



LAND AT NORTH  
WEST BICESTER

Design and Access Statement  
April 2021

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WEST BICESTER

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01

INTRODUCTION



# THE OUTLINE PLANNING APPLICATION

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On behalf of Firethorn Developments Ltd, Mosaic Urban Design has prepared this document for a new neighbourhood of up to 530 homes. The proposed development (Land at North West Bicester) promotes the objectives of the North West Bicester Supplementary Planning Document (SPD) as well as Cherwell District Council's NHS Healthy Town Initiative.

## North West Bicester allocation site

The Site is part of a wider allocation with an accompanying framework plan and SPD illustrated on page 8. The key objectives of the North West Bicester SPD are summarised on pages 22 to 25.

## The outline application

An outline planning application has been prepared for Land at North West Bicester, with all matters reserved, with the exception of access. The description of the development is as follows:

"Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks and engineering operations with the details of appearance, landscaping, layout and scale reserved for later determination."

Details of the layout, appearance, landscaping and scale of the proposed development would therefore be submitted in detail under subsequent reserved matters applications, pursuant to the development parameters provided within the outline planning application.

## Parameter plans

The application will be based on development parameters rather than a fixed masterplan. The development parameters govern the total amount of built development and open space to be provided. This document will refer throughout to "illustrative material" which shows one way of illustrating the development, but not the only way and that the development can come forward in accordance with the development parameters.

The proposed development of up to 530 homes will be built over a number of years and using development parameters builds in flexibility to respond to changing circumstances over time but within defined limits.

## Role of the Design & Access Statement

A Design and Access Statement (DAS) is a short report accompanying and supporting a planning application. The aim of a DAS is to present a coherent explanation of the proposed development of the application site, how the proposals have been conceived and how the development is influenced by its context.

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The DAS must explain the applicant's approach to access and how relevant local policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The chapters of this document follow the CABE guidance 'Design & Access Statements: How to write, read and use them' :

- Assessment
- Involvement
- Evaluation
- Design

### Community Consultation

At each stage of the masterplanning process it has been imperative to actively integrate local knowledge and opinion. The comprehensive extent of pre-planning advice and wider consultation have been clearly set out in the Involvement chapter of this document.

## FIRETHORN DEVELOPMENTS LTD

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"Firethorn Developments Limited create spaces that connect, people, places and businesses which are delivered to the highest standards in design and quality.

Working responsibly and reducing our environmental impact is a core part of our vision, with sustainability at the forefront of everything we do. We take a genuinely collaborative approach to engaging interested parties on our projects, and seek out opportunities where our business objectives are aligned with local needs.

Our aim is to create desirable developments which optimise lifestyle, wellbeing and prosperity whilst generating employment for the local area. We make it a priority to work with the very best professional teams, including market-leading contractors and consultants who are the best in their field.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards."



## Application site

The Site is located to the North West of Bicester. Bicester is a town and civil parish in the Cherwell district of north eastern Oxfordshire in England.

This historic market centre is one of the fastest growing towns in Oxfordshire. Development has been favoured by its proximity to junction 9 of the M40 motorway linking it to London, Birmingham and Banbury.

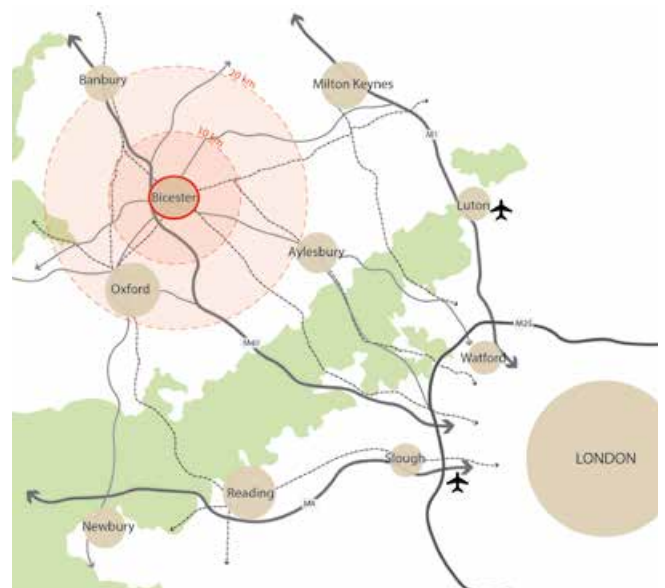
The Site is part of a wider allocated site with an accompanying framework plan and SPD. Pages 22 to 25 summarise the key objectives of the SPD.

The Site comprises two parcels of land totalling approximately 23.97 hectares (ha) of uncultivated agricultural land.

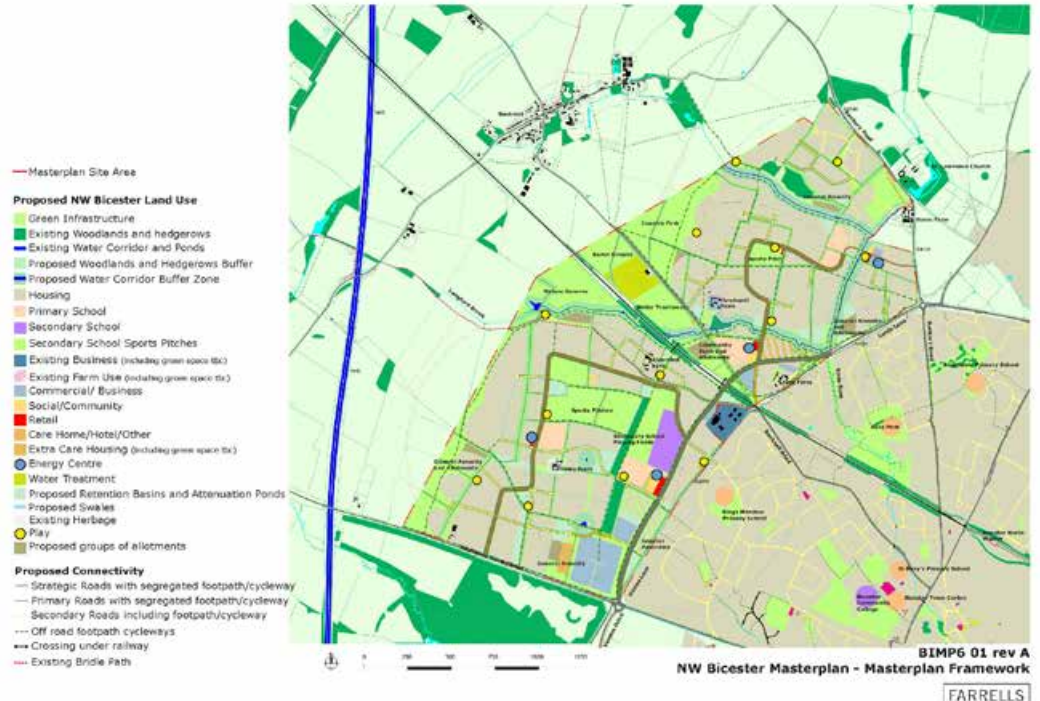
The north eastern boundary of the Site is bounded by the B4100 which links Bicester with junction 10 of the M40. To the east of the Site lies Home Farm (Grade II listed building) and to the north east St Laurence's Church (Grade II listed building).

## Neighbouring Approved Developments

The Bicester Exemplar Scheme lies to the south east and north east of the Site. The Exemplar Site is under construction and, once complete, will comprise 394 residential units, a primary school and other uses.



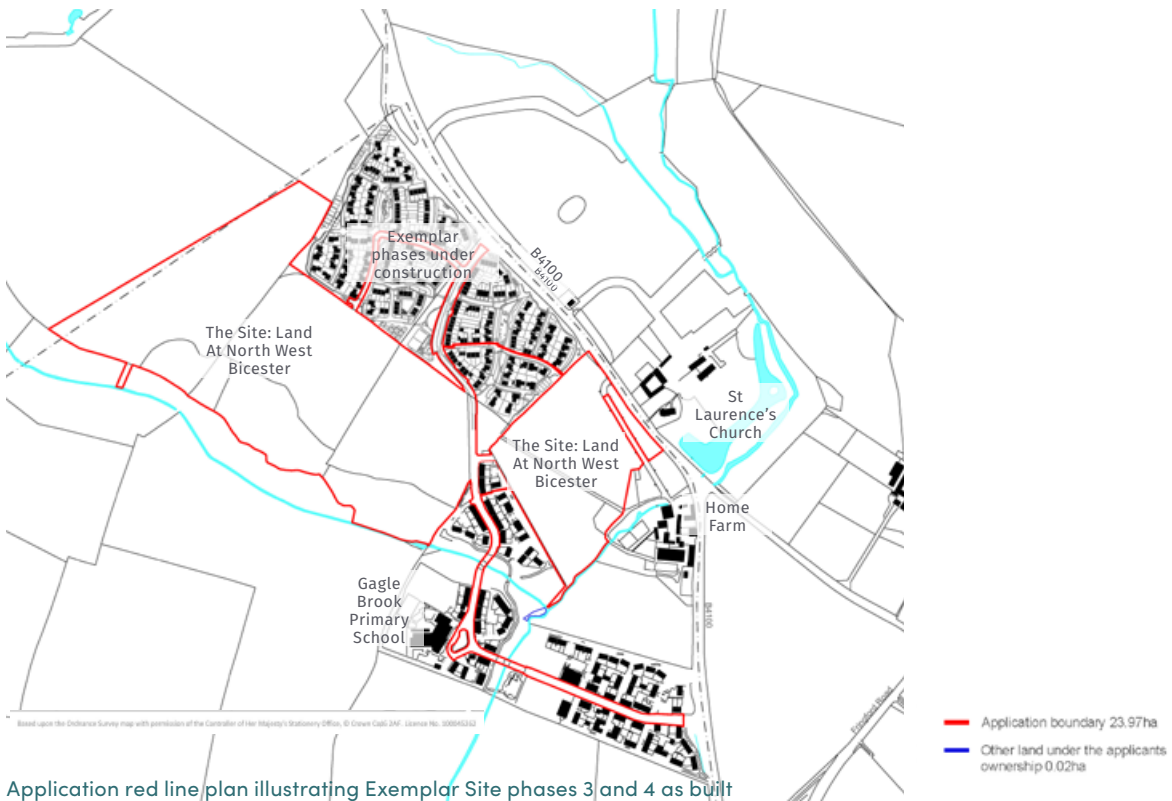
Strategic site location



North West Bicester SPD Framework Masterplan allocation site



2020 aerial site plan with simple red line



Application red line plan illustrating Exemplar Site phases 3 and 4 as built



## The Site and its immediate surrounds



Edible landscapes at the Exemplar Site



Gagle Brook Primary School is close to the Site



Attenuation basin adjacent to the east of the Site



Looking from Home Farm towards the Exemplar Site



The interface between Home Farm and the eastern parcel



Looking across the eastern parcel of the Site towards the Exemplar Site





Terraces at the Exemplar Site



Play areas at the Exemplar Site overlooked by apartments



Apartments at the Exemplar Site



View of western fields



# THE VISION: A NEIGHBOURHOOD UNLIKE ANY OTHER IN BICESTER

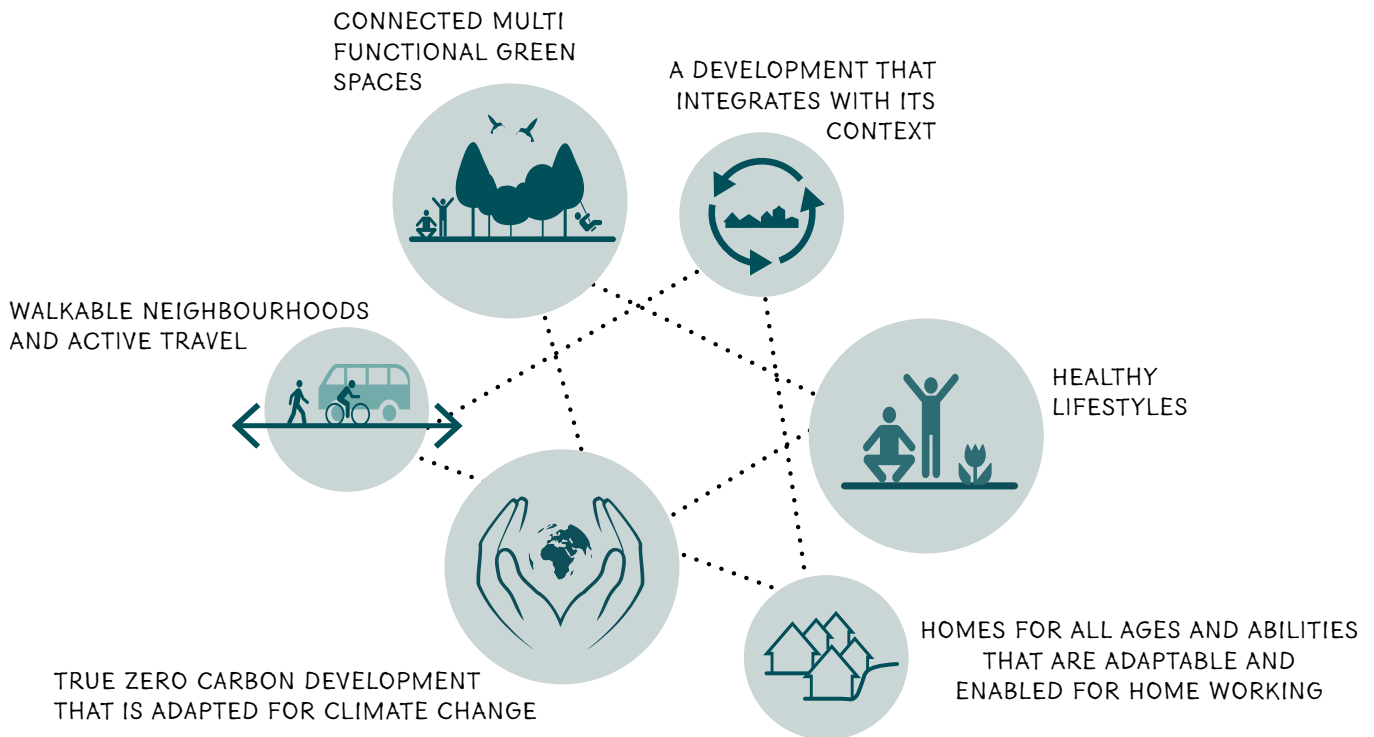
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North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint. Our core placemaking principles, adapted from the SPD, are as follows:



Illustrative framework masterplan





The SPD sets the vision for North West Bicester as a high quality development, well integrated with the existing town, that provides homes, jobs and local services in an attractive landscape setting, conserves and enhances heritage assets including historic landscape features, increases biodiversity and addresses the impact of climate change. It is based on the principles of sustainable zero carbon development designed to meet the effects of future climate change including extreme weather events and reduced energy and water use.

The design and place making principles of the SPD are as follows:

- Integration and context
- Masterplanning and comprehensive development
- “True” zero carbon development
- Climate change adaptation
- Affordable homes
- Healthy lifestyles
- Sustainable transport, movement and access
- Access to local services
- Flood risk management
- Green infrastructure and landscape
- Community and governance
- Cultural wellbeing

These principles are explored in more detail in our design principles on pages 22 to 25.

Our vision: artist's impression bird's-eye view





## The opportunity and benefits

The overarching vision for this neighbourhood within North West Bicester is 'a community based upon sustainable and healthy lifestyles. **A place that is connected with its neighbours and surrounding landscape, that encourages a reduced carbon footprint.'**

We propose to design a development that integrates well with Bicester and meets the required design standards of the SPD whilst retaining a distinctive character.



Up to 30% affordable homes.



Up to 530 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.



True zero carbon.



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bicester and maintain all-important friend and family networks.



40% green space. Providing a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas for younger children, ecologically rich meadow areas, SuDS, retained woodland and productive landscapes.

Land North West of Bicester will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

**Land North West of Bicester strives to be a valuable addition to the local community. The benefits for bringing the development forward are:**



Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure.



Re-wilding areas allowing habitats to develop naturally over time.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



A development that complements the character of Bicester through the identification of its unique characteristics.



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline.



Retaining and improving pedestrian routes to local facilities.





02

CONTEXTUAL  
ASSESSMENT & PLANNING  
CONTEXT

# NATIONAL AND LOCAL DESIGN GUIDANCE

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The following policies and guidance are relevant in shaping the information contained in this Design and Access Statement and the vision for Land at North West Bicester.

## National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018 and 19 February 2019.

As set out in paragraph 130 of the National Planning Policy Framework, developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

## Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) was an independent body that advises government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

The Commission recommended practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020.

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.

This report proposed a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development, in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promoted the following two principles that are particularly relevant to the place making principles of North West Bicester.

