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HIMLEY VILLAGE
BICESTER
DESIGN CODE
COMPLIANCE STATEMENT

Prepared by Pegasus Group on behalf of Countryside Properties plc
April 2021 | P20-3215_30A



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SUMMARY AND
CONCLUSIONS

INTRODUCTION

PURPOSE OF THE DOCUMENT


- 1.1 This Design Compliance Statement is prepared by Pegasus Group on behalf of Countryside Properties Ltd in support of a Reserved Matters submission for residential development of Himley Village North West Bicester.
- 1.2 The Reserved Matters application seeks permission for 500 residential units, comprised of a mixture of open market and affordable housing, to be offered with a variety of house types and tenures.
- 1.3 The layout and appearance of the proposals have been informed by the parameters and design guidance of the outline planning permission ref. 14/02121/OUT, the North West Bicester Masterplan documents, the Cherwell Design Guide SPD, the Oxfordshire County Council Residential Road Design Guide and through consultation with the Local Planning Authority.
- 1.4 The Statement sets out how the development vision for Himley Village has evolved, with reference to the considerations of streets and spaces, landscape and open space, built form and layout and character and identity, as depicted within the Cherwell Design Guide SPD.

CLIENT BACKGROUND

- 1.5 Countryside is the UK's leading mixed-tenure developer specialising in building communities.
- 1.6 In March 2021, we retained our 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey. In addition, we have also been awarded both the 'Gold Award' and 'Outstanding Achievement' award from In-House for customer satisfaction throughout 2020.
- 1.7 The Housebuilding division develops sites that provide private and affordable housing, on land owned or controlled by the Group. It operates under the Countryside and premium Millgate brands.
- 1.8 Our Partnerships division specialises in the regeneration of public sector land, delivering private and affordable homes by partnering with local authorities and housing associations.



LEGEND

 Application site boundary

THE SITE

- 1.9 The application site of 22.85 hectares / 56.46 Acres forms the Himley Park (Residential) character area of the Himley Village Masterplan.
- 1.10 The site is situated approximately 1.4 miles north west of Bicester town centre. The site relates to all land edged as red on the plan opposite and is currently open arable land consisting of various fields defined by hedgerow boundaries.
- 1.11 The wider Himley Village site is bound by Middleton Stoney Road to the south, mature woodland to the east, and arable land to the north and west.
- 1.12 Further east of the Himley Village is Bicester town centre, providing the site with close proximity to local facilities including primary and secondary schools, shops and community facilities.
- 1.13 Access to the site will be gained from Middleton Stoney Road and will ensure pedestrian and cycle linkages to the wider masterplan and surrounding area.
- 1.14 A retained large block of woodland lies to the south of the site, with arable land to the north and east, due to form further development Parcels of the Bidwell West allocation and arable land to the west is proposed to form a large amenity area, to include sports pitches and formal recreational space, to serve the overall development, including these development parcels.

PLANNING BACKGROUND

The outline planning permission

- 1.15 The application site falls within both the Local Plan Strategy, allocated as a Mixed Use (Housing and Employment) site, as well as the NW Bicester Masterplan Framework.
- 1.16 Outline planning permission for Himley Village was granted in 30th January 2020 with the proposals including:

“... up to 1,700 residential dwellings (Class C3), a 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). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)”.

- 1.17 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.






THE SITE-WIDE REGULATING PLAN

BUILDING HEIGHTS

-  Minimum height 4m
Maximum height 17m
-  Minimum height 4m
Maximum height 16m
-  Minimum height 4m
Maximum height 13m
-  Minimum height 4m
Maximum height 10m


VEHICULAR MOVEMENT

-  Primary Road
-  Secondary Road
-  Tertiary Road
-  Mews Links
-  Private Drives / Lanes
-  Existing B4030

GREEN AND BLUE INFRASTRUCTURE

-  Existing trees and woodland retained and enhanced
-  Existing hedgerow retained and enhanced
-  Proposed woodland
-  Amenity open space
-  Newt habitat corridor
-  Sustainable Urban Drainage
-  'Stepping Stone Ponds' for GCNs
-  Neighbourhood Equipped Area for Play (NEAP) play space
-  Local Equipped Area for Play (LEAP) play space
-  Sports pitches/playing fields
-  40m wide 'Dark Corridor'
-  Primary pedestrian route
-  Tree Buffer

PLACEMAKING

-  Gateway
-  Local square and public realm
-  Key frontage (Middleton Stoney Road)
-  Key frontage (Formal)
-  Key frontage (Intermediate)
-  Key frontage (Informal)
-  Landmark building (addressing key corners and gateways)
-  Focal building (to terminate street vista)
-  Public Art
-  Key view and vista
-  Proposed bus route

OTHER LAND USE

-  School site
-  Community/social space
-  Allotments
-  Himley Farm retained
-  Services
-  Care Facility
-  Other Use
-  Mix Use



DESIGN VISION AND SITE-WIDE PRINCIPLES

THE DESIGN CODE

- 1.1 The objective of the 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.
- 1.2 The Design Code provides a platform to build upon for a more detailed Design Compliance Statements to accompany a subsequent reserved matters or detailed application.

THE DESIGN VISION

The Cherwell Local Plan states:

***“Himley Village is part of the ambition to develop the UK’s first eco-town, a highly desirable place to live and work, a place of quality and distinctiveness, working with the natural assets, constraints and opportunities to create a new neighbourhood.*”**

The proposal is to create a family of distinct residential character areas with the highest standards in sustainable construction, using low carbon materials and connected through a series of formal and informal greenspaces through which a network of pedestrian and cycle routes pass, whilst also providing links to the surrounding new residential neighbourhoods being brought forward by Cherwell District Council as part of the North West Bicester Masterplan. The proposals include a retirement village, commercial floorspace, social and community facilities, open space and parks for new residents, together with a new employment park to support the economic growth of North West Bicester and the surrounding areas.

