - less formal frontage still maintaining a consistent building line and frontage, consisting of terraced houses and semi-detached houses, with some detached units at key corners of development blocks; and / or
- Informal - very informal and less consistent building line, consisting of semi-detached and detached houses.



Buildings do not terminate view along street

ACCESS AND MOVEMENT



WALKING AND CYCLING CONNECTIONS

Green Routes

6.87 A network of green corridors is proposed across the Himley Village development providing high quality green routes for pedestrians and cyclists. The main GI corridors are aligned in an east to west direction connecting the residential areas in the southern part of the Himley Village development towards the town centre. Additionally there are multiple GI corridors linking the north of the Site to Middleton Stoney Road. The green corridors will be of high quality, traffic-free, green routes which will provide a more leisurely route around the Himley Village development with meandering shared pedestrian and cycle paths.

6.88 These will be a minimum of 3m width to safely mix and accommodate both pedestrian and cyclist movement. It is proposed these routes are un-lit to retain the sensitive natural setting and therefore are likely to be primarily used by pedestrians and cyclists during daylight hours.

Approved outline application eco-town green infrastructure network



Proposed eco-town green infrastructure network

Pedestrian and Cycle Movement | Not to scale

LEGEND

- Wider site boundary
- Primary tree lined avenue with 3m wide cycle and pedestrian paths
- Secondary tree lined avenue with 3m wide cycle and pedestrian path
- Highways pedestrian crossing points
- Green pedestrian crossing points
- Green infrastructure primary pedestrian route
- Pedestrian path 3m wide
- Cycle and pedestrian path 3m wide



ROAD HIERARCHY

STREET TYPOLOGY

- 6.89 It is important to establish a clear street hierarchy that clearly defines the movement parameters for the development, in order to maintain legibility for the proposed development that is not dominated by a repetitive road layout.
- 6.90 Streets and open spaces will cross different character areas and will be important in providing continuity across the site. Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, location within the development proposals and function.
- 6.91 The key aspects defining each street typology are:
- Scale and setting of the street;
 - Movement network designed to be pedestrian and cyclist friendly to maximise sustainable forms of transport, this relates to both the overall street hierarchy and the detailed design of spaces;
 - Parking strategies depending upon the location, density and building typology. Tandem parking to be reduced where possible to ensure parking is on-plot and visitor parking bays to be provided;
 - Engineering requirements; and
 - Materials and details that coordinate and have a level of consistency across the site.
- 6.92 The street typology code does not reference every place within the development; however, it instructs the technical specifications for all street typologies within the site in order to give certainty to designers over the acceptability of street components, whilst allowing some flexibility to articulate development parcels within different variations of the same themes.

MOVEMENT AND CIRCULATION

- 6.93 The development includes the creation of six new access points. The first is a Primary Road linking Middleton Stoney Road along the southern boundary to future development within the North-West Bicester Masterplan and connecting to Howes Lane. This movement corridor provides a cycle/pedestrian path on either side of the road and allows for public transport through the provision of a bus route.
- 6.94 A network of Secondary Roads provide access from Middleton Stoney Road to the south and to future development along the north-western boundary and eastern boundary
- 6.95 Creating these connected routes between the access points will ensure the majority of all new homes will be within recommended walking distances of a public transport node.
- 6.96 Residential movement corridors link directly from the Primary and Secondary Roads via Tertiary Roads, Mews links and Private Drives to individual development parcels.

Road Hierarchy | Not to scale

LEGEND

-  Wider site boundary
-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Mews Links
-  Private Drive / Lanes
-  Existing B4030
-  Proposed bus route



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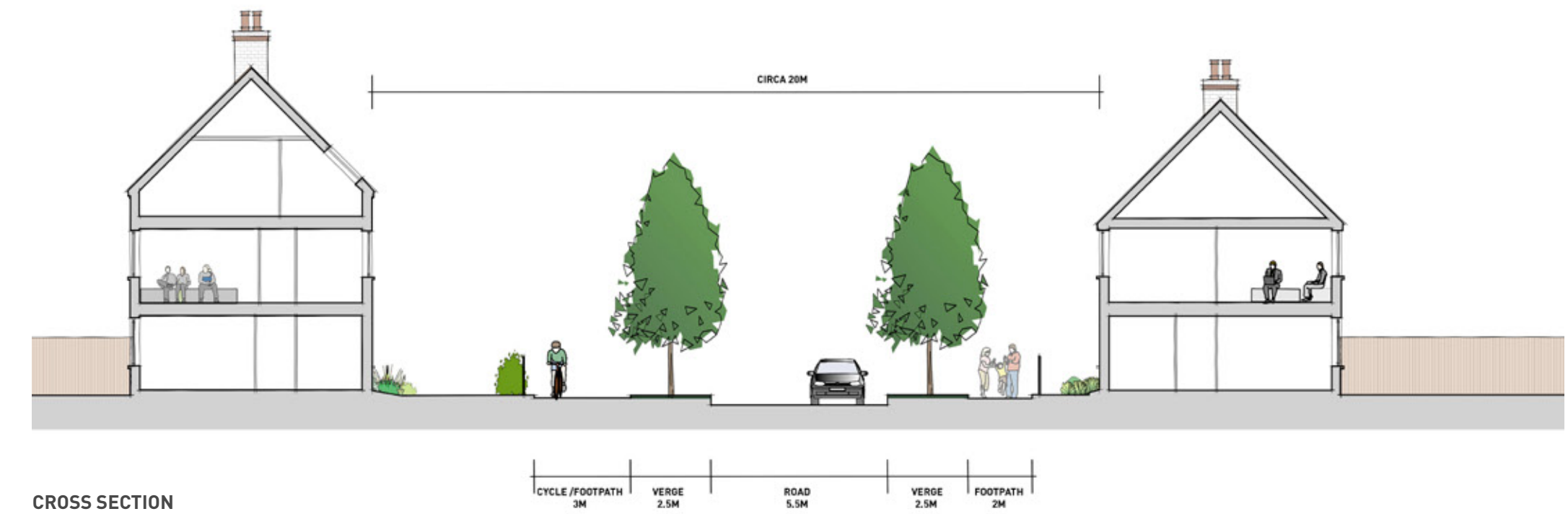


PRIMARY ROAD



SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Principal service / major route.	Continuous frontage.	Up to 4 storey.	With limited direct access, set-backs allowing for private driveways and minimal plot frontage.	Dwarf wall and piers with ornamental railing detail.	Predominantly on plot or garages (detached or integral); and driveways allowing cars to be concealed behind buildline.	Formal double avenue tree planting within grassed verges. Large sized upright habit trees regularly spaced at approximately 17m centres to each side of the highway. Norway Maple - <i>Acer platanoides</i> 'Emerald Queen' Hornbeam - <i>Carpinus betulus</i> Lime - <i>Tilia cordata</i> 'Green Spire'	Formal, evergreen hedgerow with lawn/turf to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.20m in height. Porteguses Laurel - <i>Prunus lusitanica</i>