- Neighbourhoods: create places not just houses. Develop homes within mixed-use real places at ‘gentle density’, thereby creating streets, squares and blocks with clear backs and fronts.
- Nature: re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the government’s aim to eradicate the UK’s net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.

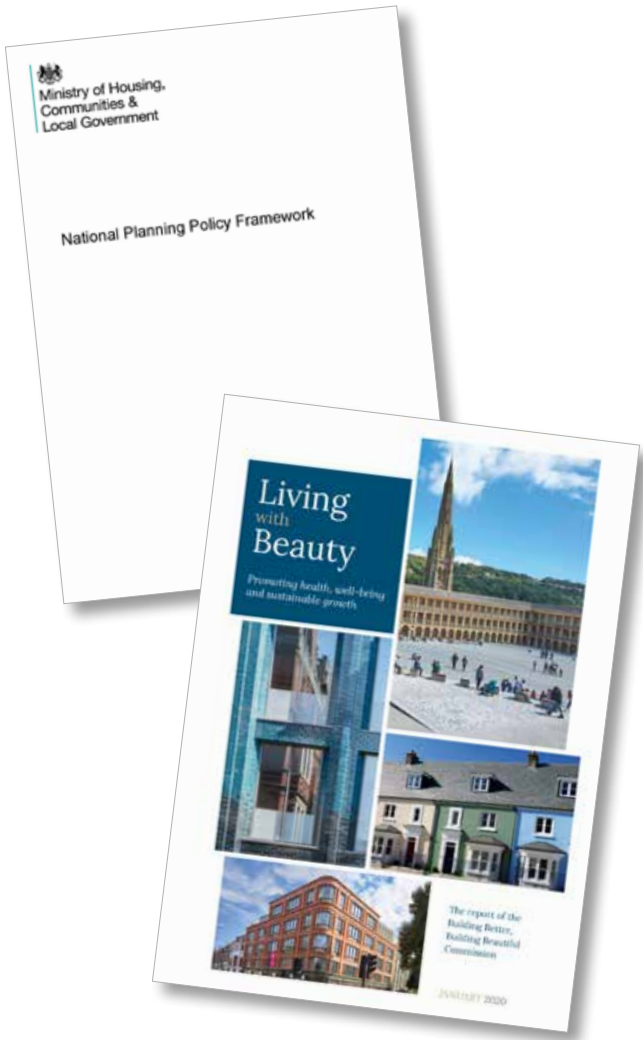
### The Government’s Response to BBBBC (2021)

‘Beauty, design quality and placemaking is a strategic theme in the proposed revisions to the National Planning Policy. Several other aspects of the National Planning Policy Framework have also been updated to reflect the Committee’s recommendations.

Street trees are a core part of our vision for enhancing the quality of urban development, and we are pleased that the Commission’s findings endorse their importance, as well as highlighting many other ways in which we can make our urban environments greener, healthier and more sustainable. Our response sets out how we plan to take these findings forward.

On street trees specifically, revisions to the National Planning Policy Framework make clear that new streets should be tree lined unless there are very clear, justifiable and compelling reasons not to. ‘

A GREATER FOCUS SHOULD BE PLACED ON ACCESS TO NATURE AND GREEN SPACES – BOTH EXISTING AND NEW – FOR ALL NEW AND REMODELLED DEVELOPMENTS.



The NPPF and the report of the Building Better, Building Beautiful Commission

## National Design Guide (2021)

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for Land at North West Bicester as well as more locally led design principles in the North West Bicester SPD, illustrated overleaf.

## National Model Design Code (Consultation Draft 2021)

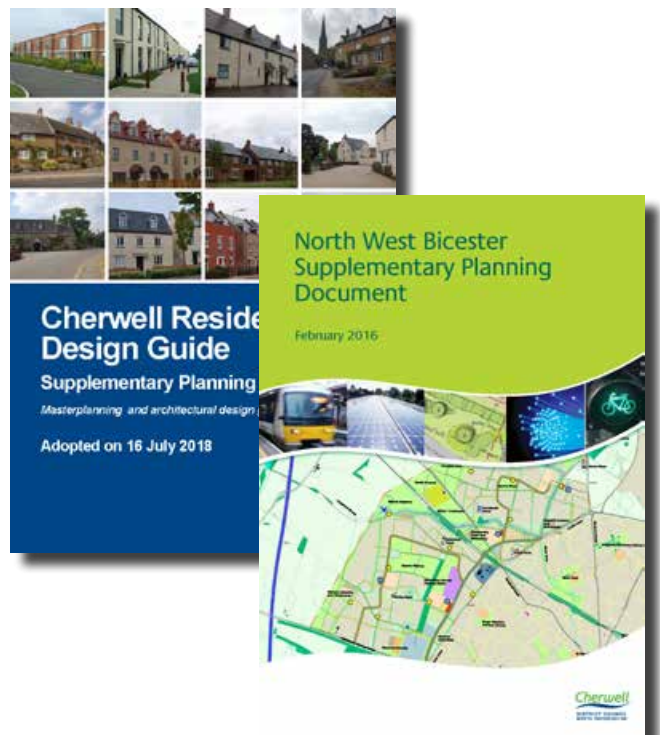
The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.

## Local Design Guidance

The following local design guidance has been used to guide the Site's principles of development and are explained in more detail on the next page.

- North West Bicester Supplementary Planning Document, February 2016
- Cherwell District Council (CDC) Residential Design Guide, October 2018
- Bicester Healthy New Town Case Study, March 2019

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



CDC Residential Design Guide and The North West Bicester SPD



## North West Bicester Supplementary Planning Document (SPD 2016)

As discussed previously, the Site is part of a wider allocation site with an accompanying framework plan and SPD. The key objectives of the SPD are summarised on this page.

The design and place making principles of the SPD are as follows:

- Integration and context
- Masterplanning and comprehensive development
- “True” zero carbon development
- Climate change adaptation
- Affordable homes
- Healthy lifestyles
- Sustainable transport, movement and access
- Access to local services
- Flood risk management
- Green infrastructure and landscape
- Community and governance
- Cultural wellbeing

These principles are explored in more detail in our Site design principles on pages 52 to 59.

### Bicester Healthy New Town (HNT)

The Bicester HNT programme has funding from the NHS to tackle levels of obesity and social isolation in Bicester.

Early in the development of the Bicester HNT programme, three workstreams were established: built environment, community activation and new models of care.

#### Built Environment

This workstream is led by Cherwell District Council, working together with the Town and County Councils and local community groups.

The workstream aims to improve and make the best use of Bicester’s built environment to encourage healthy living for all ages.

It encompasses all of the five components identified by Public Health England as being related to health

improvement: neighbourhood design, housing, food environment, natural and sustainable environment and transport.

Key objectives:

- To maximise the use of Bicester’s green spaces for healthy living (‘Going for Green’)
- To create a walkable and bike-able community with a comprehensive network of dedicated walking and cycling routes
- To develop planning policies that support the creation of a healthy environment
- Energy efficient, lifetime adaptable homes
- Active and sustainable transport – cycle ways walk ways and convenient public transport and
- Urban design, especially physical connectivity and accessibility, multi-active open spaces, green corridors and community assets.

### Climate emergency and true zero carbon

In July 2019, CDC councillors unanimously declared a climate emergency. The council has reduced its carbon emissions by nearly a third (32 %) since 2008 and is now stepping up these efforts in order to hit net zero by 2030.

Land North West of Bicester has a three-tiered approach to achieving ‘true’ zero carbon on the Site.

Firstly, we have embedded holistic social and economic benefits and site wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing into our proposals.

Secondly, we have designed site wide environmental protection and enhancement solutions to mitigate the effects of climate change – such as sustainable urban drainage systems, planting and habitat creation.

Thirdly, our approach to ‘true’ zero carbon is reflected in individual plots and homes including low water and energy use within the home as well as centralised heat networks incorporating air sourced heat pump technology that provides a low carbon supply.

More information on our approach to climate change and sustainability is provided with this outline application.

# OVERVIEW OF LOCAL DESIGN GUIDANCE

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The North West Bicester SPD incorporates guidance and priorities for new developments.

The following graphics have been used to reference where these policy's have been specifically adhered to.

## INTEGRATION AND CONTEXT



The vision for North West Bicester is for a high quality development, well integrated with the existing town.

SPD

## DEVELOPMENT PRINCIPLE 1 MASTERPLANNING AND COMPREHENSIVE DEVELOPMENT



Cherwell District Council is committed to ensuring comprehensive development through masterplanning. In order to ensure a comprehensive development, all planning applications will be required to be in accordance with the SPD masterplan.

SPD

## DEVELOPMENT PRINCIPLE 2 "TRUE" ZERO CARBON DEVELOPMENT



In accordance with the Local Plan, the definition of true zero carbon is that over a year the net carbon dioxide emissions from all energy use within buildings on the eco-town development as a whole are zero or below. It excludes embodied carbon and emissions from transport but includes all buildings.

SPD

### DEVELOPMENT PRINCIPLE 3 CLIMATE CHANGE ADAPTATION



Green space and infrastructure will contribute to an urban cooling effect and Sustainable Urban Drainage Systems (SuDS) will be designed to respond to future extreme weather events including water neutrality measures... employing sustainable construction techniques and passive management systems wherever possible to avoid the use of air conditioning plant and machinery.

SPD

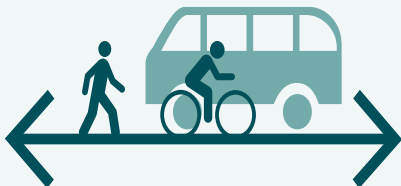
### DEVELOPMENT PRINCIPLE 4 HOMES



Up to 30% affordable homes, meeting local housing needs, Building for a Healthy Life, home working, homezones, gardens and food production and biodiversity.

SPD

### DEVELOPMENT PRINCIPLE 6 WALKABLE NEIGHBOURHOODS: TRANSPORT, MOVEMENT AND ACCESS



The SPD masterplan seeks to employ principles of filtered permeability and walkable neighbourhoods.

SPD

### DEVELOPMENT PRINCIPLE 7 HEALTHY LIFESTYLES



Planning applications should set out how the design of development will deliver healthy neighbourhoods and promote healthy lifestyles through active travel (walking and cycling) and sustainability.

The green spaces within the development should also provide the opportunity for healthy lifestyles including attractive areas for sport and recreation as well as local food production.

SPD

## DEVELOPMENT PRINCIPLE 8 LOCAL SERVICES



Following on from the “walkable neighbourhoods” principle, that schools should be easily accessible on foot and other non-car sustainable modes.

All homes within 800 metres of a primary school and neighbourhood services.

SPD

## DEVELOPMENT PRINCIPLE 9 GREEN INFRASTRUCTURE AND LANDSCAPE



Proposals at North West Bicester should create new urban places connected by green space and green corridors utilising the existing landscape framework.

The space should be multi-functional, for example, accessible for play and recreation, walking or cycling safely, and support wildlife, urban cooling and food management. Particular attention should be given to land to allow the production of food from community, allotment and/or commercial gardens.

Tree planting

Soft development edges - the western edge should be defined by woodland areas and support the existing landscape character of the area.

Retaining and reinforcing the existing hedgerows, trees and woodland on the site for character and biodiversity reasons

Provide buffers to woodland, hedgerows and streams

40% of the total gross site area will comprise green space.

## DEVELOPMENT PRINCIPLE 11 FLOOD RISK MANAGEMENT



Development proposals should demonstrate how Sustainable Urban Drainage Systems (SuDS) and other appropriate measures will be used to manage surface water, groundwater and local watercourses to prevent surface water flooding.

SPD

## DEVELOPMENT PRINCIPLE 13 COMMUNITY AND GOVERNANCE



Provision of a range of house types and tenures, potentially linked to incentives to local first time buyers and older households as well as community uses

SPD

## DEVELOPMENT PRINCIPLE 14 CULTURAL WELLBEING



Conservation and enhancement of the historic environment

SPD

### Design Principles

The following SPD design principles are also reflected in our proposals:

- **Continuity and enclosure** - Common building line, hierarchy of streets, active frontages, private space defined at rear of buildings

- **Legibility** - Landscape features, routes, views, passive solar gain, reinforced spaces, gateways
- **Adaptability** - Lifetime Homes, home working, future-proofing
- **Diversity** - Provide a mix of compatible uses allowing people to live work and play in the same area. Respond to the key conditions and character cues across the Site
- **Climate change adaptation** - Be designed in response to the latest predictions of future climate change with reference to UKCIP
- **Building heights** - Generally, the development proposals will be suburban in scale reflecting the location of the Site and the Bicester context with two-storey buildings with pitch roofs up to a height of 12 metres. In the local centres and along the strategic route through the Site, taller buildings with up to four storeys (heights up to 20 metres) will be considered in the context of the masterplan to increase density and meet the requirements of occupiers in these locations.
- **Character and setting** - Proposed development should be sensitive to the existing landscape and townscape character whilst creating a unique image for the eco-town. Development proposals should demonstrate a morphology and urban form that responds to the Site's topography, ecology, natural features and landscape character as well as responding to local patterns of development.
- **Design and layout** - The proposed development should be outward facing, with attractive edges and perimeter blocks and take advantage of passive overlooking.
- **Building design and streetscene** - Buildings should be designed to enliven the street scene through the creation of street frontages and entrances.
- **Character areas** - The natural features of the Site combined with the proposed pattern and density of development suggest the Site can be broken into distinct zones or character areas.

# SUSTAINABILITY AUDIT

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The Site is sustainably located within North West Bicester and enjoys access to the wide range of facilities characteristic of an Oxfordshire village.

Bicester's facilities are mostly located in its historic core with additions of larger food stores and comparison shopping on the outer edges. North West Bicester is going through a stage of development with new neighbourhoods under construction offering additional mixed uses. This is evident in our village wide analysis of facilities that illustrates completed and proposed mixed uses close to the Site.

## The audit

The Sustainability Audit is a comprehensive analysis of the Site and the wider area, encompassing assessment of the Site's access to local facilities, landscape and open space and connectivity.

## Selecting a sustainable site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

## Building for a Healthy Life

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied

to North West Bicester to demonstrate the sustainability of the design proposals.

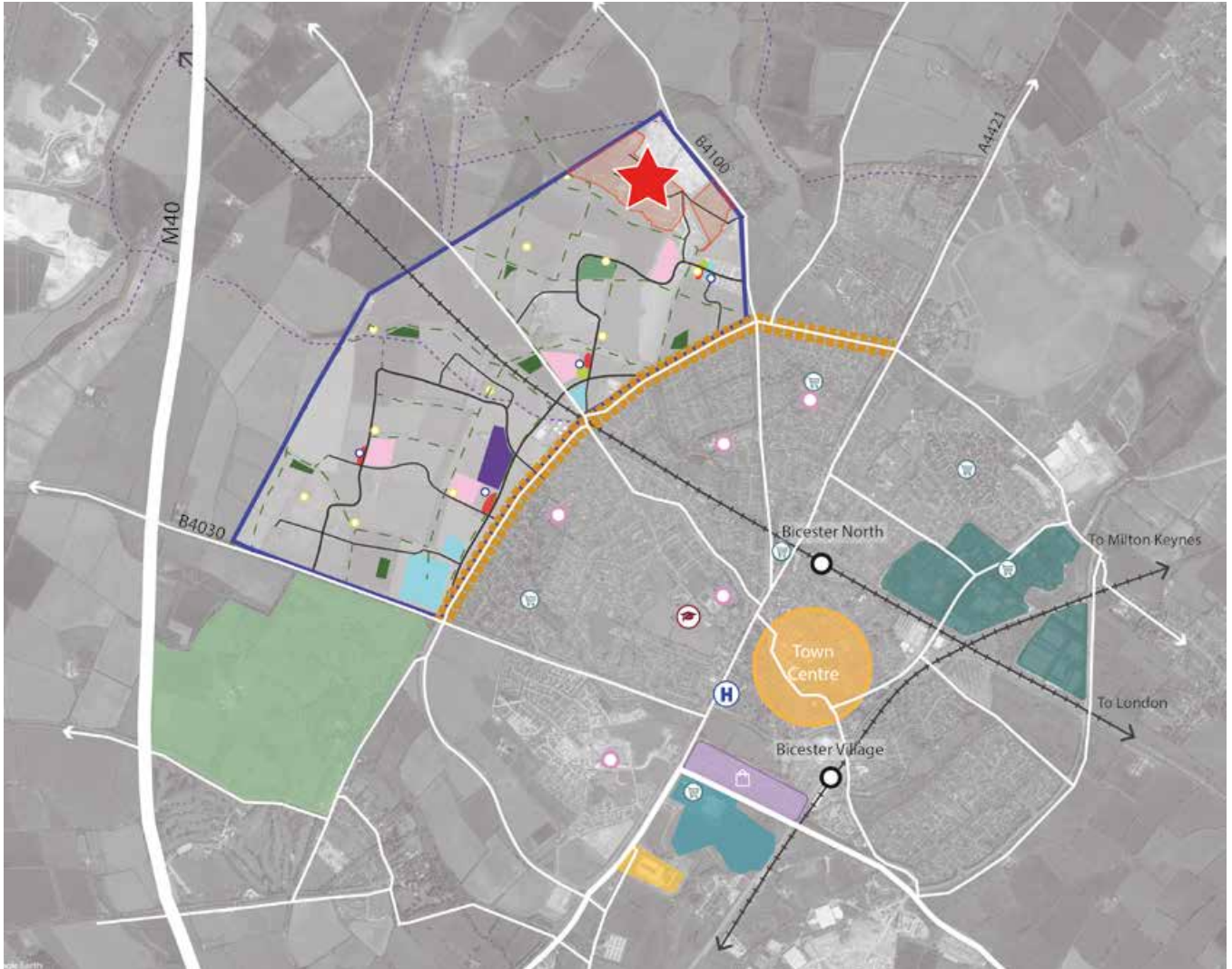
Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should 'provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

THE FACILITIES AUDIT ON THE FOLLOWING PAGE DEMONSTRATES THAT NORTH WEST BICESTER IS SUSTAINABLY LOCATED AND FULLY MEETS THE BUILDING FOR A HEALTHY LIFE CRITERIA THROUGH GOOD ACCESS TO EXISTING OFF-SITE LOCAL FACILITIES.