The Vision aims to “Create a vibrant Bicester where people choose to live, work and spend their leisure time in sustainable ways...”

Cherwell Local Plan 2011-2013 Part 1

SITE-WIDE MASTERPLAN PRINCIPLES

- 1.3 Good design principles are key to the delivery of the vision for Himley Village. These are:
 - Sustainability;
 - Design Quality;
 - Response to Context;
 - Creating a Place;
 - Integrating into the Neighbourhood; and
 - Safe and Accessible Environments.
- 1.4 These principles helped to shape the Site-Wide Masterplan from which the key components of layout and form of the development parcels have enabled the production of a Regulating Plan to which Reserved Matters applications are required to follow.

Streets and spaces

- 1.5 Himley Village is based on a series of well-connected streets and spaces, providing suitable and convenient access to the surrounding road network and linking up key areas of open space as well as new facilities and services. This sets out the design requirements of new streets to reflect the hierarchy of routes and spaces.

Landscape and Open Space

- 1.6 Himley Village will provide a network of multi-functional green spaces that respect key aspects of the existing landscape and introduces new features to create an attractive setting for new development.
- 1.7 The approach will harness new and existing ecological benefits to add greater social and economic value. This will facilitate the movement of people through attractive green spaces linking Himley Village to the countryside and Bicester.

Layout and Urban Form

- 1.8 Himley Village will be based on creating a legible structure of blocks and streets, to link to adjacent amenities, allowing people to move safely and conveniently through the area.
- 1.9 Developing at a range of densities and building heights throughout the site that when combined with landscape and building form assists in providing different areas of recognisable character.

Character and Identity

- 1.10 Himley Village is made up of a range of character areas that respond directly to their setting and context. Each character area will have its own identity and appearance but will be linked by the streets, spaces and landscape that enable people to experience each of the different areas.

Character area coding

- 1.11 The Site-Wide Masterplan has informed the Regulating Plan by fixing a number of elements to provide a coordinated implementation of the overall development. These include:
- Land Use;
 - Built Character;
 - Building Heights;
 - Placemaking;
 - Access and Movement; and
 - Green and Blue Infrastructure
- 1.12 The Site-Wide Masterplan has been split into 'Character Areas' to provide a more detailed guide on how Reserved Matters applications should respond to these elements.
- 1.13 This Reserved Matters planning application area falls entirely within Character Area 5: Himley Park (Residential). Section 5 of the Design Code discusses the Regulating Plan for this area, the defining features and how the proposed design has incorporated the principles.

CA3: Himley Park (Residential)







- 1.14 Himley Park forms the largest of the residential areas and forms the interface to the northern edge of the employment park.
- 1.15 The key features of Himley Park include:
- The south of the Site is bounded by Middleton Stoney Road and Bignell Park beyond;
 - Middleton Stoney Road is the only vehicular route bounding the application Site and the movement of traffic along this visible edge of the Site implies a certain character;
 - Opportunity for other uses, potentially accessed directly off Middleton Stoney Road, which serve both the new immediate community but also the existing wider population;
 - These other uses also serve to open up the new development to wider population creating a more permeable 'blurred edge' to the development; and
 - Potential for greater height here, both in response to Middleton Stoney Road but also to benefit from views to the woodland areas immediately to the south and the open green spaces beyond.

THE REGULATING PLAN: CA3 HIMLEY PARK (RESIDENTIAL)

BUILDING HEIGHTS

-  Minimum height 4m
Maximum height 17m
-  Minimum height 4m
Maximum height 16m
-  Minimum height 4m
Maximum height 13m
-  Minimum height 4m
Maximum height 10m

VEHICULAR MOVEMENT

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-  Existing B4030

GREEN AND BLUE INFRASTRUCTURE

-  Existing trees and woodland retained and enhanced
-  Existing hedgerow retained and enhanced
-  Proposed woodland
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-  Sustainable Urban Drainage
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-  Neighbourhood Equipped Area for Play (NEAP) play space
-  Local Equipped Area for Play (LEAP) play space
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PLACEMAKING

-  Gateway
-  Local square and public realm
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



















DESIGN RESPONSE

LAYOUT

- 4.1 Himley Park (Residential) Himley Park forms the largest of the residential areas and forms the interface to the northern edge of the employment park. The key features of Himley Park include:
- The south of the Site is bounded by Middleton Stoney Road and Bignell Park beyond;
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LEGEND

	APPLICATION BOUNDARY
	HATCH DENOTES BLOCK PAVING
	HATCH DENOTES LANDSCAPING WITHIN PRIVATELY DEEDED AREAS, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING.
	HATCH DENOTES LANDSCAPING WITHIN PUBLIC REALM, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING
	1800mm HIGH BRICK WALL
	1800mm HIGH CLOSE BOARD FENCE
	1200mm HIGH DWARF WALL WITH 120mm BRICK PIERS AND ORNAMENTAL RAILINGS
	1200mm HIGH ESTATE RAILINGS
	450mm HIGH TIMBER KNEE RAIL
	450mm HIGH HEDGE
	1800mm HIGH CLOSE BOARDED GATE, SLAM TO LOCK WITH ACCESS KEY.
	FRONT ENTRANCE DOOR, ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.
	PATIO / FRENCH DOORS
	GARAGE PERSONNEL DOORS
	GARAGE DOORS
	PROPOSED TREES SHOWN INDICATIVELY PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING.
	TREES TO BE RETAINED (REFER TO TREE SURVEY).
	ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS).
	TREES TO BE REMOVED (REFER TO TREE SURVEY).
	DENOTES LOCATION OF CHIMNEY