SECONDARY ROAD



SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Secondary road / urban character.	More terraced and semi-detached units than in other character areas, with minimum detached present.	Up to 3 storey.	Set-back maximum of 6m to accommodate parking space. Elsewhere, set-backs limited to 2m from pavement edge.	Estate railing.	Predominantly on plot or garages (detached or integral) and driveways.	Formal double avenue tree planting within grassed verges. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway. Callery Pear - <i>Pyrus calleryana</i> 'Chanticleer' Bird Cherry - <i>Prunus padus</i> 'Albertii' & <i>Prunus sargentii</i> 'Rancho' Himalyan Birch - <i>Betula utilis</i> 'Jaquemontii'	Semi-formal, evergreen hedgerow with lawn/turf (varying species to Primary Road) to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.00m in height. Ebbings Silverberry - <i>Elaeagnus x ebbingei</i>

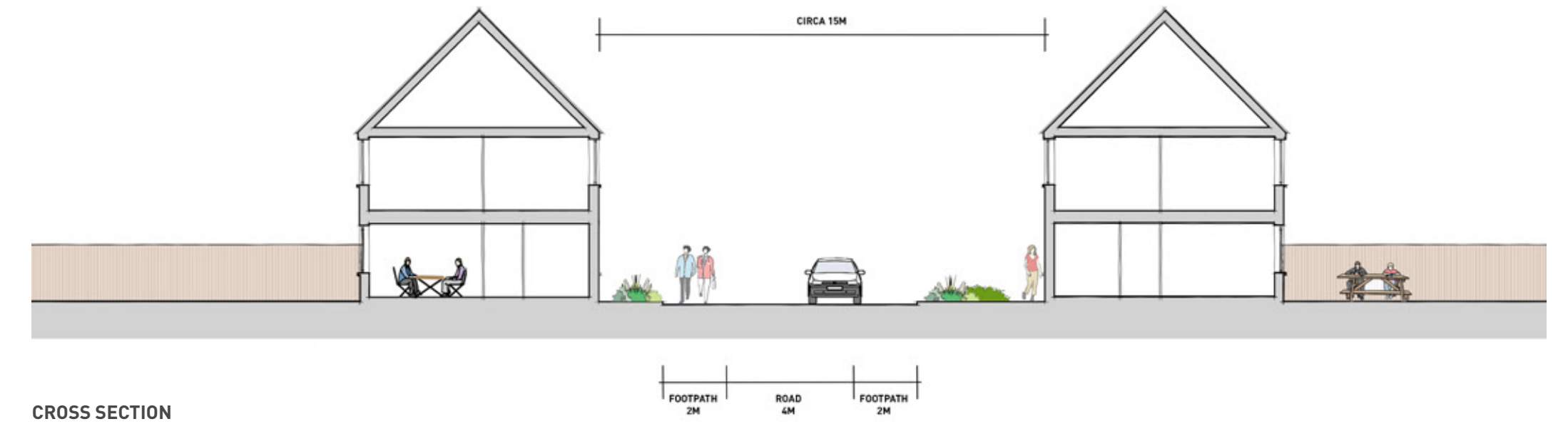
TERTIARY ROADS



CROSS SECTION

SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Side streets / urban character.	Terraced and semi-detached.	2 - 2.5 storey.	Varying set-back limited by associated parking arrangements.	-	Predominantly on plot frontage parking; driveways; and the occasional use of courtyard parking.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages. Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum

MEWS LINKS

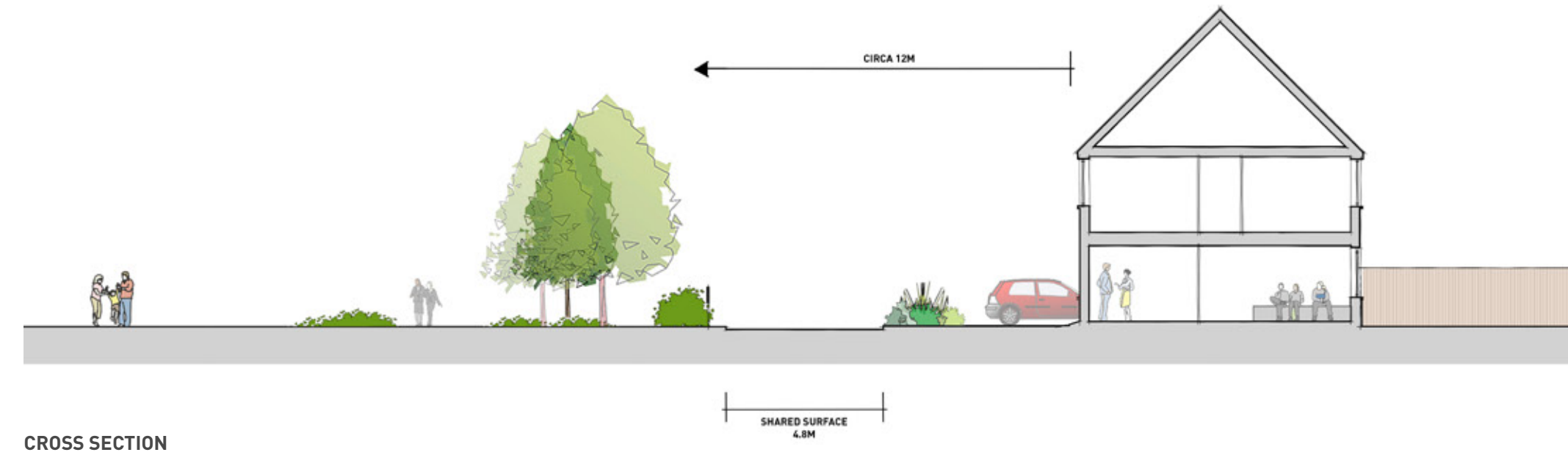


CROSS SECTION

SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Adopted shared surface / urban character.	Terraced and semi-detached.	2 - 2.5 storey.	Minimal set-backs allowing for wider shared surface.	Generally open with low level planting.	Predominantly driveways allowing cars to be concealed behind buildline.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages. Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum

PRIVATE DRIVES / LANES

Precedent Images



CROSS SECTION

SPACE TYPE	URBAN FORM				LANDSCAPE PLANTING		
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Privately-maintained shared surface / rural character.	Primarily detached and semi detached housing; Predominantly larger plot house types; Frontage onto private driveways creating a softer edge to the development.	1 - 2 storey.	Variation in set-back to accommodate front gardens and frontage parking.	(Rustic) post and rail timber fencing.	Predominantly on plot or garages (detached or integral) and driveways.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Plots fronting public open space areas. Native hedgerow with lawn/turf to private frontages supplemented with specimen shrubs to focal/key plot frontages. <i>Beech - Fagus</i> <i>Hornbeam - Carpinus</i>



PARKING TYPOLGIES

- 6.97 The table opposite sets out the range of parking accepted across the development. Overall, on plot and/or adjacent parking to properties will be encouraged as opposed to rear parking courts.
- 6.98 Parking spaces will be 2.5m x 5.0m in size in accordance with Oxfordshire County Council requirements. A vehicle/pedestrian sight splay of 2 x 2m (back of highway to side of driveway) will normally be required.
- 6.99 Where there is sufficient space, echelon or angled car parking bays may be used, these have the potential to create more car parking capacity. This should be broken up after every 5 spaces.
- 6.100 Where perpendicular parking occurs there should be a minimum of 750mm planting space between footpath and dwelling to avoid the perception of cars parking over 'gardens'.
- 6.101 Parking bays are designed with paving and landscaping elements. Individual parking bays will be delineated with a 'T' block in a contrasting colour. Marked on street parking will not be adopted however, parking within the highway is acceptable where there are wider areas.
- 6.102 On plot parking can be either a driveway, in open fronted carports or in garages. Garages can be designed as free standing structures or carefully integrated as part of a building. Garages should be set behind or level with the building line.