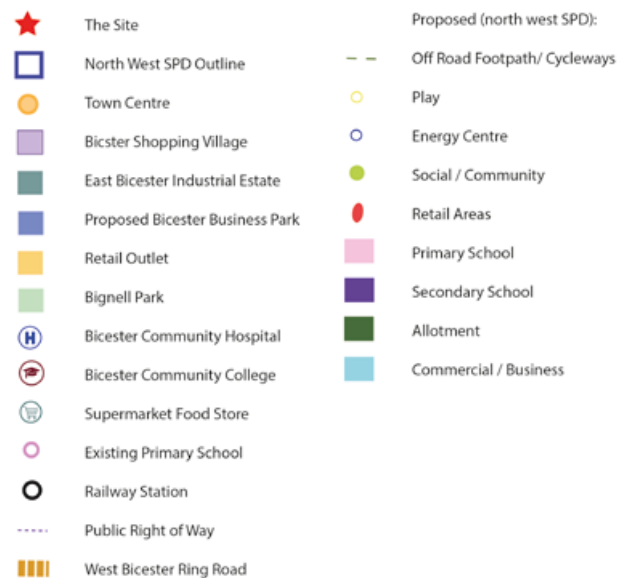
OUR PROPOSALS INCORPORATE LOCAL WALKING AND CYCLING ROUTES, ENCOURAGING PEOPLE TO SUPPORT SHOPS AND SERVICES BY BUYING LOCAL.

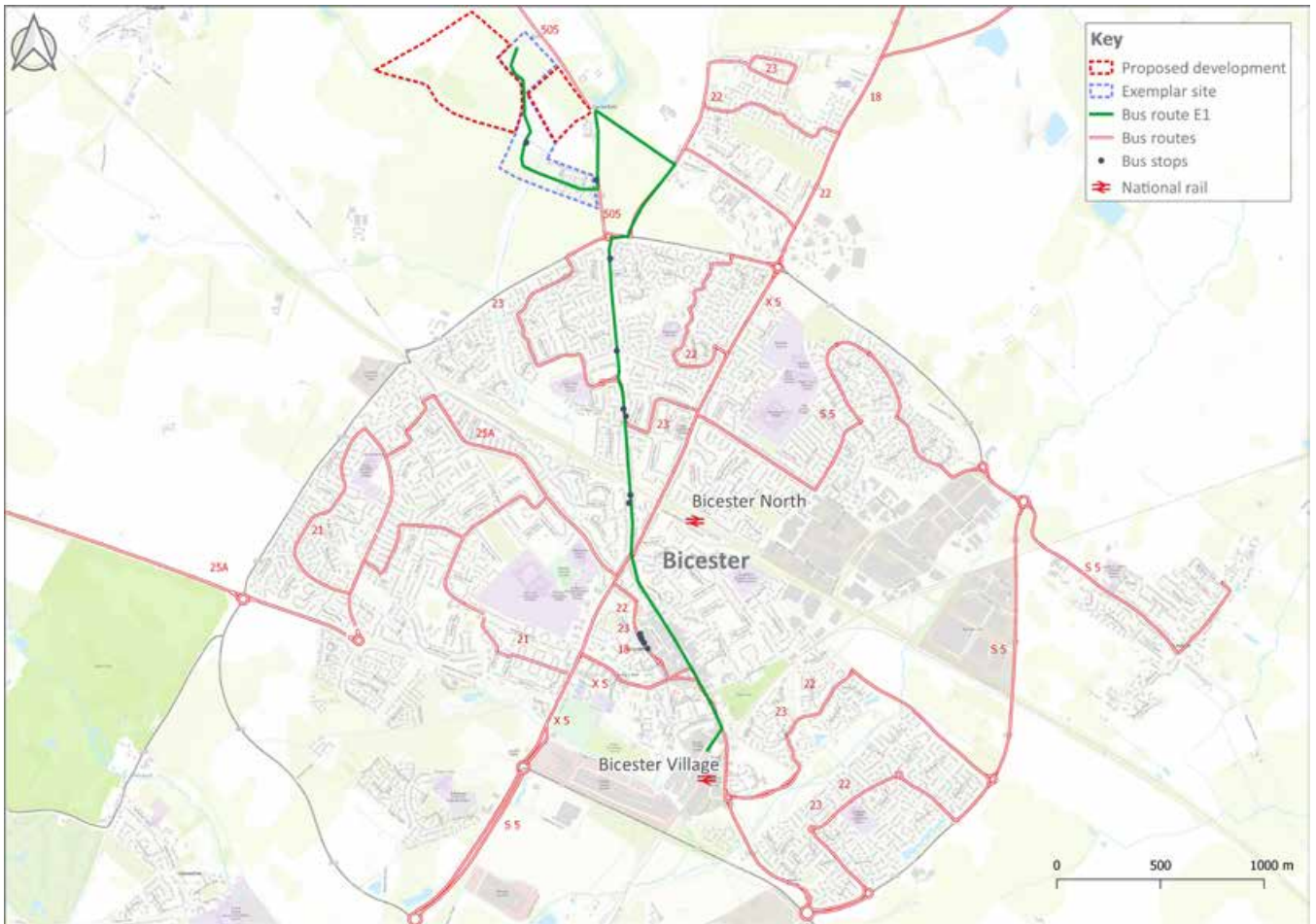


## Facilities audit

The Site is sustainably located within North West Bicester with good access to a range of facilities nearby which include:

- Gagle Brook Primary School
- Office space
- Play areas, allotments and open space
- Bicester town centre which is accessible by public transport and pedestrian and cycle routes





Bus and off-carriageway cycle routes from the Site to Bicester

## Public transport, cycling and walking audit

The Site is sustainably located within Bicester with good access to public transport and an excellent network of public rights of ways.

Charlotte Avenue is a primary road through the North West Bicester Eco-Town, providing connectivity to distributor roads that offer access to residential dwellings.

Bus service provision within the area offers a number of services providing access to the surrounding area. As part of the Exemplar development, bus stops are provided along Charlotte Avenue which is within walking distance to the site. The design and function of Charlotte Avenue incorporates bus priority by way of a bus-gate immediately adjacent to the Site, at this point the carriage narrows to 4m limiting 2-way flow of buses only.

The bus route services include:

- Service 8 - Middle Barton to Bicester
- Service X5 - Cambridge to Oxford
- Service S5 - Arncott to Oxford
- Service 26 - Kingsmere Centre to Bicester
- Service 25A - Oxford to Bicester
- Service 21 - Chesterton to Highfield
- Service E1 - Elmsbrook to Bicester
- Service 18 - Buckingham to Bicester

Our proposals seek to enhance the accessibility of public footpaths and bus stops from the Site.



## Walkable neighbourhoods

The North West Bicester SPD Framework Plan is made up of a series of walkable neighbourhoods, their location being crucial and strongly influenced by the existing topography and the layout of the streets. Equally, the streets are influenced by the concept of neighbourhoods. It is essential that the two work hand in hand with the landscape setting influencing both. So, the concept of neighbourhood is in itself simple but making a series of these work successfully is one of the challenges for the masterplan.

The word 'neighbourhood' certainly isn't new. It is usually a generic term for an area where people live, defined in the dictionary as "a district or community within a town or a city" and "the area surrounding a particular place, person, or object." It is, therefore, not only defined by the area surrounding a place, but the proximity to the centre point of that place. This is itself central to the specific meaning we give neighbourhoods in the design of sustainable settlements today.

Neighbourhoods are also not new by the very fact that they allude to traditional towns in almost every particular in that their dimensions and rules are based on reasonable walking distances; a structure of walkable neighbourhoods where as many residents and visitors as possible are no more than eight minutes' walk from shops, offices and other forms of employment, schools, health care, entertainment, recreation and a range of green spaces. Nothing will stop the

residents travelling beyond Bicester, but they will not need to do so for their daily needs.

Clearly the 'all homes within 800 metres of neighbourhood services' is affected by topography, weather, health and age and is not an exact science, but it does help to structure mixed-use in accessible and well-spaced intervals.

Therefore, a neighbourhood's basic rules are:

- An interconnected street system with many direct connections to a central high street spine that is the focus for mixed-use, through traffic and public transport
- A place that is central to the neighbourhood with a radius from that centre
- Each neighbourhood is seamlessly attached to the next neighbourhood unless such landscape elements as existing woodlands, water or proposed landscape structuring elements intervene
- Larger space uses are located on the edge so as not to disrupt the fine grain of streets
- Broadly speaking, a density increases from the edge to centre, though the density will be varied throughout
- They should contain a range of housing forms and tenures as well as a balanced mix of uses
- A tendency for retail and employment within the neighbourhood to focus on the central place

The challenge will be creating a masterplan that defines the neighbourhood on the Site with quality public realm and a range of housing typologies and densities that respond to the wider housing market.



Land at North West Bicester is a walkable neighbourhood

# CHARACTER CONTEXT

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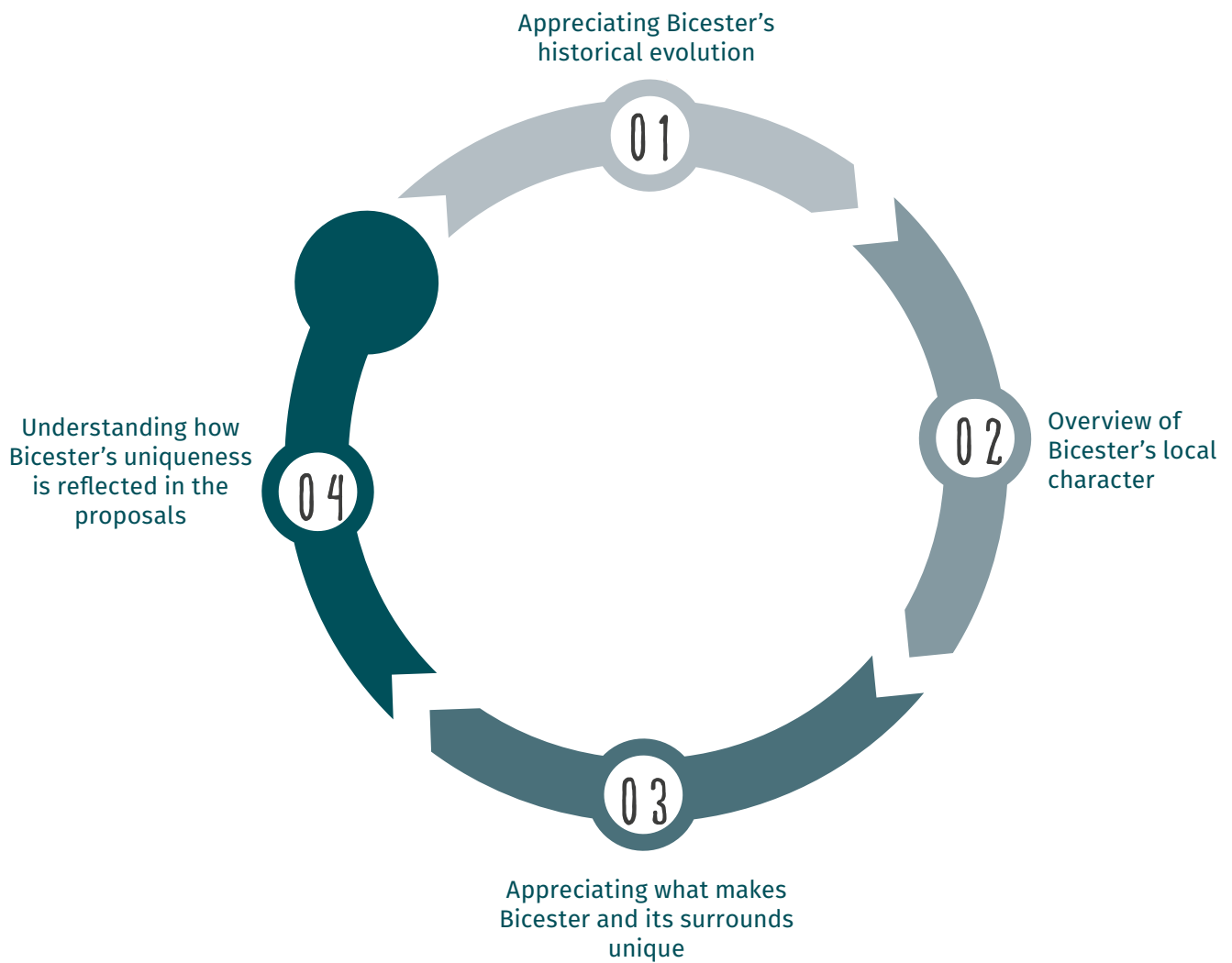
It is important to understand the DNA of a place from the outset of the design process. Understanding the history, landscape character and townscape can greatly inform the approach to masterplanning and ensure a design that shares characteristics with its immediate environments. Particular importance is placed on this process in the SPD.

To ensure design proposals for Land at North West Bicester are integrated and share characteristics with the local area, we have created a step by step analytical design process (see flow diagram to the right). This process demonstrates our understanding of the immediate context and illustrates how we have interpreted and applied this to design proposals. The step by step analysis and design process involves:

“THE VISION FOR NORTH WEST BICESTER IS FOR A HIGH QUALITY DEVELOPMENT, WELL INTEGRATED WITH THE EXISTING TOWN, ”

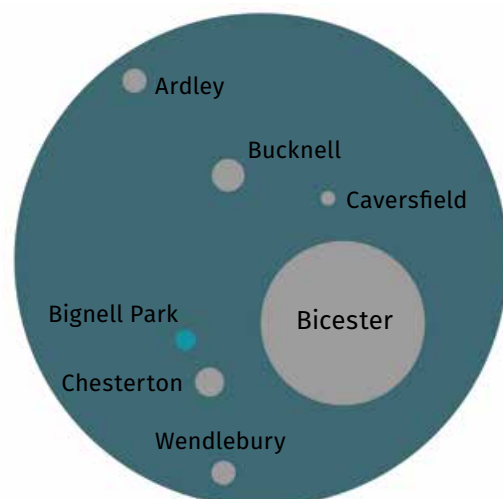
North West Bicester SPD

- 1. Appreciating historical evolution**  
Understanding of Bicester’s historic evolution.
  - 2. Overview of local villages’ character**  
Identification and appreciation of the character areas that comprise Bicester.
  - 3. Appreciating what makes Bicester unique**  
This step identifies and appreciates what is unique about the character of Bicester.
  - 4. Understanding how Bicester’s uniqueness is reflected**  
Demonstrating how design proposals have drawn upon the positive and unique character of Bicester and its surrounding context.
- Throughout the document, the flow chart to the right will appear to remind the reader where they are within the process.



### Source of analysis

Further to undertaking a contextual analysis of Bicester and the Exemplar Site, this document looks beyond North West Bicester to include analysis of the neighbouring settlements and landscape of Bignell Park, Ardley, Bucknell, Caversfield, Chesterton, Wendlebury and Bicester. We feel this is an appropriate approach to understanding prevailing local character.



# HISTORICAL EVOLUTION

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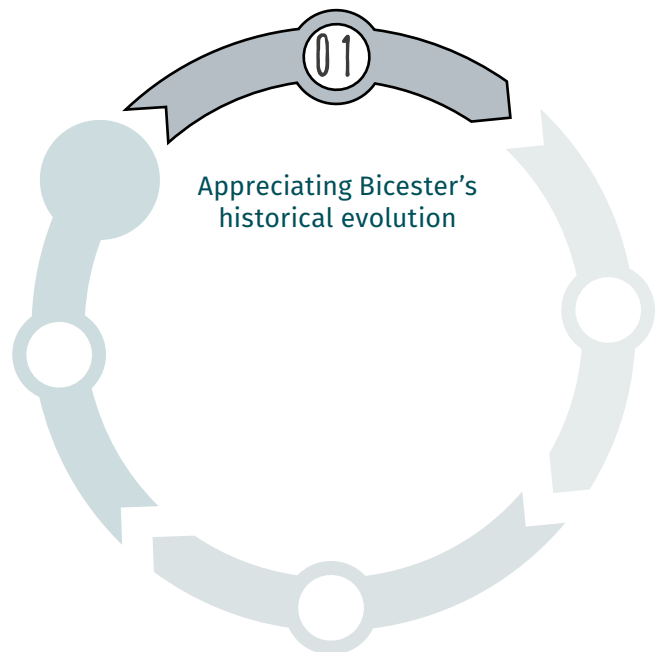
Bicester's historical core maintains its original street grid of a market town whilst offering a wide variety of retail and commercial facilities.

The Bicester Local History Society provides a brief history of Bicester as the following:

A market was granted in 1239 and through the succeeding centuries Bicester has reflected its dependence on the agricultural area it serves. Sheep Street, the main shopping street, was built 300 years ago to accommodate the animals brought to market. Much of the town's prosperity in the 18th and 19th Centuries was due to local horse races and to the Hunt. There were a large number of inns, not only did the markets provide them with ample custom but also the numerous annual fairs. Local crafts and skills included leather working and saddlery, rope and sack making, basket weaving, straw plaiting, wool combing as well as lace making and brewing.

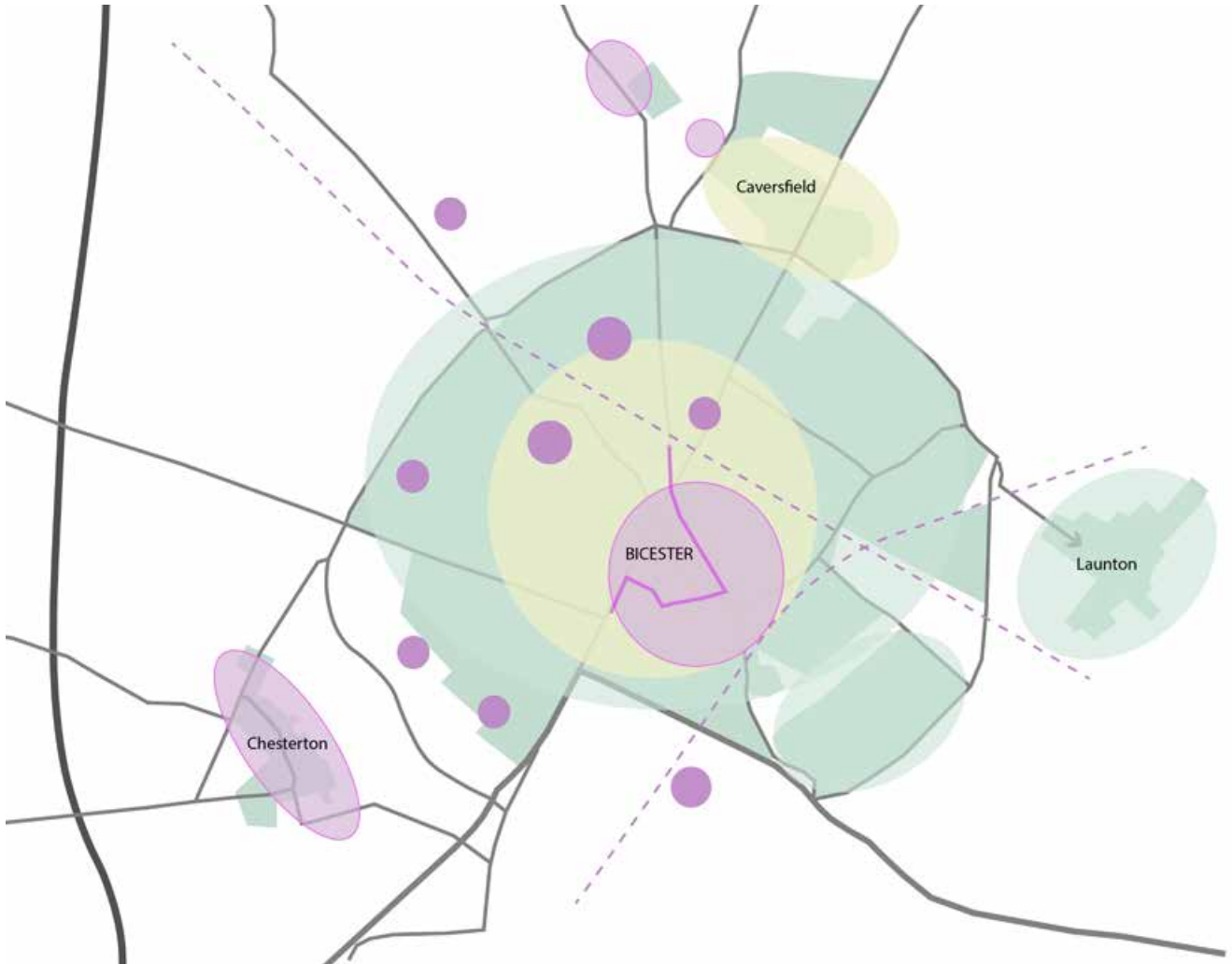
In the last few decades, much change has come to the town. On the town's outskirts, RAF Bicester was built in 1917, followed later by military establishments and then by increasing numbers of small industrial units. The needs of the rapidly increasing population are reflected in the new shopping precincts and the larger number of retail service outlets.

With particular regards to the history of the Site, historic maps show that the field patterns and boundaries have changed little since the mid 1800s.



## Summary:

Bicester is a town which still has its original grid layout that reflects its past as a market town. Bicester maintains a varied range of facilities and services typical of a market town.



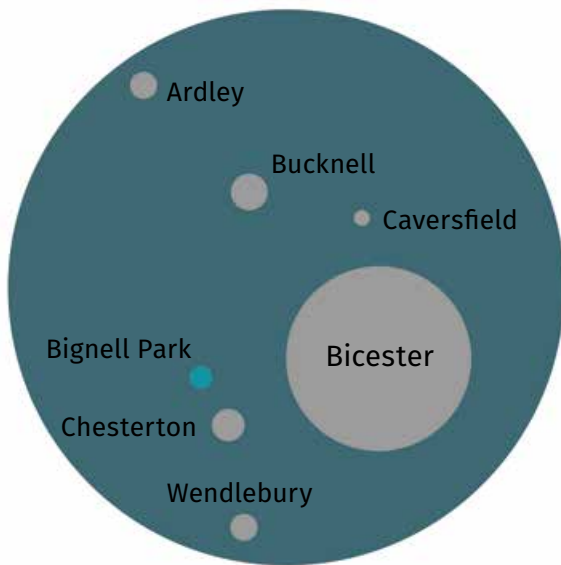
Bicester's historical evolution

- Village & Farmsteads (1820)
- Main High Street in the Village
- Additional Farmsteads (by 1915)
- New Railway Line (1915)
- Urban Development (1965)
- Urban Development 2000
- Today's Urban Context Extents

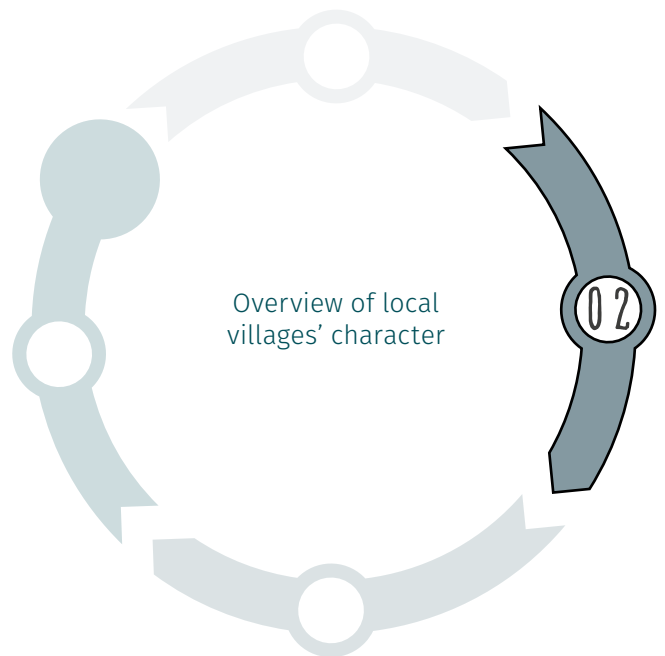
# OVERVIEW OF NEARBY CHARACTER

Bicester is a market town which has grown rapidly in the last 50 years and where further significant growth is planned.

The following pages review characteristics of nearby villages and neighbourhoods. These include the Exemplar Site, Bignell Park, Ardley, Bucknell, Caversfield, Chesterton, Wendlebury and Bicester.



Source of analysis



## Summary of key characteristics of local villages:

1. Formal built form
2. Repetition and rhythm of architectural form
3. Use of symmetry
4. Extrusion of architectural elements
5. Compact and cohesive character

## North West Bicester immediate influences

### Home Farm



The original farm house and farm buildings including a bull pen are characterised by the use of:

- Enclosed spaces providing a courtyard for buildings
- Mix of employment and residential
- Quiet domestic gardens and allotments
- Yellow stone
- Red and grey slate roofs
- Inset windows
- Low brick walls
- Back of foot way development
- Chimney stacks at roof ends
- Timber cladding on modern additions

### Exemplar Site



Defining key characteristics of the Exemplar Site are:

- The geometry of the blocks and edges of Exemplar respond well to the hedges that form its boundaries
- Use of parking courts dominates the public realm
- Strong green corridors throughout accommodating flooding and drainage
- Play and edible landscapes integrated throughout
- Simple clean domestic architectural forms
- Materials include yellow and red brick, stone, render and timber cladding



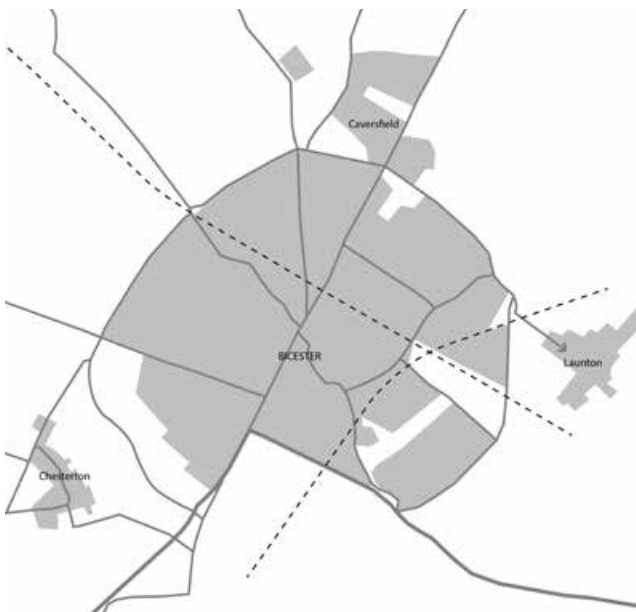
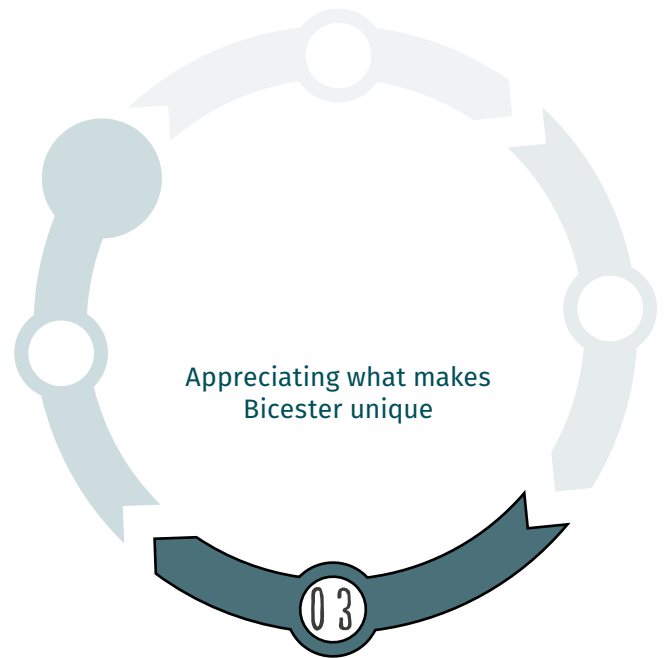
# APPRECIATING WHAT MAKES BICESTER UNIQUE

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Bicester's unique character is defined by its market square and historic streets as well as modern interventions such as greenways and exemplar architecture.

As touched upon in the historical evolution section, the design components that best showcase Bicester's uniqueness are located in the historic core, villages and farmsteads.

Much of the town comprises a vernacular found across the wider south. The following pages provide a brief visual overview of the built form character of Bicester and surrounding hamlets and highlight their key unique characteristics.







Priory Road villas - dense semi detached three storey properties



Simple yellow stone façades with lintel detailing



Well overlooked play areas



Green routes for pedestrians



Geometric red brick terraces



Pocket sized edible landscapes within street scene



## Landscape and public open space

### Village greens

Typically, they are bounded by a road on at least one side and well overlooked by properties. Shapes range from rectangles, ovals or organic forms.



### Recreational grounds

Areas of recreation are often overlooked by properties and include mature vegetation.



### Growing spaces

The Exemplar Site includes small pocket areas of raised beds, overlooked by nearby properties. The space has cycle parking, a shed for securing equipment and is well lit.





### Street verges

The streets of Bicester often have generous landscaping including verges, trees and hedges. Historic walls using flint and yellow stone are used in boundary treatments.



### Green corridors

There are many green corridors throughout Bicester. They are surrounded by trees and vegetation and are well used by local people for walking and cycling.

They often link play areas and provide space for sustainable drainage.



### Linear hedge edges

The linear hedge boundaries of Chesterton provide enclosure and delineate the edge of the village.



### Woodland copse

Small woodland copse can be seen throughout Bicester and nearby villages.



### Informal streets, large plots and informal edges to villages.

Chesterton has an informal edge to the village.

## Housing typologies

### Historic terraces

Streets formally laid out and historic terraces are found throughout Bicester and the surrounding area.



### Modern terraces

The Exemplar Site has several different forms of terraces.

Characteristics include small front gardens and simple geometry.



### Semi-detached homes

Lower density buildings including semi-detached and detached properties are set back from the street and include planting, hedges, trees and parking on plot.



### Pockets of detached properties

Small pockets of detached properties are found at the edge of the village rather than within the historic core.





## Block structure and creation of spaces

### Grid layout

Bicester has a rectilinear street layout. Perimeter blocks are formed around a courtyard of private gardens maintaining active frontage, often shaped by a mix of terraces and semi-detached properties.



### Compact village centre

Higher density living centred around the village core, originally including a church, pub and shops.



### Historic farmsteads

Historic farmsteads can be seen in several of the villages and hamlets around Bicester. Home Farm, adjacent to the Site, and Chesterton have some excellent examples.



### Modern interpretation of farmsteads/paddocks

20<sup>th</sup> century developments at Bicester have also arranged buildings imitating rural farmsteads.