Parallel (adjacent to streets and driveways)		
	Length(m)	Width (m)
Space for people with mobility difficulties	6.5	2.9+1.0
Standard space	6.0	2.5

Perpendicular (adjacent to streets and parking courts)		
	Length(m)	Width (m)
Space for people with mobility difficulties	5.5	2.9+
Standard space (unobstructed)	5.0	2.5
Standard space (obstructed on one side)	5.0	2.7
Standard space (obstructed on both sides, includes car ports and undercrofts)	5.0	2.9
Inside garage	6.0	3.0

- 6.103 On street parking should be arranged and clearly identified to avoid unmanaged on-street parking, and so that it does not dominate views of the street or impinge upon the other activities that will take place in shared surface streets and private drives.
- 6.104 Garages should have a minimum internal size of 3m x 6m (single) and 6m x 6m (double, only if it is to be used as a parking space) with clear opening width of 2.4m to allow driver and passenger doors to be opened. Where garages form the sole parking provision for the dwelling, perforated garage doors or open doors should be used to discourage the garage being used for storage and keep the parking space available at all times. Personal doors to be included where sole access to gardens.

Parking Space Layouts

- 6.105 A vehicle / pedestrian sight splay of 2m x 2m (back of highway to side of driveway) will normally be required where the parking space abuts the back of footway or highway boundary.
- 6.106 Parking bays, which are side-by-side allow car doors to be opened partly into the adjacent bay. Where parking spaces are adjacent to structures adequate room for pedestrian movement should be provided on one or both sides accordingly.
- 6.107 Tandem (in line) parking is inconvenient and generally must be avoided where possible, as both spaces are rarely used. It should not be used off-site, however, it may be appropriate on-plot if an additional vehicle parking on the highway would not have unacceptable consequences.
- 6.108 Where parking is to be provided on-street, parking bays adjacent to the general carriageway may be appropriate in certain cases but it should be broken up in maximum groups of about 4 spaces. This not only limits the visual impact but allows kerb build-outs to be provided for pedestrians to cross the street with minimum sight line obstruction.

Electric Car Charging Points

- 6.109 The provision of electric car charging points must be provided to each dwelling to facilitate electric vehicle charging. Apartments also require the provision of charging points. There must be located in a secure and convenient location.

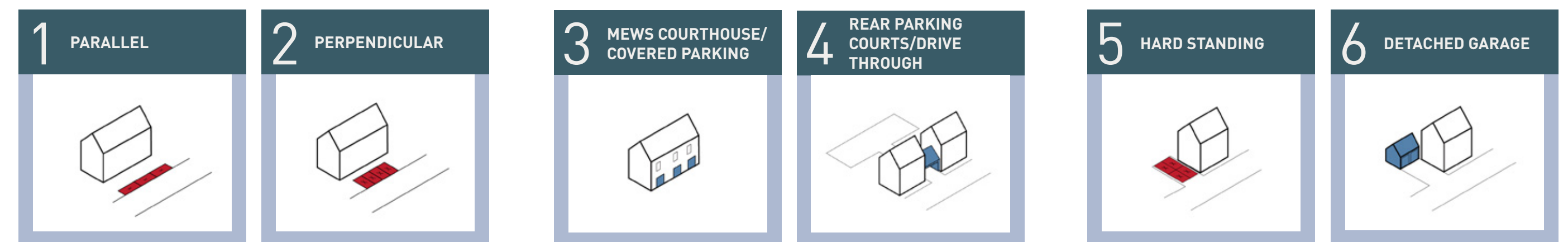
Cycle Storage

- 6.110 The provision of high quality, secure and well-located cycle storage must be provided, including both private and public storage. The design and layout within the public realm must be considered together with the layout and design of cycle paths to ensure both are fully integrated.
- 6.111 All cycle storage provision, including visitor storage, must be in accordance with Oxford County Council's (OCC) Cycle Parking Standards and is to be addressed as part of reserved matters applications for built development.
- 6.112 Reserved matters applications must include:
- Private cycle storage integrated within the curtilage of a dwelling or other convenient location for apartments which are safe and secure do not detract from the quality of the environment;
 - Apartments require the provision of covered and secure storage;
 - Public cycle storage located at communal features such as play and sports facilities and amenity open space.
 - Cycle storage in the public realm which is visible; convenient and overlooked by dwellings which provide natural surveillance.

Street Furniture

- 6.113 Street furniture is proposed throughout the development to contribute to the quality, character and usability of the site. It must be be accessible and usable for people of various ages and abilities as well as offering opportunities for socialising.
- 6.114 The types of street furniture should positively contribute to people's experience of the development and promote sustainable modes of travel such as walking and cycling. Examples include:
- Benches;
 - Bollards; and
 - Bins.

	Name	Type	Allocated?	Description	Comments	Character Area
1	Parallel	On-street	Optional	Parking located along the roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible. Maximum rows of 4 bays.	CA3/CA4
2	Perpendicular	On-plot/Off-street	Optional	Parking located perpendicular along roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible. Generally suited to streets where speeds are kept to a minimum. Maximum rows of 5 bays to be broken up with tree and shrub planting.	CA2/CA3
3	Mews courthouse/covered parking	On/off-plot	Yes	Terraced garages with residential uses above. Serving dwellings in the vicinity.	Allows enhanced natural surveillance over parking and offers efficient use of land. Minimum clear opening space of 2.4m. Garage doors should be omitted for courthouse units to ensure parking is available in perpetuity.	CA4
4	Rear parking court/drive through	On-plot	Yes	Parking bay and/or garage access through a covered arch on the street	Helps avoid car dominated street scene whilst providing secure on-plot parking. Minimum clear opening space of 2.4m.	CA1/CA2/CA3/CA4
5	Hard standing	On-plot	Yes	Parking bay located next to dwelling.	Can be located against the back edge of public domain or set back to allow additional parking in front. Can be joined to neighbouring parking bay.	CA2/CA3/CA4
6	Detached garage/Attached/integral garage	On-plot	Yes	Private garage often located next to dwelling or attached/ integral to provide direct access to the dwelling. If garages are to be counted as a parking space the following clear internal dimensions should be achieved: Single: 3m x 6m Double: 6m x 6m	Must be set back to allow parking in front. Can be joined to neighbouring garage. Minimum clear opening space of 2.4m. Garages to be set back from prominent frontages. Careful design required to mitigate impact of parking cars on the streetscene. A personnel door should be incorporated where possible.	CA1/CA2/CA3/CA4



GREEN & BLUE INFRASTRUCTURE



Green and Blue Infrastructure | Not to scale

GREEN AND BLUE INFRASTRUCTURE

6.115 The site in defined by an extensive green infrastructure network. The blueprint to which is defined by the existing landscape resources on the site. This consists of:

- Agricultural land bound by mixed native hedgerows and associated trees.
- 2 small ponds and associated vegetation.
- Broad leaved woodland to the eastern site boundary.