## Density



Exemplar Site

39 dwellings per hectare



Bicester - Kings Avenue

31 dwellings per hectare



Bicester - Field Street

32 dwellings per hectare



Bicester - Ascot Way (south west site)

44 dwellings per hectare

### Summary:

Landscape and public open space at Bicester are characterised by:

- Village greens and recreational grounds
- Growing spaces such as allotments and community orchards
- Verges including mature trees on historic streets
- Landscape corridors
- Overlooked recreation space

Bicester block structures and spaces are characterised by its historical evolution:

- A grid layout
- Higher densities at the village centre
- Modern interpretation of rural farmsteads
- Smaller front gardens for terraces

Housing typologies characteristic of Bicester are:

- Terraces
- Semi-detached properties
- Pockets of detached properties
- Variety of building heights

## Materials and colours

### Summary:

A variety of materials and styles reflect the rich heritage of Bicester and its surrounding villages. Below is a summary of local key characteristics:

- Red brick, stone and render
- Many buildings have been rendered with light pastel colours
- Burnt brickwork and flint
- Flat porches and gable porches with struts
- Steep pitched roof, often red and grey slate
- Simple geometry for windows with lintel detailing
- Sash and casement windows
- Decorative brick quoins and window surrounds







03

SITE  
CONSIDERATIONS





# CONSIDERATIONS

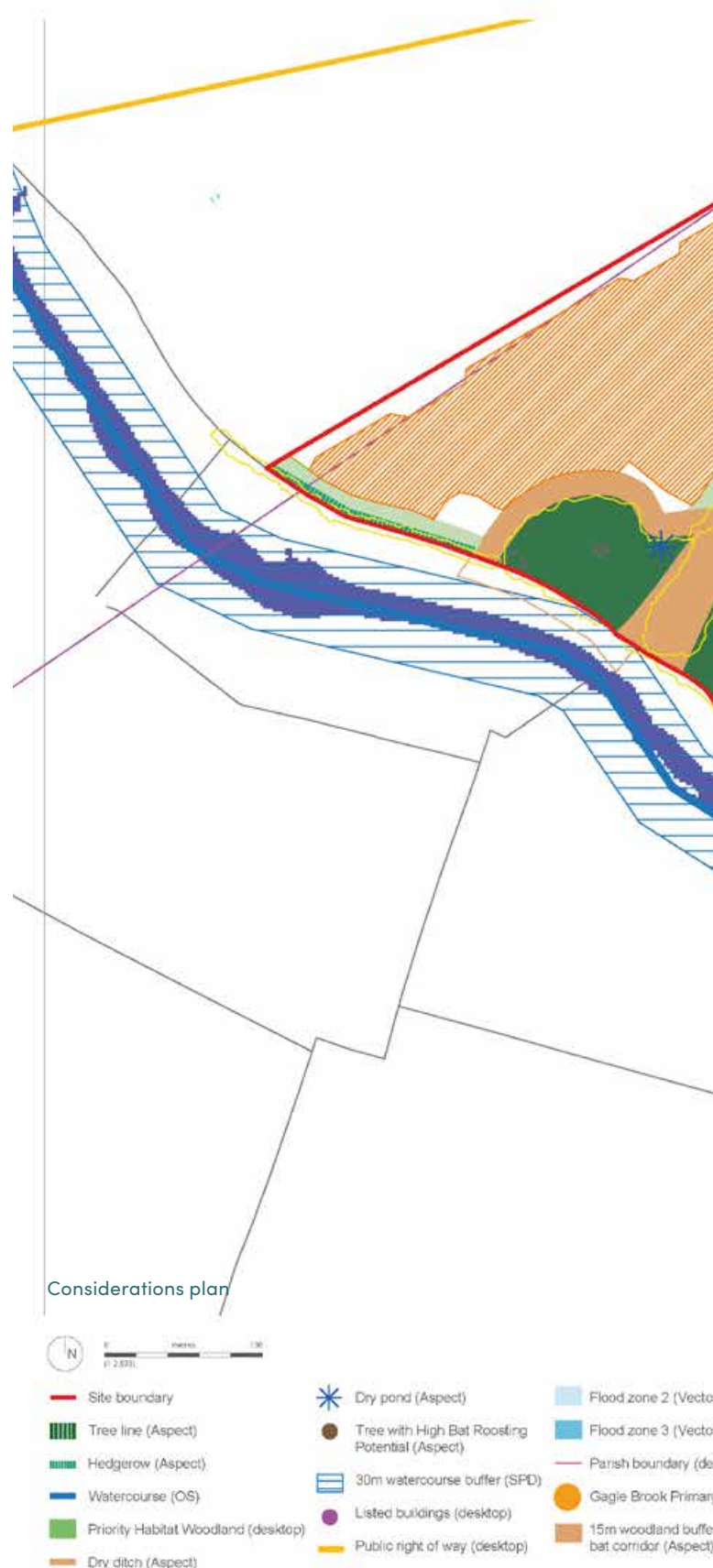
Our environmental and technical work has identified that there are very few constraints to development within the Site. While there are some considerations, such as existing vegetation, access and neighbouring properties, many of the perceived constraints are, in fact, opportunities.

The following text summarises reports that have been undertaken to inform the emerging Design and Access statement and the Site's suitability for development. The plan to the right summarises the technical work to date.

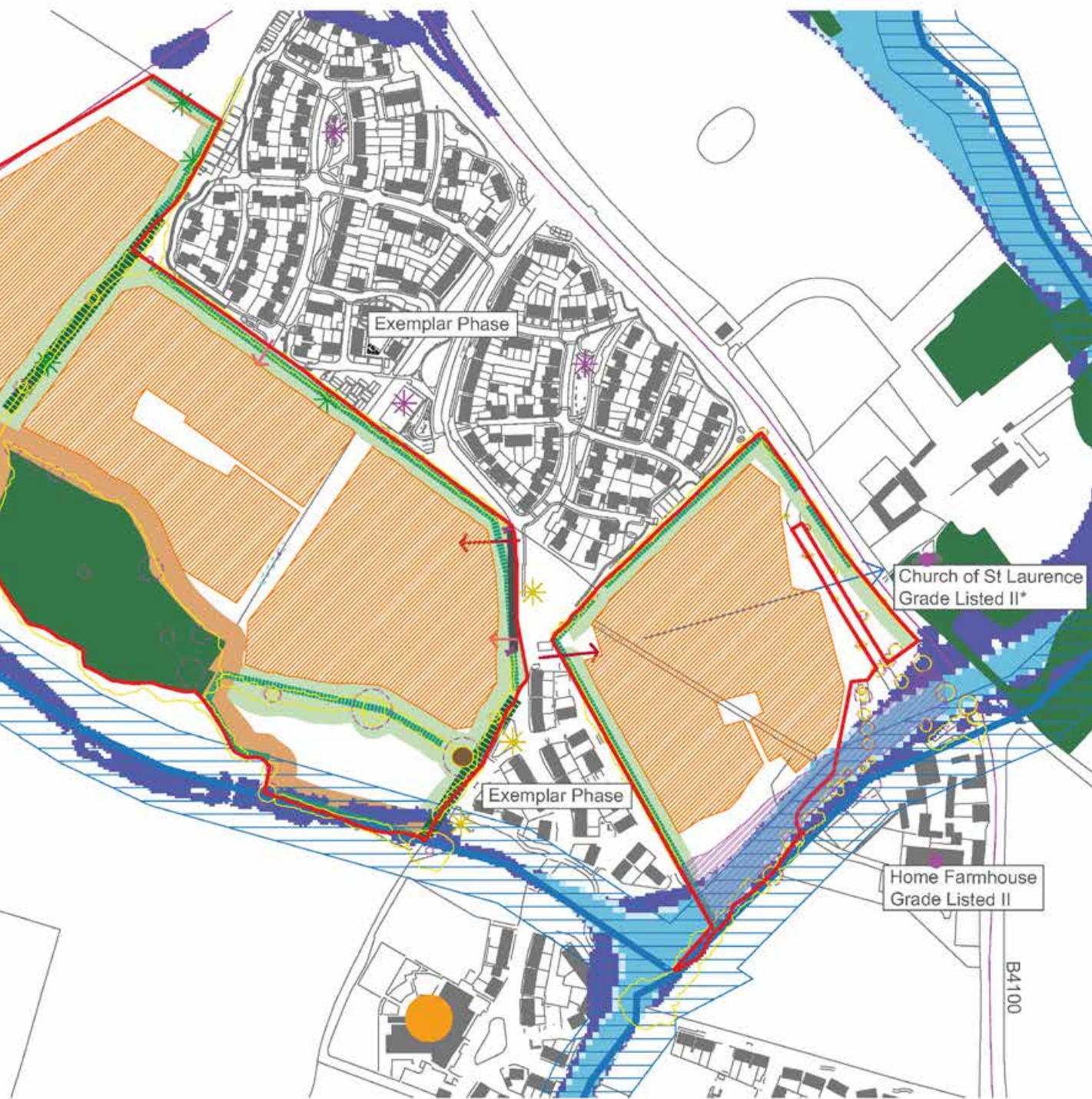
## Ecology and Biodiversity

The Site comprises a number of long-sward grassland fields, part of an arable field to the north-west and several areas of woodland to the south-west. Fields are largely bound by hedgerows and tree lines with areas of short-sward grassland and scrub also present. Watercourses bound the southern and south-eastern boundaries. The habitats of greatest ecological value are the woodlands, hedgerows, tree lines and watercourses. The woodlands and possibly a number of hedgerows qualify as UK Priority Habitat.

The Site offers opportunities for a number of protected species including roosting bats in trees, foraging and commuting bats, badgers, reptiles, nesting birds and priority mammal species such as hedgehogs. The survey work undertaken to







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|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> 10m hedgerow buffer (SPD/Aspect)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Historic hedgerow (Cotswold)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Potential NDA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black; margin-right: 5px;"></span> Surface water flooding 1 in 1000 extent</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Servient Land (Velocity)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Flood zone for the 1 in 100 year event + 35% climate change</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid red; margin-right: 5px;"></span> Potential access points (RP)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid red; margin-right: 5px;"></span> Potential secondary access points (RP)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid blue; margin-right: 5px;"></span> View towards the Church of St Laurence (Cotswold)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid purple; margin-right: 5px;"></span> Access to be provided between this points (Velocity)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Indicative tree root protection area - retention trees only (Flac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue; margin-right: 5px;"></span> Trees for removal to facilitate development (Flac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid yellow; margin-right: 5px;"></span> Vegetation canopy (Flac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid purple; margin-right: 5px;"></span> Exemplar Phase Children's Play</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid yellow; margin-right: 5px;"></span> Exemplar Phase Growing Spaces</li> </ul> |
|---|---|---|

date has recorded a number of trees with bat roosting potential, the use of the Site by a number of foraging and commuting bat species, a low population of common reptiles and a range of common breeding birds across the Site such that, in the absence of appropriate safeguards, mitigation and enhancement measures, adverse impacts could occur on such species groups.

Safeguarding, mitigation and enhancement measures will be fully set out within the Ecology chapter of the EIA. However, such measures will include the retention and protection of key habitat features such as the watercourses, woodland and hedgerows where possible, sensitive timings and working methods, supervised habitat manipulation exercises to safely remove protected species from developable areas and provision of new and enhanced greenspace and faunal features throughout the Site.

## Sustainable Urban Drainage

The Site is primarily located in Flood Zone 1 (i.e. low risk of flooding from rivers and the sea). There are two small streams located on the east and south boundary of the Site. These introduce a localised area of flood risk associated with river and surface water sources. Consequently, these parts of the Site include Flood Zone 2 (i.e. medium risk) and Flood Zone 3 (i.e. high risk). All built development and Sustainable Drainage Systems (SuDS) have been located outside of these areas. Flood risk is therefore not considered to be a development constraint.

Surface water runoff from the development will be managed using SuDS. Opportunities for SuDS will be maximised across the Site and will include a network of swales leading to detention basins which will be interwoven by footpaths and designed to offer a range of habitats for native



## Ecology considerations



fauna and flora. The SuDS will help to ensure that the development will have no adverse impact on the rate of runoff from the Site and will be designed to mimic greenfield conditions.

## Access and Movement

Vehicular access to the eastern parcel, located to the east of the Exemplar Scheme, is to be accessed from the western boundary via the existing internal road network constructed as part of the Exemplar scheme. The existing internal road forms a simple priority junction with the Estate Road at a point to the immediate south of the existing bus only link and will only facilitate vehicular access from the existing south eastern priority junction from the Exemplar Scheme at Charlotte Avenue with the B4100 Banbury Road. Pedestrian/cycle access opportunities to the eastern parcel will be available from the north of the development linking with the B4100 Banbury Road and at appropriate locations between the proposed site and Exemplar Scheme.

Vehicular access to the western parcel, located to the west of the Exemplar Scheme, is from two locations at the eastern boundary of the Site to the north and south of the bus only link along the Estate Road that passes through the Exemplar Scheme. These two site access junctions will be provided in the form of simple priority junctions that will be designed to restrict development traffic from utilising the bus only link. As such, the northern junction will only facilitate vehicular access from the existing northern priority junction from the Exemplar Scheme at Braeburn Avenue with the B4100 Banbury Road and the southern junction will only facilitate vehicular access from the existing south eastern priority junction at Charlotte Avenue with the B4100 Banbury Road. A further vehicular access is to be provided to the north of the western parcel that will connect with the existing internal road network constructed as part of the Exemplar Scheme via the northern junction of Braeburn Avenue with the B4100 Banbury

Road. Pedestrian/cycle access opportunities to the SGR2 parcel will be available from the north of the development via the internal footway network of the Exemplar Scheme linking with the B4100 Banbury Road and to the east of development via the internal footway network of the Exemplar Scheme linking with the B4100 Banbury Road.

It is considered that the existing priority junctions of the B4100 Banbury Road with Charlotte Avenue (to the east) and Braeburn Avenue (to the north) of the Exemplar Scheme are constructed to a suitable standard that both of these existing junctions can accommodate the increased levels of development traffic associated with the proposals. The Transport Assessment will review these junctions and, should it be identified that either of these junctions operates at or near capacity, suitable mitigation measures will be identified as part of the submission of the application.

## Landscape and Visual Context

The Site falls within the 'Oxfordshire Estate Farmlands' landscape character type as identified in the CDC Landscape Character Assessment. This is described as an arable landscape with woodlands dividing and enclosing the landscape. There are also long views across rolling open fields where there are substantial breaks in tree cover. Particularly towards the north of the area, woodland cover decreases and the countryside opens out, with the fields typically large and open without any boundaries.

In addition, various studies have been undertaken to determine the landscape and visual sensitivity of this area. The Bicester Landscape Sensitivity and Capacity Assessment identifies that the wider North West Bicester eco-town allocation is relatively generic in its composition of arable farmland, hedgerow boundaries, scattered farmsteads and field drainage ditches; and that the majority of viewers are users of the roads located on the Site boundaries.

The CDC Landscape Sensitivity and Capacity Assessment also concluded that the area has few distinguishing features and there are few views into the Site.

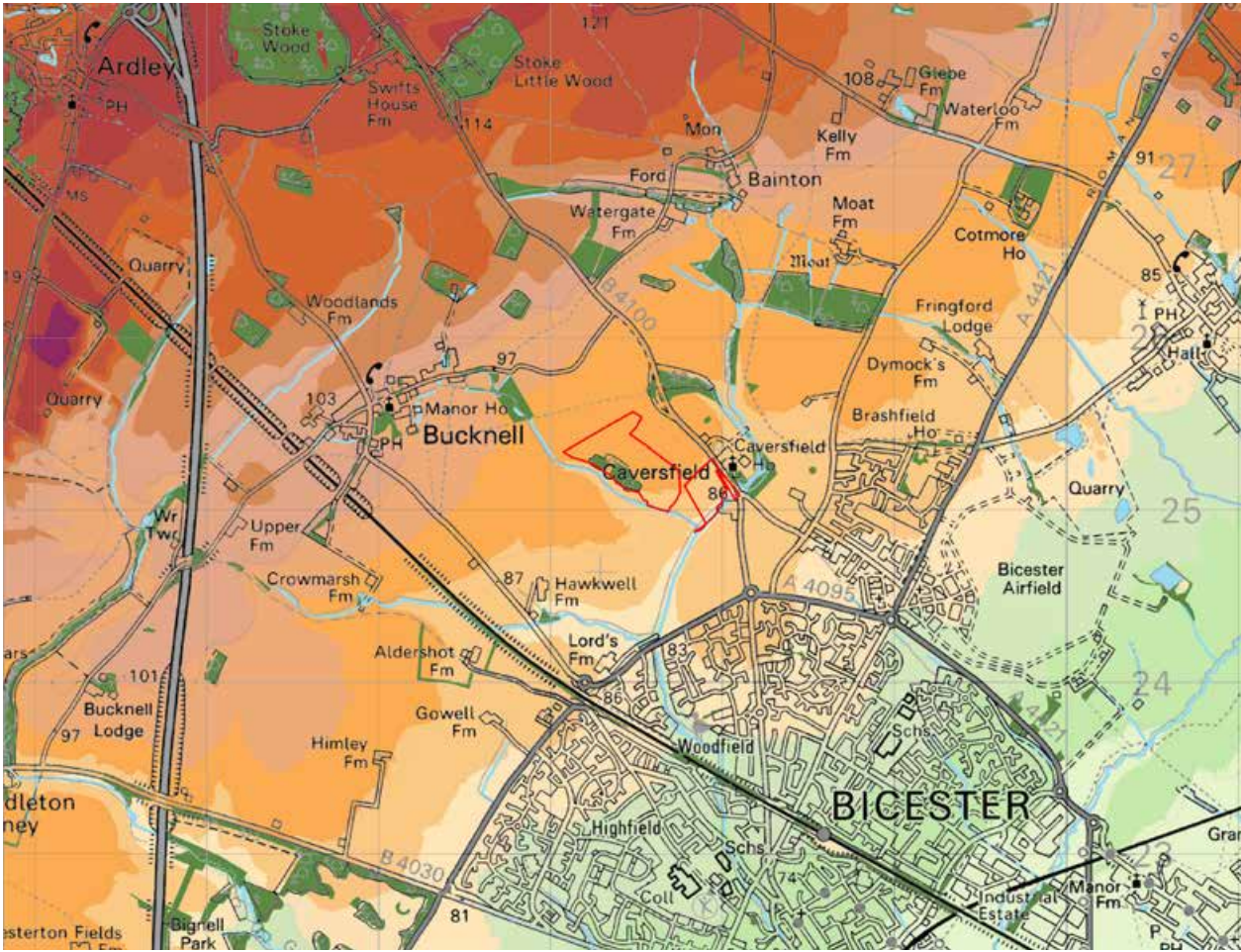
An independent field study has found that the Site (and countryside surrounding the Site) is largely consistent with this description of landscape character. The Site comprises six field parcels, divided by hedgerows or post and wire fences. A key feature is the woodland within the southern part of the Site and the stream corridor running along the southern Site boundary.

The Site is also heavily influenced by the urban area, lying between new housing development and a primary school, which forms the first phase of the North West Bicester eco-town allocation, being in close proximity to the built up area of Bicester and near key transport routes such as the B4100 Banbury Road and the Bicester ring road.

The Site is also very well contained within the landscape, bound by mature hedgerows and adjoining areas of built development. However, the western Site boundary is open and there is intervisibility between the western part of the Site and the adjoining arable fields. The eastern boundary is also relatively open and adjoins St Laurence's Church and Home Farm.



View across eastern Site parcel from Charlotte Avenue



Topography, drainage and woodland



View across western Site parcel from Winterfields Green



A Zone of Theoretical Visibility (ZTV) study has been undertaken to inform the assessment of landscape and visual effects and tested in the field. It was determined that the Zone of Visual Influence (ZVI) – i.e. the area within which the proposed development is most likely to be visible – is limited by mature field boundaries, woodland blocks and settlement in the surrounding landscape. In particular to the east, views are curtailed by the dense trees and woodland to the north-east/south-east of St Laurence’s Church and, to the west, views to the west, views are curtailed by the rising topography and woodland blocks in the landscape.

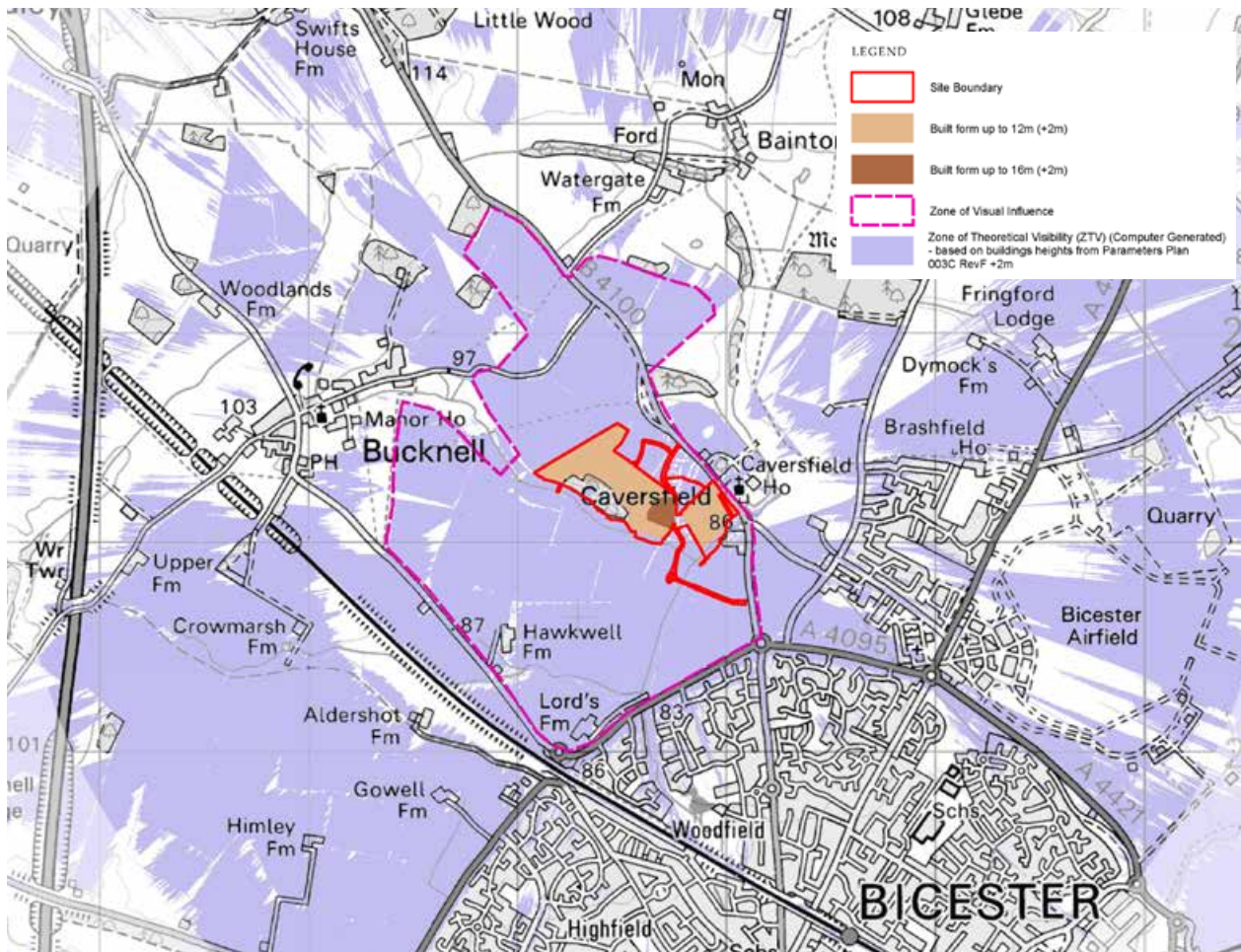
Overall, it is considered that the proposed development will sit well within the surrounding landscape and will not be visually prominent, being related to – and largely contained by – the first phase of the North West Bicester eco-town allocation.

Key considerations for the design should include:

- Retaining and enhancing existing landscape features to help structure the site, integrate development into the landscape and provide the basis of multi-functional green infrastructure.
- Ensuring appropriate interface with surrounding development, and allowing for the continuation of spaces and routes through the Site and beyond.
- Ensuring appropriate treatment of the western extent of the Site, creating a transition between development and countryside, and establishing a ‘green edge’ to the new outer boundary of Bicester.
- Ensuring appropriate treatment of the eastern extent of the Site, providing some separation from St Laurence’s Church and Home Farm and allowing for view towards the Church itself.
- Careful consideration of building heights to ensure that the proposed development relates well to the scale of surrounding housing.



View west from B4100/St Laurence’s Church



Zone of Theoretical Visibility & Zone of Visual Influence



View east from Bainton Road, near Bucknell





04

ENGAGEMENT &  
EVOLUTION



# SUMMARY OF ENGAGEMENT

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Firethorn Developments Ltd recognises the importance of comprehensive pre-planning application discussions with local residents and stakeholders, allowing the involvement of communities in the pre-application process. In addition to their commitment to delivering a robust and comprehensive consultation programme for the Site, Firethorn Developments Ltd has engaged as widely as possible to ensure the diversity of views amongst local residents is heard.

## Summary of community engagement

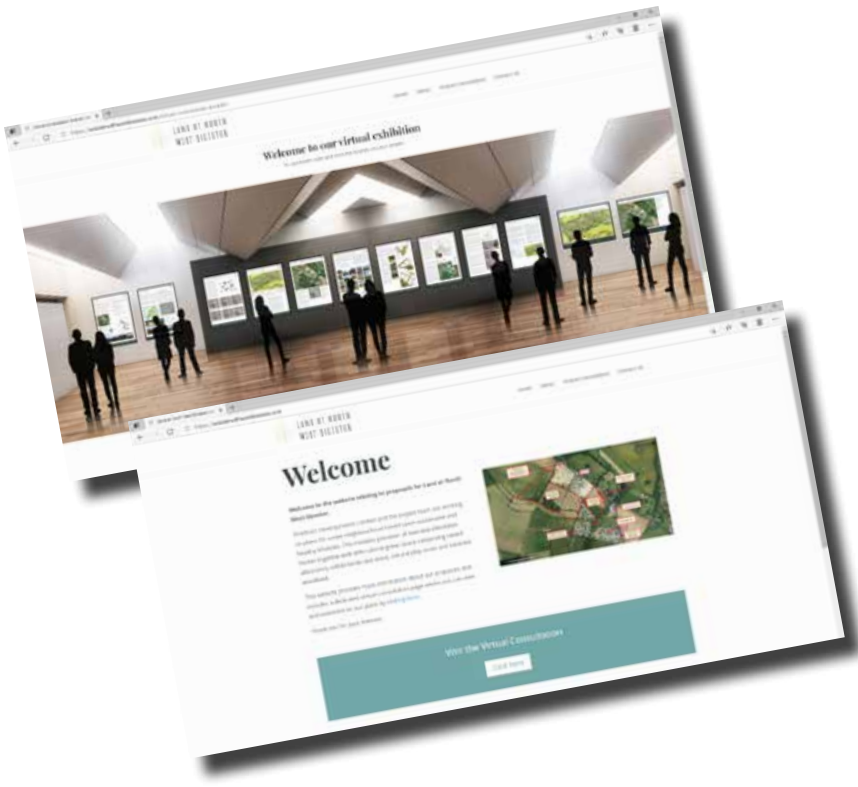
We have consulted with the community throughout 2020 and 2021 as well as key stakeholder and community groups to ascertain feedback with all information made available online and options to request hard copies of all available consultation materials.

Given the ongoing Covid-19 considerations, the consultation and engagement process involved virtual meetings with local councillors and key stakeholders including Bicester Town Council, Caversfield Parish Council, Elmsbrook Community Organisation and Gaggle Brook Primary School. In addition, a virtual consultation and exhibition was held over a three week period from Friday 19th March to Friday 9th April. A dedicated consultation website was created to support the engagement programme: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com). The website included a virtual exhibition section, an interactive 360 aerial tour of the proposed site, an online feedback facility and options to download the consultation materials. In addition, the community could request hard copies of the exhibition materials along with printing and returning feedback forms to the team via email. A

dedicated Freepost facility was also established to ensure that feedback could also be provided via post for those who wanted to do so. Feedback could be emailed to the team via a dedicated email address: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) and freephone number: 0800 292 1794.

An invitation newsletter advertising the virtual consultation was distributed via first class post to 691 residential properties including the existing Exemplar/Elmsbrook development and local businesses. Electronic copies of the newsletter were emailed to 38 stakeholders including local councillors, parish and town councils along with identified groups and individuals. The virtual consultation was also promoted in the media and online which included two quarter page advertisements in the Bicester Advertiser, an online advertisement, a press article together with a dedicated Facebook advertisement to ensure as wide as demographic as possible were informed about the proposals and given the opportunity to visit the project website, view and comment on the proposals.





Website and press announcement



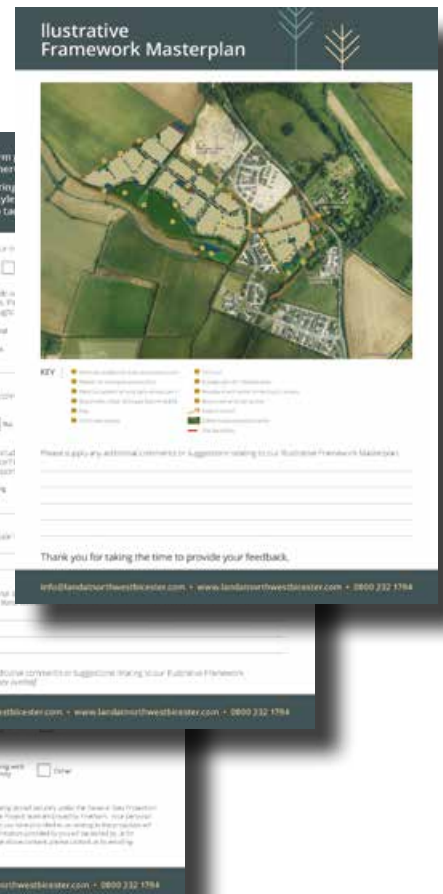
All feedback received has helped to inform the master planning and outline planning application process. Firethorn Developments Limited and the project team remain committed to further engagement with the local authority and the community in the future.

### Specific engagement on access

Access was discussed during all of the meetings with stakeholders and the community and feed back has been integrated into the proposals.

- Oxfordshire County Council regarding general access, parking and highways issues
- Bicester Bike Users group regarding integration of shared pedestrian and bike paths
- Elmsbrook Community Organisation regarding existing transport data and traffic general transport issues
- Gagle Brook Primary School on safer routes to schools
- Local town councils in general access and highways issues

A comprehensive Statement of Community Involvement accompanies this application. Detailed comments regarding access can be found in the accompanying Transport Assessment.



Feedback form

# SUMMARY OF ENGAGEMENT

## WELCOME

**Introduction**

Land at North West Register (LNRW) is the largest greenfield site planned for residential use in the South East of England. It is a strategic site for the region, offering a unique opportunity to provide a new residential development in the heart of the South East.

**The Vision**

- Create a vibrant, sustainable community with a mix of housing types, including affordable housing.
- Provide a mix of housing types, including affordable housing, to meet the needs of a diverse range of people.
- Create a vibrant, sustainable community with a mix of housing types, including affordable housing.
- Provide a mix of housing types, including affordable housing, to meet the needs of a diverse range of people.

**Partners**

- **Fivehorn Trust**
- **Mosaic**
- **Waltham Forest Council**
- **Hydrox**
- **Vilbooth**
- **3 Davis**
- **ELAC**
- **Respect**
- **Vectos**

LAND AT NORTH WEST REGISTER  
[info@landatnorthwestregister.com](mailto:info@landatnorthwestregister.com) • [www.landatnorthwestregister.com](http://www.landatnorthwestregister.com) • 0800 232 1734

## SITE BACKGROUND

**The Site**

The site is a greenfield site located in the heart of the South East of England. It is a strategic site for the region, offering a unique opportunity to provide a new residential development in the heart of the South East.

**Planning Policy and South West Register**

The site is a strategic site for the region, offering a unique opportunity to provide a new residential development in the heart of the South East.

LAND AT NORTH WEST REGISTER  
[info@landatnorthwestregister.com](mailto:info@landatnorthwestregister.com) • [www.landatnorthwestregister.com](http://www.landatnorthwestregister.com) • 0800 232 1734

## OUR VISION: DESIGN PRINCIPLES

The vision for the site is to create a vibrant, sustainable community with a mix of housing types, including affordable housing.

LAND AT NORTH WEST REGISTER  
[info@landatnorthwestregister.com](mailto:info@landatnorthwestregister.com) • [www.landatnorthwestregister.com](http://www.landatnorthwestregister.com) • 0800 232 1734

## OUR VISION: ARTIST'S IMPRESSION

The vision for the site is to create a vibrant, sustainable community with a mix of housing types, including affordable housing.

LAND AT NORTH WEST REGISTER  
[info@landatnorthwestregister.com](mailto:info@landatnorthwestregister.com) • [www.landatnorthwestregister.com](http://www.landatnorthwestregister.com) • 0800 232 1734

## OUR VISION: ILLUSTRATIVE FRAMEWORK PLAN

The vision for the site is to create a vibrant, sustainable community with a mix of housing types, including affordable housing.

LAND AT NORTH WEST REGISTER  
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## OUR VISION: PLACEMAKING PRINCIPLES

The vision for the site is to create a vibrant, sustainable community with a mix of housing types, including affordable housing.

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[info@landatnorthwestregister.com](mailto:info@landatnorthwestregister.com) • [www.landatnorthwestregister.com](http://www.landatnorthwestregister.com) • 0800 232 1734

Online exhibition boards



## LANDSCAPE

The site is an urban area with an extensive landscape. It is a variety of landscape types, including residential, commercial, and industrial. The site is a mix of urban and rural, with a mix of building types and open spaces. The site is a mix of urban and rural, with a mix of building types and open spaces. The site is a mix of urban and rural, with a mix of building types and open spaces.

- 1. Retain and enhance existing landscape features and open spaces.
- 2. Integrate new housing into the existing landscape.
- 3. Integrate existing landscape features and open spaces into the new development.
- 4. Create a mix of landscape types, including residential, commercial, and industrial.
- 5. Create a mix of building types, including residential, commercial, and industrial.
- 6. Create a mix of open spaces, including residential, commercial, and industrial.



## ECOLOGY AND BIODIVERSITY

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## ACCESS AND MOVEMENT

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## FEEDBACK AND NEXT STEPS

Feedback and Next Steps: We are open to feedback on the site plan. Please contact us at the address below. We will be happy to discuss your feedback and provide you with a response. We will be happy to discuss your feedback and provide you with a response.