6.116 These landscape resources will be retained and enhanced where possible to ensure the development is integrated within an established rural landscape setting.

Dark Corridor

6.117 Retained hedges shall have a buffer a minimum of 20m in width comprising of 10m either side of the retained hedge except where they form part of a Dark Corridor, as defined in the supporting documents to the NW Bicester Masterplan. Dark Corridors are where the buffers extend to a width of 40m comprising of 20m either side of the retained hedge, and the woodlands shall have a buffer around their perimeter a minimum of 10m in width when measured from the canopy edge.

6.118 The hedge and woodland buffers shall be maintained thereafter as public open space and managed to maintain, create and protect biodiversity and historic landscape features in accordance with Policies ESD10 and ESD15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.

LEGEND

- Wider site boundary
- Existing trees and woodland retained and enhanced
- Existing hedgerow retained and enhanced
- Existing hedgerow enhancement open space
- Newt habitat corridor
- Amenity open space
- Proposed woodland
- SuDS corridor
- Neighbourhood Equipped Area for Play (NEAP) play space
- Local Equipped Area for Play (LEAP) play space
- Sports pitches/playing fields
- Allotment provision
- Primary road tree lined avenue
- Secondary road tree lined avenue
- Souther buffer strip between Residential and Other Uses
- 40m wide 'Dark Corridor'



0 200m



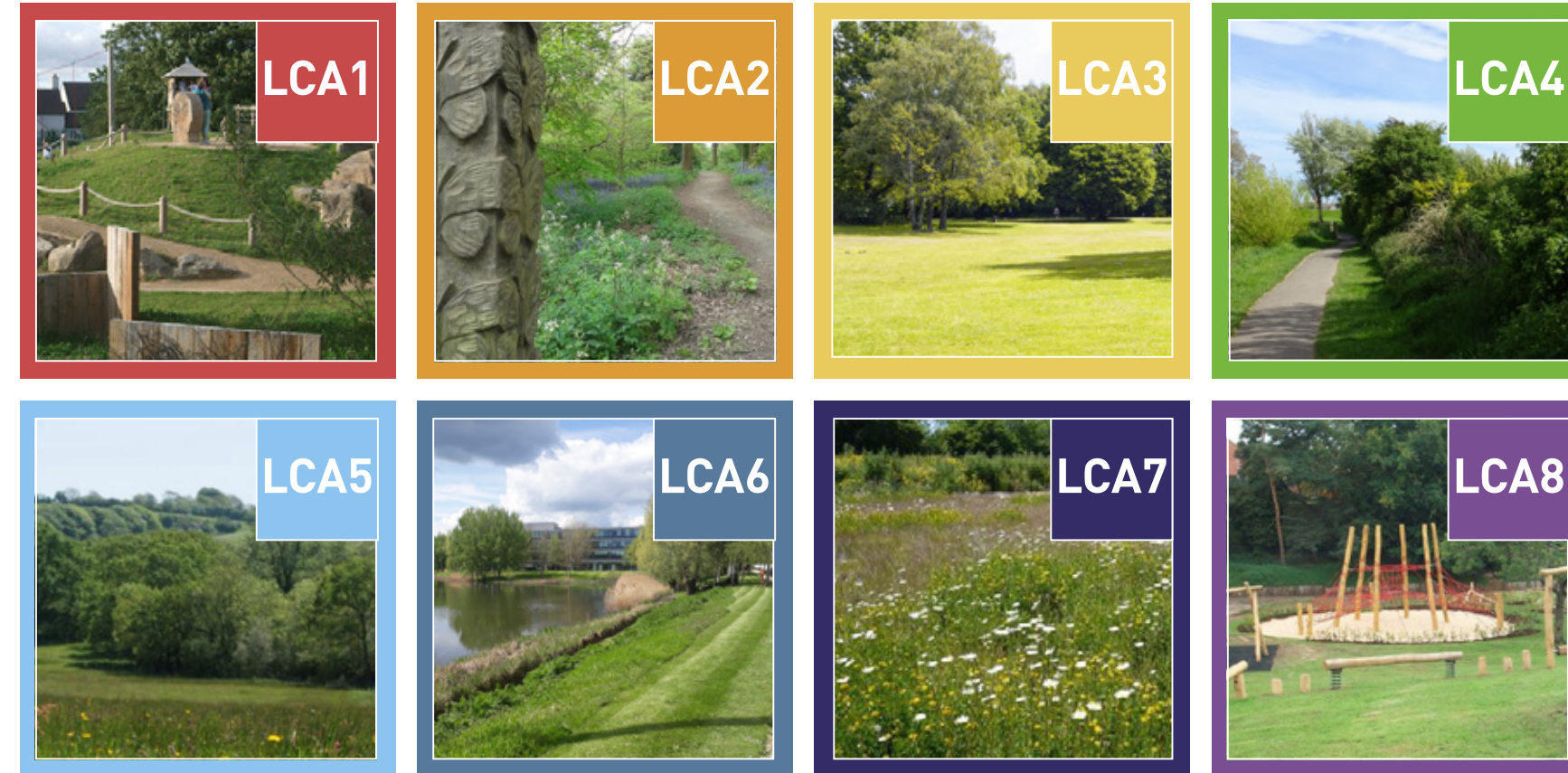
LCA LANDSCAPE CHARACTER AREAS

OVERVIEW

6.113 The green infrastructure network across the development comprises of a series of differing landscape characters and functions to infuse variety, legibility and place making into the landscape design.