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## WELCOME

Welcome to the site. We are open to feedback on the site plan. Please contact us at the address below. We will be happy to discuss your feedback and provide you with a response. We will be happy to discuss your feedback and provide you with a response.

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## OUR VISION: ARTIST'S IMPRESSION



## OUR VISION: ILLUSTRATIVE FRAMEWORK PLAN



# EVOLUTION



The masterplan underwent a series of revisions throughout the design process. Some of the key iterations developed are shown here.

In the early stages of the design process, the design team focused on setting up a green infrastructure network as well as applying the SPD policies on buffers and percentage of multifunctional open space.

Initial design concepts established two key areas of multifunctional open space incorporating play as well as an interconnected network of swales. Further concepts added an additional area in the woodland, a western green edge as well as a central 'village green' into the core development area of the Site.

After pre-application discussions with officers in November 2020, the team evolved the sustainable urban drainage strategy and established additional basins and swales integrated into the development area rather than having larger basins on the edges of the Site.

Early concept designs established a viewing corridor to St Laurence's Church as a way of incorporating the character of the heritage assets to the east. As designs progressed, we established the barn court concept into the layout for the eastern area as a way of incorporating the character of Home Farm into the proposals.

Comments from the online exhibition and community meetings have informed the illustrative layout on page 76. Key comments included:

- Include on plot parking
- Retain the woodland area
- A connected green space



1. Early concept

The principles outlined in the following illustrations have been developed in response to the contextual analysis, technical studies, site considerations and SPD.

- Establish development parcels
- Incorporate swale links and basins
- Two areas of multifunctional open space





2. Sketch produced on Site workshop walk

- Incorporate additional areas of multi-functional open space in the woodland and on the western edge
- Establish view corridor to the church
- Ensure off-site green links
- Swale and basin get bigger responding to ground levels



3. Pre app framework plan

- Large basins on the edges of the Site
- Additional open space to the west has pushed development east



4. Illustrative layout plan - post consultation exhibition

- Post the Pre App meeting, the basins have got smaller and more are incorporated within the development area
- Additional pedestrian and cycle connections established
- Farm court typology established into the eastern parcels



05

DESIGN & VISION



# DEVELOPMENT PRINCIPLES

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The following sequence of illustrative diagrams explain the key organising principles for the proposed development at Land at North West Bicester.



## The Site today

The Site (23.97 ha) comprises arable fields with associated boundary features such as hedgerows, woodland and trees.

The Site is bounded by residential properties overlooking the Site to the north and north east and further arable fields to the south and west. Home Farm, a residential and employment site, borders the Site to the east.



## Retain and enhance existing landscape features with buffers

Retain and enhance existing natural features including hedgerows and trees with buffer margins as set out in the SPD.

The retention of trees and hedgerows provides mature planting with aesthetic ecological value that helps to mitigate the visual impact of future development.

The existing landscape features create an opportunity to create new multi-functional green space and consolidate the character of the proposed development.

**SPD Design Principle: Character and setting -**  
Proposed development should be sensitive to the existing landscape and townscape character



The principles outlined in the following illustrations have been developed in response to the contextual analysis, technical studies, site considerations and the SPD development and design principles set out earlier in this document.



### Create landscape and biodiversity corridors

Creating linear habitats and green corridors will integrate key landscape assets within and around the edge of the Site, creating movement corridors for people and wildlife as well as routes for swales and areas for attenuation.

**SPD Design Principle: Character and setting -** Proposed development should be sensitive to the existing landscape and townscape character



### Create new multi-functional green space based on edible, ecological and active landscapes

Multi-functional green space and landscape corridors provide recreational space, educational and edible landscapes and are an attractive outlook for new homes.

40% of the Site is dedicated to multi-functional green space including ecological rich meadows, sustainable urban drainage, play and woodland. Large natural green spaces for existing and new residents to enjoy are provided in the south and east of the Site with smaller pocket play integrated throughout the Site.

Landscape corridors and open space are also conduits for pedestrian and cycle movement, linking the Site to neighbouring communities within the Exemplar Site and wider Bicester.

Trim trails are proposed to the west and east of the Site.

**SPD Design Principle: Diversity -** Provide a mix of compatible uses allowing people to live work and play in the same area. Respond to the key conditions and character cues across the Site



### Street Trees

Street trees are a core part of the Government’s vision for enhancing the quality of urban development. They make our urban environments greener, healthier and more sustainable.

Revisions to the National Planning Policy Framework make clear that new streets should be tree lined unless there are very clear, justifiable and compelling reasons not to.

Our approach to incorporating street trees will be to include a more regular pattern of tree planting to define key routes/public realm, and irregular planting along minor streets – mainly within adjoining area of green space.

**SPD Design Principle: Legibility** - Landscape featured, routes, views, passive solar gain, reinforced spaces, gateways



### Creating a place that safeguards and better reveals heritage significance

The listed buildings of Home Farmhouse and the St Laurence’s Church lie to the north-eastern edge of the proposals. Development of this scale brings inevitable change to the setting of these heritage assets; however, change does not necessitate harm. A detailed understanding of their heritage significance and the way this is experienced has directly informed the masterplan.

The layout of the streets, built-form and landscaping have been specifically designed to channel views towards the Church tower, embracing this key architectural feature and reinforcing it as a treasured local landmark.

Again, on this eastern edge, the new development draws reference from the fabric, typology and spatial layout of the Farmhouse and its farmstead. Rather than turning its back on the Farmhouse, the masterplan integrates the new with the old, creating a more coherent landscape.

**SPD Design Principle: Character and setting** - Proposed development should be sensitive to the existing landscape and townscape character

Other aspects of cultural wellbeing that are explored on pages 125 to 127 of this document have been designed to enhance and support culture in the wider area through physical links to the local area (improving access to the St Laurence’s Church and improving pedestrian and cycle routes to the surrounding area).



### Building heights and framed views

Generally, the development proposals will be suburban in scale reflecting the location of the Site and the Bicester context with two-storey and two and a half storey buildings with pitch roofs up to a height of 12 metres.

Taller buildings of up to 16 metres have been considered along the public transport route of Braeburn Avenue in the context of the framework masterplan to increase density and meet the requirements of occupiers in these locations.

A framed view of the St Laurence’s Church will be design to channel views to the church through the use of linked buildings.

**SPD Design Principle: Building heights-**  
 Generally, the development proposals will be suburban in scale reflecting the location of the Site and the Bicester context.



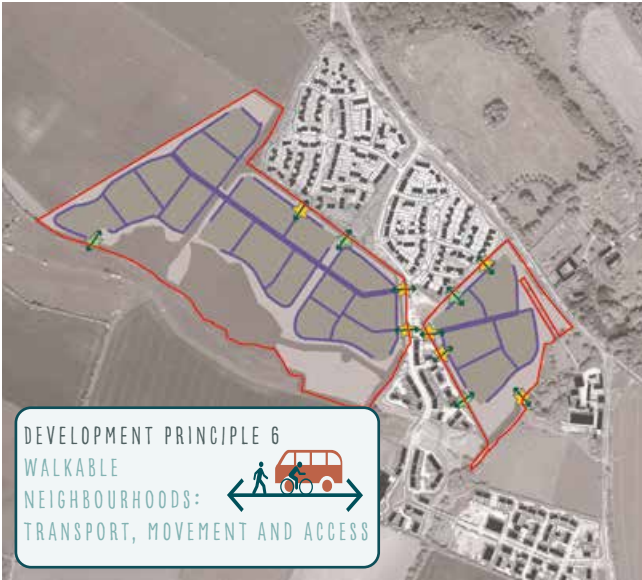
### Pedestrian and cycle connectivity

We have designed the masterplan to achieve a high degree of integration and connectivity between new and existing communities . We understand that this is a priority for CDC, but also a fundamental of walkable neighbourhoods.

Through discussions with local people, community groups and Gagle Brook Primary School, permeable streets through the different phases are important to allow for school children to conveniently walk to school.

We have included pedestrian and cycle connections to existing and future phases of development.

**SPD Design Principle: Design and layout-**  
 Development should be outward facing, with attractive edges and perimeter blocks and take advantage of passive overlooking.



### Create streets as social spaces

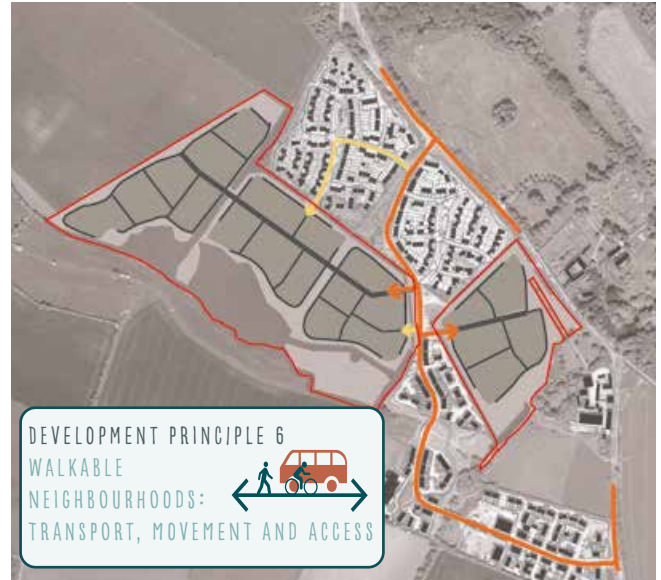
Street alignments consider the Site's topography and existing natural features as well as passive solar gain which is explained further in the next diagram.

Our streets will be legible with distinctive public realm features and architecture.

The design of vehicular routes embraces 'Manual for Streets' by supporting the design ethos that streets should be designed as social places as well as meeting their traffic function.

**SPD Design Principle: Continuity and enclosure** - Common building line, hierarchy of streets, active frontages, private space defined at rear of buildings

**SPD Design Principle: Legibility** - Landscape featured, routes, views, passive solar gain, reinforced spaces, gateways



### Main vehicular access points and circulation

Site access will be via Charlotte Avenue/Braeburn Avenue and allows for integration with the Exemplar Site and future developments.

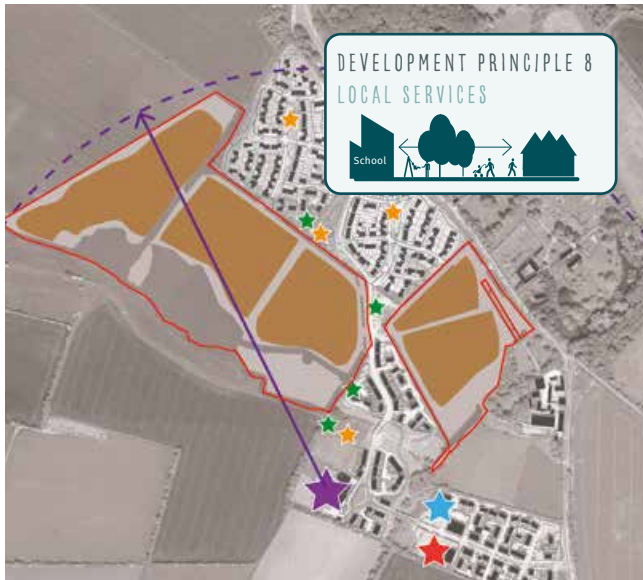
The bus route passes through the centre of both parcels of development allowing a high degree of access to local bus services - therefore prioritising access to public transport.

Access to the eastern parcel, located closer to Home Farm, will be from the western boundary via the existing internal road network constructed as part of the Exemplar Scheme.

Access to the western parcel will be via three locations. The first two access points will be available on either side of the bus only link. These two site access junctions will be provided in the form of simple priority junctions that will be designed to restrict development traffic from utilising the bus only link. The third access will be from the northern boundary at a point approximately mid-way along the western parcel which will then connect with the existing road network of the Exemplar Scheme.

**SPD Design Principle: Continuity and enclosure** - Common building line, hierarchy of streets, active frontages, private space defined at rear of buildings.





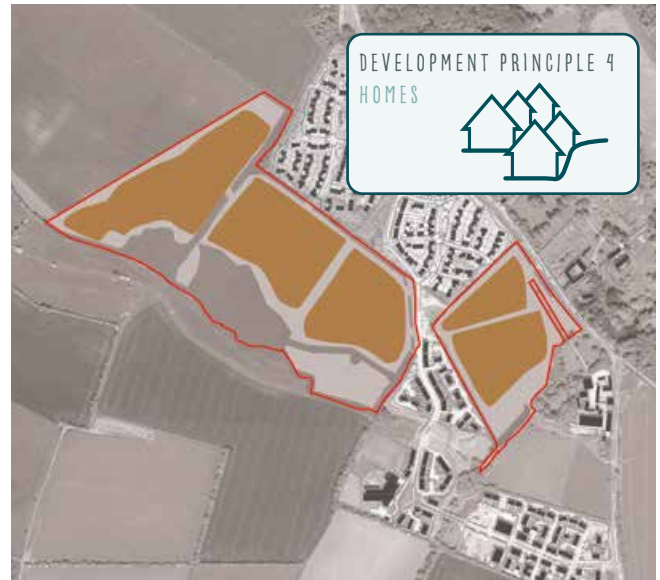
### A mixed use walkable neighbourhood

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

The SPD requires all dwellings to be located within 800 metres (illustrated above) along the shortest walking route of primary schools. Neighbourhoods should be designed to accommodate community facilities.

The North West Bicester Exemplar neighbourhood has local office provision, play areas and allotments as well as a future proposed public house all within close proximity.

**SPD Design Principle: Diversity** - Provide a mix of compatible uses allowing people to live, work and play in the same area. Respond to the key conditions and character cues across the Site



### Build adaptable high-quality homes enabled for home working

Build up to 530 new homes of high quality design and architecture with a variety of types and materials that blend well with the existing character of Bicester and its surrounds.

A range of housing types will accommodate people with families or those who wish to downsize or get a foot onto the housing ladder as first-time buyers.

There will be a number of accessible and adaptable properties enabling people to stay in their homes as their needs change.

Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible working arrangements.

We expect the building heights to be up to 12m across the Site with potential landmark buildings at 16m.

**SPD Design Principle: Adaptability** - Lifetime Homes, home working, future-proofing

**SPD Design Principle: Building heights** - Generally, the development proposals will be suburban in scale reflecting the location of the Site and the Bicester context

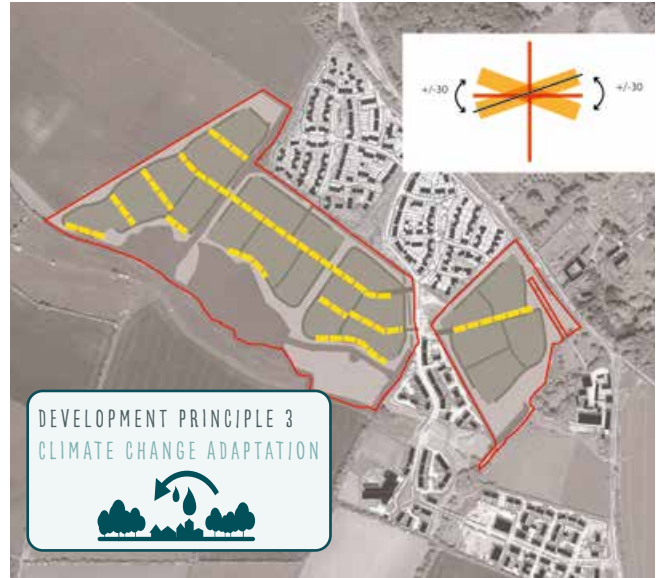


### Respecting neighbouring properties

North West Bicester will be outward facing and will ensure that the privacy of both new and neighbouring dwellings is protected through sensitive design adjacent to existing property boundaries.

Most existing dwellings along the Site edges are facing the proposed development blocks, our design approach will respect this through distancing and landscape treatment.

**SPD Design Principle: Design and layout** - Development should be outward facing, with attractive edges and perimeter blocks and take advantage of passive overlooking



### Consideration of passive solar gain

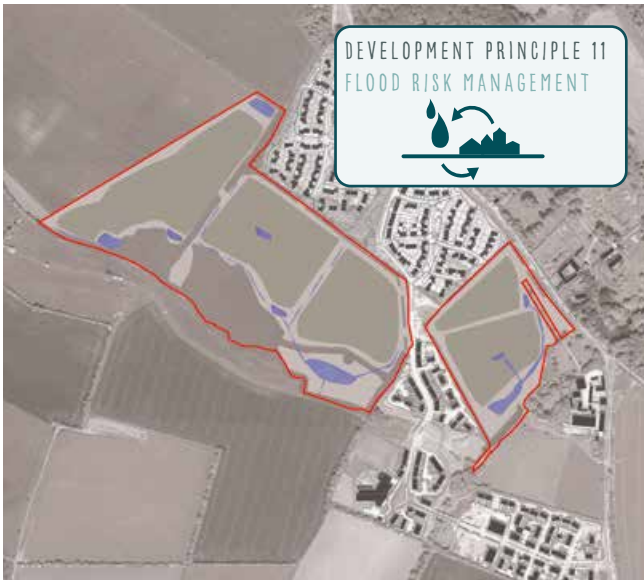
Consideration of passive solar gain is the first step towards achieving a true zero carbon development.