6.114 The proposed key landscape character areas are:

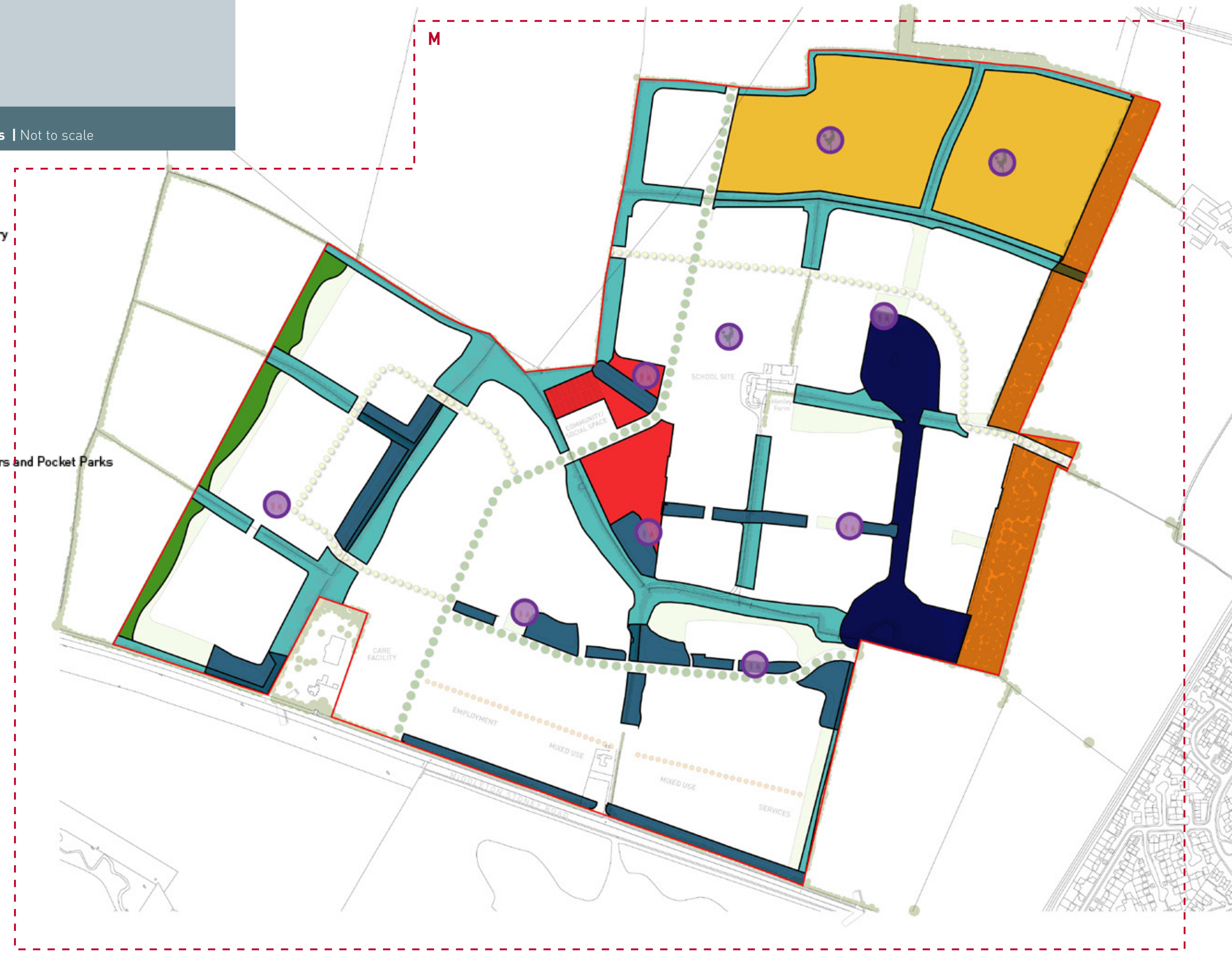
- **LCA1: Himley Green** – central formal parkland landscape at the heart of the development, incorporating community allotments located centrally within the development.
- **LCA2: Himley Woods** – Existing woodland retained and enhanced to the eastern boundary of the site.
- **LCA3: Himley Fields** – Playing fields to the north of the site.
- **LCA4: Himley Edge** – New woodland belt boundary to the western site boundary.
- **LCA5: Hedgerow corridors and pocket parks** – a network of linear public open spaces aligned to existing field boundary hedgerow.
- **LCA6: SuDS corridors** – public open spaces that incorporate the site's drainage requirements including landscaped swales and attenuation basins.
- **LCA7: Newt corridor** – A landscape sensitively designed to protect and enhance Newt habitat and includes 2 existing ponds.
- **LCA8: Play spaces** – A series of equipped play and informal play spaces distributed across the development of natural play theme to cater for all ages.



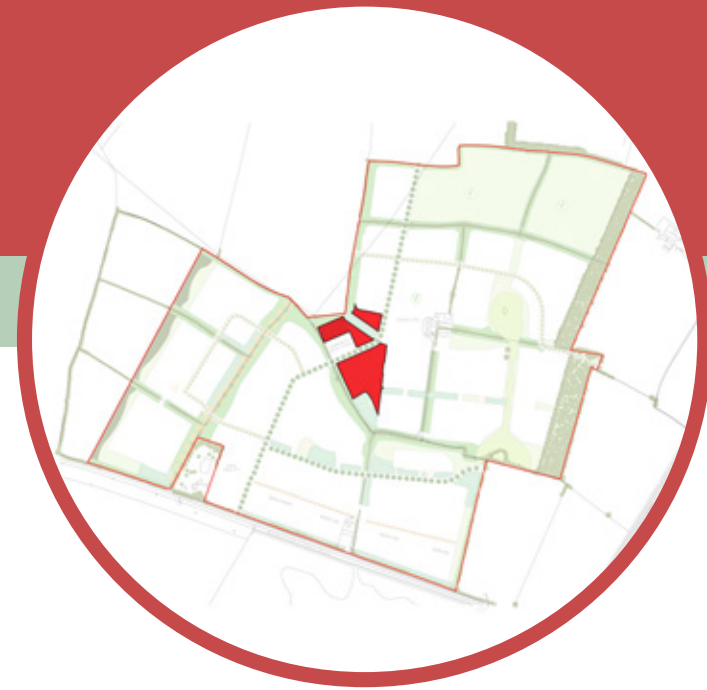
Landscape Character Areas | Not to scale

LEGEND

- Wider site boundary
- LCA1 Himley Green
- LCA2 Himley Woods
- LCA3 Himley Fields
- LCA4 Himley Edge
- LCA5 Hedgerow Corridors and Pocket Parks
- LCA6 SuDS Corridors
- LCA7 Newt Corridor
- LCA8 Play Spaces



LCA1 HIMLEY GREEN



KEY CHARACTERISTICS

6.115 At the heart of the development is Himley Green. A large formal park defined by perimeter tree planting. Key pedestrian links converge into this space and is defined on its southern boundary by Existing hedgerow. The space will incorporate the provision of a NEAP play space, LEAP play space (to the northern side of the primary highway) and SUD'S features as necessary. Himley Green will be an adaptable open amenity space that could cater for small community events such as fetes and pop-up markets. The allotment provision is located within Himley Green and will provide opportunities for the community grown plants and vegetables. There is an opportunity adjacent to the allotment to create a community orchard.

- Secure perimeter fencing (appearance softened with hedgerow planting)
- Secure on-site tool/equipment storage
- Vehicular access and on-site car-parking
- Communal composting facilities
- Access to water

Allotments

6.116 The allotment provision required for this size of development measures 1.5 hectares. The community allotment is located centrally within the development adjacent to the 'community hub' and village green. Detailed design and specification The principal design features include:

- Allotment plots of varying sizes to meet different user group needs.
- Inclusive design. Disabled access raised planter allotment plots.



* Assumed location of proposed public art. For further information see page 116

Precedent Images



LCA2 HIMLEY WOOD



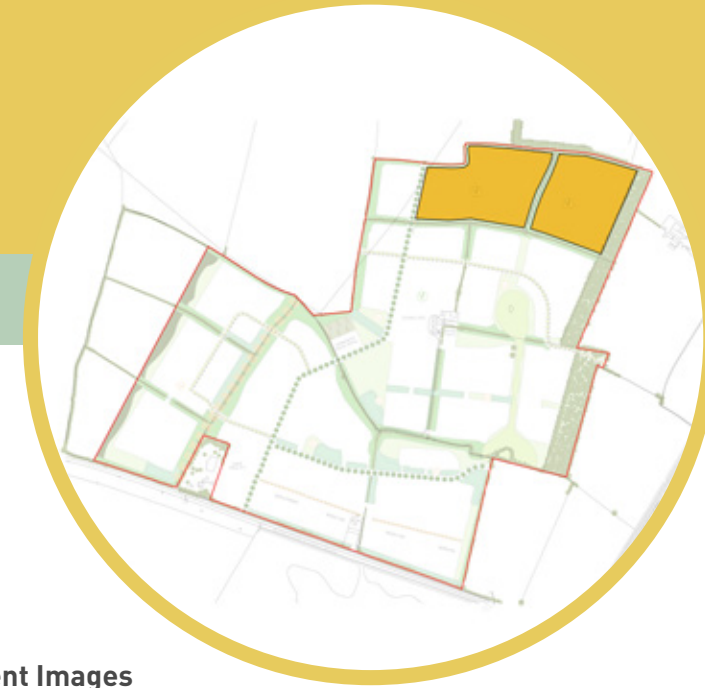
KEY CHARACTERISTICS

6.117 Existing woodland is located along the eastern edge of the development. A linear north-south belt of woodland defines the edge of development to this boundary and is a key landscape resource. The woodland will be enhanced where necessary for habitat opportunities. The woodland will create opportunities for informal woodland and woodland edge walks where wildlife interpretation boards could be included.

Precedent Images



LCA3 HIMLEY FIELDS



KEY CHARACTERISTICS

6.118 To the north of the site a large area of open space will provide levelled and well drained areas for grassed sports pitches and informal play/recreation. Informal walking routes around the perimeter of the space, margins of wildflower, contained by existing hedgerows and woodland will create an attractive setting for recreation. Positioned adjacent to pedestrian footpaths informal 'play on the way' with seating and resting opportunities.

Precedent Images



LCA4 HIMLEY EDGE



KEY CHARACTERISTICS

6.119 New woodland planting belts are proposed to the western edge of the development. This will incorporate informal footpath routes, a LEAP play space and amenity space areas. The woodland once established will help intervene intervisibility between the edges of new built form and open countryside.

Precedent Images



LCA5 HEDGEROW CORRIDORS & POCKET PARKS



KEY CHARACTERISTICS

- 6.120 The existing network of field boundary hedgerow will be retained and reinforced where appropriate. These hedgerows underpin the distribution and network of public open spaces proposed. These spaces are defined as 'hedgerow corridors' and will create a network of 'connected' landscape spaces. These spaces will seek:
- The protection and enhancement of the existing hedgerow network for wildlife
 - The provision where appropriate of pedestrian footpath/cycleways
 - The creation of wildflower meadows, tree planting and native scrub

- The inclusion of the concept 'foraging walks' with specific focus on fruit, and nut bearing species along certain routes for seasonal foraging/picking
- The inclusion of orchard tree planting where appropriate
- The inclusion of seating opportunities and small informal play spaces
- The inclusion of some pocket park amenity spaces with LEAP play areas.
- The inclusion of fitness equipment stations to create a fitness type trail through the development.

Precedent Images



LCA6 SuDS CORRIDORS



KEY CHARACTERISTICS

- 6.121 These linear public open space corridors shall primarily function as drainage features. The design of which will be landscape-led to help integrate engineered features into the landscape design. The provision of open attenuation swales and basins where possible will create opportunities for habitat creation, wetland grassland/wildflower meadows and marginal planting. Seating opportunities will be provided at key locations to take advantage of the attractive wetland/water-side landscape character.

Precedent Images



LCA7 NEWT CORRIDORS



KEY CHARACTERISTICS

6.122 This open space area will focus on the protection and enhancement of newt habitat. 2 existing ponds will be retained and connected with newt habitat corridor. Pedestrian movement will be controlled through this zone with provision of meadow grassland, hibernacula, log piles coupled with sensitive landscape management processes.

Precedent Images



LCA8 PLAY SPACES



KEY CHARACTERISTICS

6.123 The development proposal requires the provision of 1 number play space (NEAP provision equivalent), 6 number play spaces (LEAP provision equivalent) and informal natural play spaces such as 'trim trail' and 'play on the way' spaces. Play spaces to be designed with a natural play theme, using natural materials such as timber, boulders, mounding and sensory planting.

NEAP

6.124 The Neighbourhood Equipped Area for Play (NEAP) is located centrally within the development at 'Himley Green'. The largest play space within the development will be a prominent design feature at heart of Himley Village. The NEAP play space will positively contribute to the attractiveness and landscape setting of Himley Green. The play space will be of natural play theme and provide equivalent provision to the Fields in Trust design guidance for NEAP play provision. This includes:

- Intended for older children of relative independence
- Within 15 minute walk from the child's home
- Positioned beside a pedestrian route
- Minimum of 1000m² activity zone
- Hard surfaced games court 465m²
- A buffer zone of 30m between the activity zone to the nearest property
- Designed to provide a stimulating and challenging play experience that may include equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities.
- Bicycle storage/parking
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins

LEAP

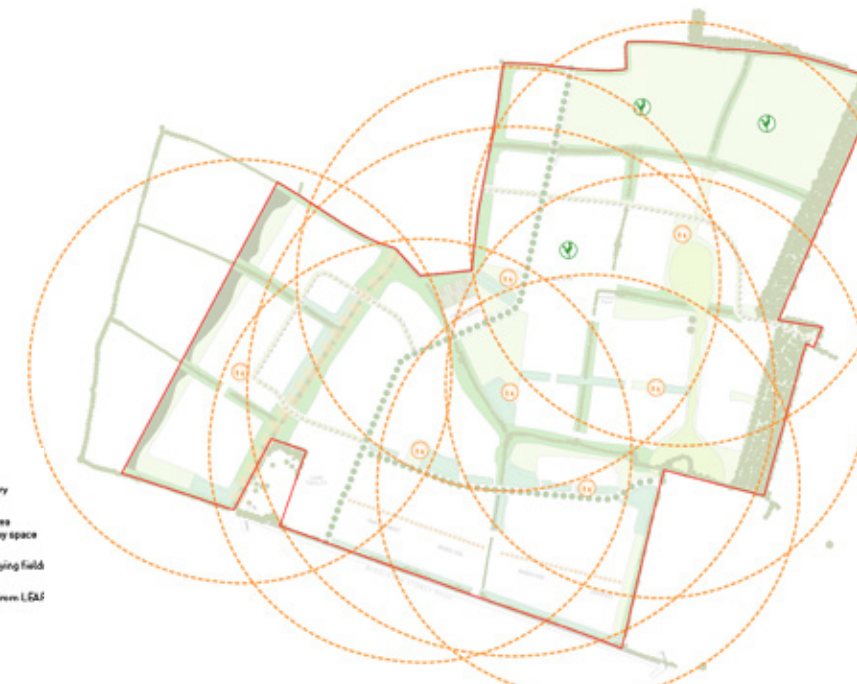
6.125 6 No. Local Equipped Area for Play (LEAP) are distributed evenly across the development. These play spaces will be of natural play theme and positively contribute to the setting of the public open space and provide equivalent provision to the Fields in Trust design guidance for NEAP play provision. This includes:

- Intended primarily for children who are beginning to go out and play independently
- Within 5 minutes walk from the child's home
- Positioned beside a pedestrian route
- Minimum of 400m² activity zone
- A buffer zone of 20m between the activity zone to the nearest property
- Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, and play with natural materials such as sand and water, or other activities
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins

LAPs & Informal Play

6.126 Local Areas for Play and Informal play opportunities across Himley village will be distributed evenly throughout the network of public open space areas. The spaces will typically comprise 2 pieces of informal play features, be of a natural theme such as boulders, fallen logs, mounding and sensory planting. These play spaces will be located adjacent to pedestrian footpaths within the hedgerow corridors and create incidental play opportunities for children 'on the way' to formal play provision in large public open space areas.

Precedent Images



LEGEND
 Water side boundary
 Local Equipped Area for Play (LEAP) play space
 Sports pitches/playing field
 Walking distance from LEAP 400m

SOFT LANDSCAPE MATERIALS PALETTE

STREETS

6.127 The below hard and soft landscape material palettes set out indicative plant species and material specifications to the various landscape types and applications proposed. This includes a tree planting strategy to the hierarchy of street types and to public open space areas.

TREES		
Street Type	Strategy	Possible Species
Primary	Formal double avenue tree planting within grassed verges. Large sized upright habit trees regularly spaced at approximately 17m centres to each side of the highway.	Norway Maple - <i>Acer platanoides</i> 'Emerald Queen' Hornbeam - <i>Carpinus betulus</i> Lime - <i>Tilia cordata</i> 'Green Spire'
Secondary	Formal double avenue tree planting within grassed verges. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway.	Callery Pear - <i>Pyrus calleryana</i> 'Chanticleer' Bird Cherry - <i>Prunus padus</i> 'Albertii' & <i>Prunus sargentii</i> 'Rancho' Himalyan Birch - <i>Betula utilis</i> 'Jaquemontii'
Tertiary Roads/ Mews Links/ Private Drives/ Lanes	Small to medium sized street tree planting within front gardens where space permits.	Serviceberry - <i>Amelanchier lamarckii</i> Cherry - <i>Prunus serrulate</i> 'Sunset boulevard' Apple varieties - <i>Malus trilobata</i>

HEDGEROW AND SHRUBS		
Street Type	Strategy	Possible Species
Primary	Formal, evergreen hedgerow with lawn/turf to private frontages supplemented with specimen shrubs. Hedgerows	Porteguses Laurel - <i>Prunus lusitanica</i>
Secondary	Semi- formal, evergreen hedgerow with lawn/ turf (varying species to Primary Road) to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.00m in height.	Ebbings Silverberry - <i>Elaeagnus x ebbingei</i>
Tertiary/Mews Links	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: <i>Aucuba</i> , <i>Brachyglottis</i> , <i>Choisya</i> , <i>Hebe</i> , <i>Lavender</i> , <i>Ceanothus</i> , <i>Photinia</i> , <i>Rosemary</i> , <i>Skimmia</i> , <i>Viburnum</i>
Private Drives/ Lanes	Plots fronting public open space areas. Native hedgerow with lawn/turf to private frontages supplemented with specimen shrubs to focal/key plot frontages.	Beech - <i>Fagus</i> Hornbeam - <i>Carpinus</i>

Trees



Hedgerow and Shrubs



PUBLIC OPEN SPACES

TREES	
Strategy	Possible Species
Parkland, individual tree and tree groupings with public open space areas.	Alder - <i>Alnus glutinosa</i> Beech - <i>Fagus sylvatica</i> Field maple - <i>Acer campestre</i> Lime - <i>Tilia cordata</i> English Oak - <i>Quercus robur</i> Sessile Oak - <i>Quercus petraea</i> Rowan - <i>Sorbus aucuparia</i> Silver Birch - <i>Betula pendula</i> Cherry - <i>Prunus avium</i>

WOODLAND	
Strategy	Possible Species
New woodland planting to western site boundary.	Beech - <i>Fagus sylvatica</i> Field maple - <i>Acer campestre</i> Lime - <i>Tilia cordata</i> English Oak - <i>Quercus robur</i> Sessile Oak - <i>Quercus petraea</i> Rowan - <i>Sorbus aucuparia</i> Silver Birch - <i>Betula pendula</i> Cherry - <i>Prunus avium</i> Understorey shrubs: See adjacent.

SHRUBS AND HEDGEROWS	
Strategy	Possible Species
New native shrub and hedgerow planting. Infill and reinforcement to existing hedgerow/vegetation. New shrub planting to structural landscape, buffer planting and woodland edges.	Field maple - <i>Acer campestre</i> Dogwood - <i>Cornus sanguinea</i> Hazel - <i>Corylus avellana</i> Hawthorn - <i>Crateagus monogyna</i> Holly - <i>Ilex aquifolium</i> Blackthorn - <i>Prunus spinosa</i> Dog rose - <i>Rosa canina</i> Guelder rose - <i>Viburnum opulus</i>

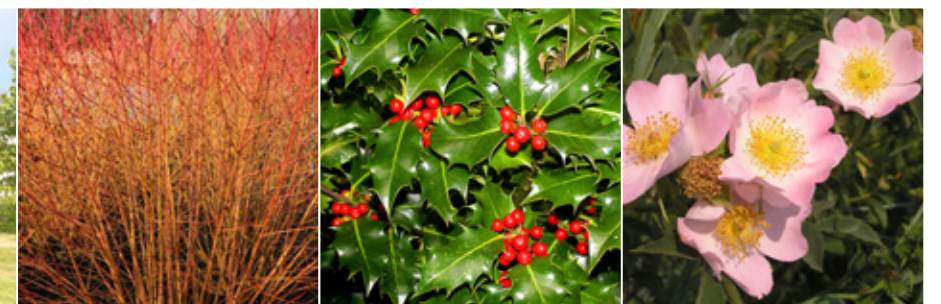
Trees



Woodland



Hedgerow and Shrubs



HARD LANDSCAPE MATERIALS PALETTE

Mown footpath

FOOTPATHS	
Type	Material
Highway footpaths	Blacktop tarmacadam
Formal POS footpaths	Self-binding gravel (colour: golden amber)
Informal POS footpaths	Amenity grass mown
Informal woodland footpaths	Loose bark mulch
Meeting spaces	Block paving and setts (colour: silvers/grey)

STREET FURNITURE	
Type	Material
Benches	Steel framed, timber
Bollards	Timber
Bins	Steel framed, timber

Footpaths



Street Furniture



CULTURAL WELLBEING

PRECEDENT IMAGES

INTRODUCTION

6.128 National Planning Policy recognises that cultural wellbeing as one of its one of twelve core planning principles as well as a key component of achieving sustainable development. It adds that public art and sculpture can play an important role in making places that people enjoy living in an using.

PUBLIC ART

- 6.129 The proposals for Himley Village provide the environment and associated design elements to establish a very clear cultural identity for the development and its residents and visitors.
- 6.130 Public art can play a key role in establishing identity and in building social capital through public engagement and civic discourse. The design and proposals for Himley Village understand the role of public art in enriching the lives of residents and visitors by connecting them with their living environment and fostering a sense of identity, civic pride, and of course, cultural wellbeing.
- 6.131 Himley Village will provide numerous opportunities for public art installations within each of its five neighbourhoods, with public art used as the principle means of defining the individual characteristics of each of these neighbourhoods.
- 6.132 To achieve this, artists and communities will be invited to design installations, sculptures and features to be included within in the public realms of Himley Village. This can be achieved through the use of local arts resources such as OxOnArts (the Oxfordshire Arts Partnership), and the engagement of local communities, schools and colleges.
- 6.133 There will also be a programme of events and visits to inform the community about Himley Village, both at the construction stage, and as each construction phase is completed.



Himley Village Green | Not to scale

LEGEND

- * Assumed location of proposed public art.



INTRODUCTION

6.134 This section outlines a robust delivery strategy for the development and sets out the roles and responsibilities for the implementation of the site, from site preparation to the delivery of homes.

Roles and Responsibilities

6.135 [Company TBC] intend to implement the strategic infrastructure within the development.

6.136 The strategic infrastructure which [Company TBC] will be responsible for implementing includes site access and primary and secondary street infrastructure.

Delivery Strategy

Site Preparation

6.137 [Company TBC] will prepare the site for construction, including the site works and clearance works required to construct appropriate ground levels for the site.

6.138 [Company TBC] will design, seek approval for, and contract the construction of the spine road and primary streets, street planting, street lighting and furniture as well as underground utilities.

6.139 [Company TBC] will design, seek approval for, and contract the construction of the strategic open space and landscaping including the swale and attenuation features; sports pitches and associated car parking; allotments; and LEAP's.

Parcelisation

6.140 The Land Use Plan provides parcel references which will help provide consistency for implementation. Housebuilders will be responsible for the construction of new dwellings, residential streets within parcels and smaller scale open spaces which could include areas for play.

School Site

6.141 [Company TBC] will carry out the site preparation works for the primary school; and land for sports pitches. Both elements will be designed and delivered by [Company TBC].

Care Facility

6.142 [Company TBC] will design, seek approval for, and contract the construction of the care facility. This will be designed and delivered by [Company TBC].

Employment Park

6.143 [Company TBC] will design, seek approval for, and contract the construction of the employment park (including the mixed use and service parcels). This will be designed and delivered by [Company TBC].

Management and Maintenance

6.144 [Company TBC] will maintain the open space through the construction stage and thereafter it will be transferred to the relevant management body.

6.145 All roads (with the exception of private drives) will be built to adoptable standards and will be adopted and maintained by [Company TBC].



SUMMARY AND CONCLUSIONS

Design Opportunities...



OVERALL APPROACH

- 7.1 This Design Code has set out a clear explanation of the design and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.
- 7.2 As stated in the National Design Guide, 2019:

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.”

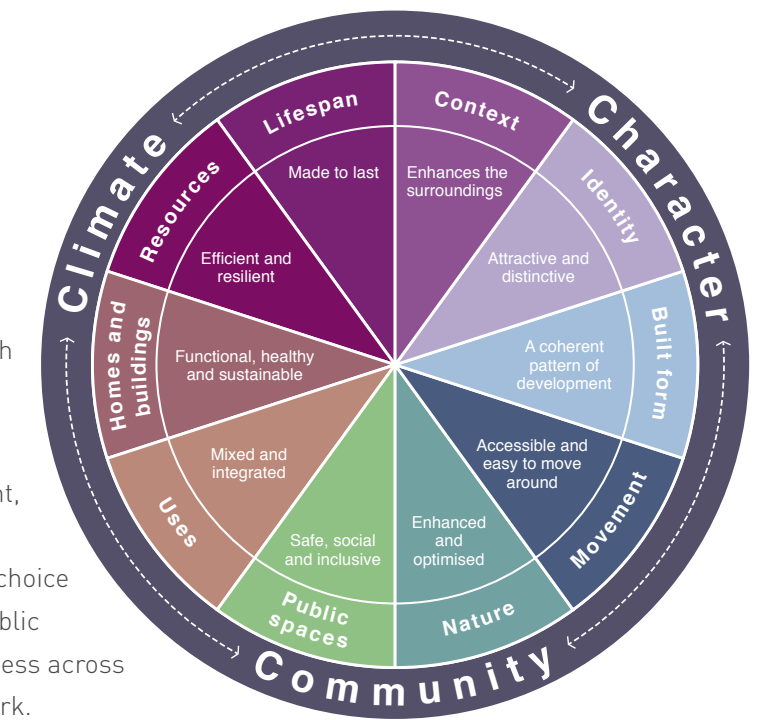
(Para. 16, NDG 2019)

The ‘story’ has been set out within this Design Code to inform and address all ten characteristics discussed in the guide.

- 7.3 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Himley Village, Bicester can be delivered to meet the 3 key NPPF objectives of sustainable design
 - A social objective;
 - An economic objective
 - An environmental objective.
- 7.4 The proposals also reflect the ‘North West Bicester’ SPD and the ‘Cherwell Residential Design Guide’ SPD in its approach and aspirations to provide high quality design.
- 7.5 The development provides a unique opportunity to create a new development, building on the legacy and distinctive character of the site. Creating housing choice and provide areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian network.

CONCLUSION

- 7.6 The masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.
- 7.7 Himley Village will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through an increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.
- 7.8 The development proposals will offer the following main benefits:
 - The delivery of circa 1700 new homes in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
 - The creation of an integrated and sustainable residential community with a responsive design and sympathetic relationship to the existing settlement;
 - Delivery of new open spaces for the benefit of both new and existing residents in the area.
 - Providing a development that is well connected, readily understood and easily navigated, with the delivery of new access points from Middleton Stoney Road for the proposed residential development and employment park;
 - The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
 - The creation of a strong landscape structure, focused around retaining the existing field boundaries vegetation to provide a well connected green infrastructure framework; and
 - Promoting the objectives of sustainable development through layout and design.



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DESIGN



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PLANNING



ECONOMICS



HERITAGE

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