We have orientated as many streets and blocks as possible within 30 degrees plus or minus of due south.

This approach has been balanced with site topography, activating and engaging with the street and enhancing the public realm.

**SPD Design Principle: Legibility** - Landscape featured, routes, views, passive solar gain, reinforced spaces, gateways

**SPD Design Principle: Climate change adaptation** - Be designed in response to the latest predictions of future climate change with reference to UKCIP



### Create a comprehensive Sustainable Drainage System (SuDS)

The existing topography and proposed landscape corridors provide an opportunity to create a sustainable urban drainage system (SuDS) of swales and ponds to mitigate surface water.

The creation of a SuDS network provides the opportunity for ecological rich meadows to enhance biodiversity. Swales and ponds also provide a place for people to enjoy nature and relax.

**SPD Design Principle: Climate change adaptation**  
 - Designed in response to the latest predictions of future climate change with reference to UKCIP



### Achieving true zero carbon

In June 2019, the Government set a commitment in the Climate Change Act 2008 for the UK to reach “net zero” greenhouse gas emissions by 2050. CDC has now declared a climate change emergency and are looking to accelerate meeting the Government’s targets in the district.

The CDC Local Plan (2015) Policy Bicester 1 and the Eco-Town Supplement to PPS1 make it clear that the development must follow the requirements of the Eco Town by requiring ‘a new zero carbon mixed use development...’ with the definition of zero carbon being ‘..over a year the net carbon dioxide emissions from all energy use within the buildings on the Eco Town development as a whole are zero or below.’

An energy strategy will be submitted with the proposals for the development that aims to account for likely long-term influences arising from the UK commitments on climate change mitigation, the EU agenda on ‘nearly zero energy buildings’, the proposed changes to Part L of the Building Regulations and the projected reductions in grid emission factors.

**SPD Design Principle: Climate change adaptation**  
 - Be designed in response to the latest predictions of future climate change with reference to UKCIP





### Character areas and placemaking principles

A 'character area' approach has been adopted for development areas to ensure proposals respond to local context while being engaging and varied. More information can be found in the Character Areas chapter on page 112-125.

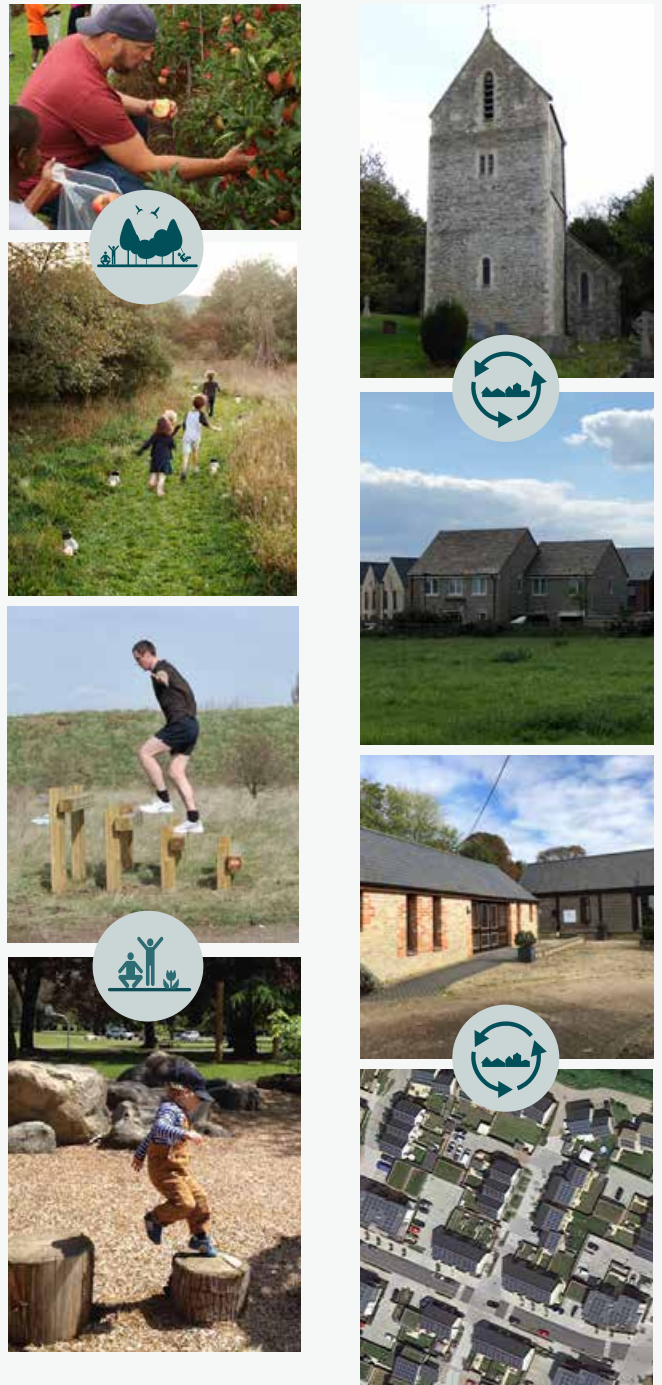
Character areas are defined by a range of placemaking tools including density, building types, architectural treatment, materials, landscape and land use.

We are exploring three character areas:

- **Eastern area:** Responds to the heritage context, views of the church and relationship to the Home Farm farmstead.
- **Central area:** The core central neighbourhood with a formal regular grid pattern and more organic edges overlooking woodland and ecological rich meadows.
- **Western area:** Responds to the countryside edge with an informal built form edge allowing views in and out of the Site.

**Character areas** - The natural features of the Site combined with the proposed pattern and density of development suggest the Site can be broken into distinct zones or character areas

### Our placemaking principles:



HEALTHY LIFESTYLES

A DEVELOPMENT THAT INTEGRATES WITH ITS CONTEXT



CONNECTED MULTI FUNCTIONAL GREEN SPACES





HOMES FOR ALL AGES AND ABILITIES THAT ARE ADAPTABLE AND ENABLED FOR HOME WORKING



WALKABLE NEIGHBOURHOODS AND ACTIVE TRAVEL



TRUE ZERO CARBON DEVELOPMENT THAT IS ADAPTED FOR CLIMATE CHANGE



# THE VISION: A NEIGHBOURHOOD UNLIKE ANY OTHER IN BICESTER

Land at North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint.

## The proposals create a range of landscapes that promote health and wellbeing

There is evidence associating the quality of the built and natural environments with the health and wellbeing of communities. The redevelopment of the Land at North West Bicester will provide a range of high-quality landscapes to promote health and wellbeing. Landscapes could include:

- Edible landscapes
- Trim trails
- Children’s play areas
- Opportunities for social interaction
- Seating areas
- Re-wilding areas allowing habitats to develop naturally over time

## Connectivity

The development provides multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site and promoting easy access to local facilities.

## Achieving True Zero Carbon

The Exemplar Scheme has an existing energy centre and district heat network serving the area. We will review the existing energy strategy of the Exemplar Scheme that is also advocated by policy but also consider the new Net Zero Carbon Concept following the framework of the UK Green Building Council.

## New homes for everyone

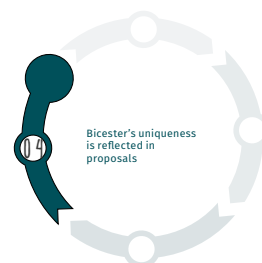
The development offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. Accessible and adaptable homes enable people to stay in their homes as their needs change.

This approach encourages social cohesion by providing the opportunity for residents to stay in Bicester and maintain all-important friend and family networks.

Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible working arrangements.

## Bicester’s uniqueness is reflected in the proposals

The contextual and local guidance studies undertaken in earlier chapters of this document have influenced the design proposals for the Land at North West Bicester. The unique elements of Bicester and the Exemplar Site, including edible landscapes, natural play and connected green corridors, have been interwoven into our proposals.



## The opportunity and benefits

The overarching vision for this neighbourhood within North West Bicester is 'a community based upon sustainable and healthy lifestyles. **A place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint.'**

We propose to design a development that integrates well with Bicester and meets the required design standards of the SPD whilst retaining a distinctive character.



Up to 30% affordable homes



Up to 530 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements



True zero carbon



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bicester and maintain all-important friend and family networks



40% green space. Providing a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas for younger children, ecologically rich meadow areas, SuDS, retained woodland and productive landscapes.

Land North West of Bicester will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

**Land North West of Bicester strives to be a valuable addition to the local community. The benefits for bringing the development forward are:**



Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on-site biodiversity by maintaining and enhancing existing green infrastructure



Re-wilding areas allowing habitats to develop naturally over time



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy



A development that complements the character of Bicester through the identification of its unique characteristics



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline



Retaining and improving pedestrian routes to local facilities



# ILLUSTRATIVE FRAMEWORK MASTERPLAN

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Key

- 01 Vehicular , pedestrian and cycle access point
- 02 Pedestrian and cycle access point
- 03 Potential pedestrian and cycle access point
- 04 View to church
- 05 Sustainable Drainage System(SuDS)
- 06 Play
- 07 Small new copses
- 08 Trim trail
- 09 Edible landscapes
- 10 Ecologically rich meadows
- 11 Woodland with some limited public access
- 12 Restricted vehicular access



HEALTHY LIFESTYLES



CONNECTED MULTI-FUNCTIONAL GREEN SPACES



ZERO CARBON DEVELOPMENT THAT IS ADAPTED FOR CLIMATE CHANGE



A DEVELOPMENT THAT INTEGRATES WITH ITS CONTEXT



HOMES FOR ALL AGES AND ABILITIES THAT ARE ADAPTABLE AND ENABLED FOR HOME WORKING



WALKABLE NEIGHBOURHOODS AND ACTIVE TRAVEL



# ARTIST'S BIRD'S-EYE IMPRESSION

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The aerial artist's impression, looking towards the north east and Home Farm House and the St Laurence's Church demonstrates how the proposal could respond to the local prevailing townscape, landscape and architectural character identified in earlier chapters of this document.

In particular, the illustration highlights the viewing corridor to the church, character areas and the interconnected multifunctional green space throughout the Site.



# ILLUSTRATIVE LANDSCAPE STRATEGY



## Structuring Elements

The Landscape and Green Infrastructure (GI) Strategy for the North West Bicester Development has been informed by the findings and recommendations of the LVIA and relevant landscape policy and guidance. In particular:

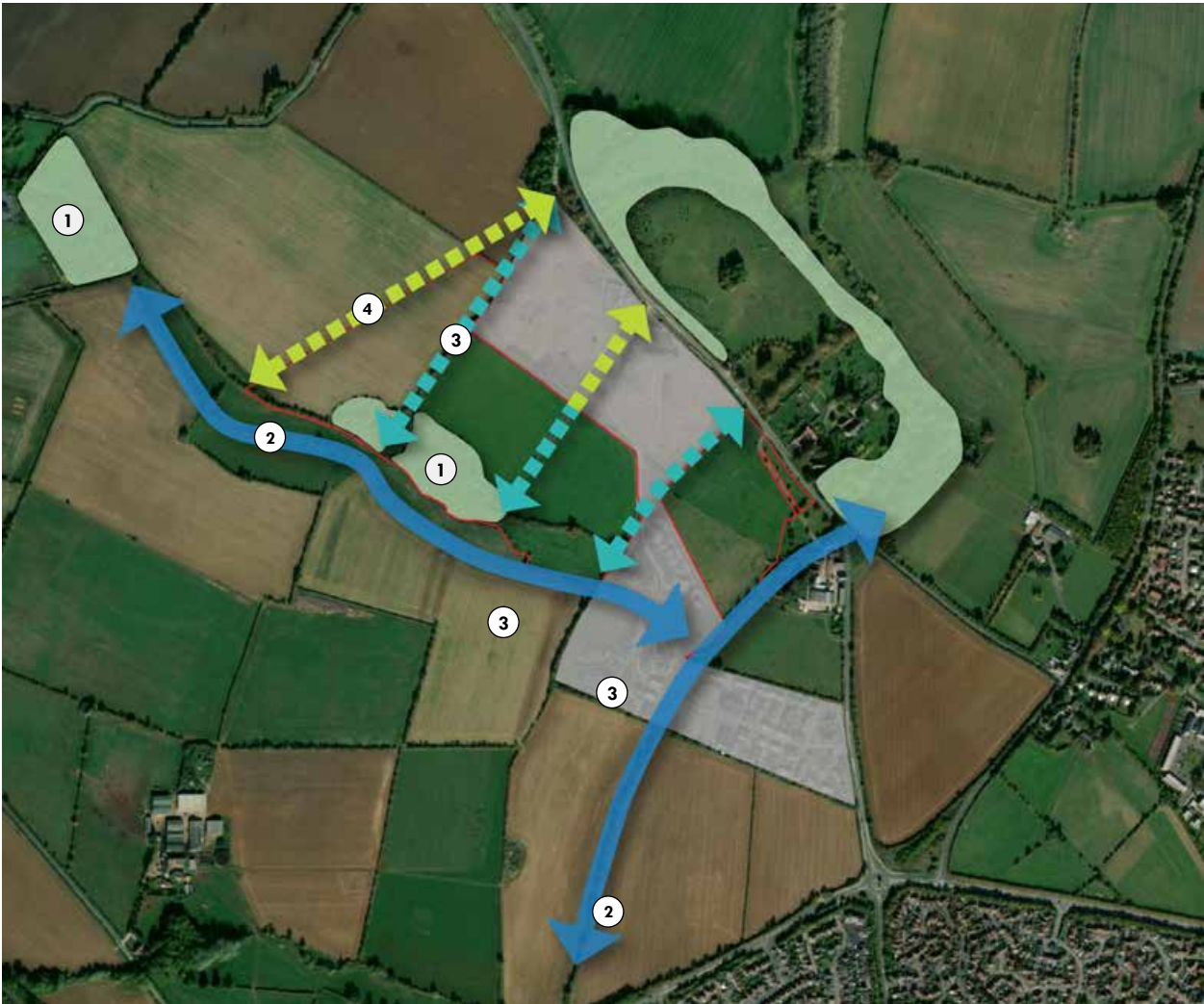
- Retaining and enhancing existing landscape features to help structure the site, integrate development into the landscape, and provide the basis of multi-functional green infrastructure
- Ensuring appropriate interface with surrounding development and allowing for the continuation of spaces and routes through the site and beyond.

The Landscape and GI Strategy has also been informed by an understanding of ecology and the need to maintain and improve connectivity with off-site habitat features.

As shown on the diagram opposite, there are four key structuring landscape elements that form the basis of the development proposals. These are:

- Existing woodland - retaining and enhancing the existing woodland on-site and ensuring connectivity with surrounding woodland through existing and new landscape and habitat corridors.
- Existing stream corridor - acknowledging the importance of existing off-site stream corridors in connecting different spaces and habitats, in particular the role of the north-south stream corridor as a recreational route through the Phase 1 Exemplar Scheme.
- Existing tree and hedgerow corridors - retaining and enhancing existing hedgerows on-site and using these to define parcels for development. The central hedgerow corridor is especially denuded within the Site and has the potential to be restored.
- New landscape and habitat corridors - creating a new landscape structure to the western edge of the Site that provides a transition between development/countryside and defines the new outer boundary of Bicester.





Landscape Structure

Key features

- ① Existing woodland
- ② Existing stream corridors
- ③ Existing tree/hedgerow corridors
- ④ Potential new landscape/habitat corridors

## Landscape Concept

A series of key landscape/green infrastructure (GI) zones have been developed as an integral and iterative process with the overarching masterplan.

Each zone responds to the structuring elements identified in Section 02 and the particular landscape, visual, ecology, drainage and recreational requirements relevant to that part of the Site.

The key zones are as follows:

- Western fringe - new boundary hedgerow and small woodland copses, defining the western edge of development.
- Woodland and wooded edge - retained and enhanced woodland, with woodland edge planting to create diversity. A natural play feature is set within the existing woodland clearing.
- Stream meadow - area of meadow grassland and new pond, providing attenuation and habitat diversity. The wetland area compliments the adjacent stream corridor.

- Eastern parkland - area of wildflower grassland and clusters of trees to define the eastern edge of development. Areas for attenuation and play are integrated within the parkland.
- Green corridors - restoring, retaining and enhancing existing tree belts and hedgerow boundaries with appropriate new planting, routes and attenuation features.
- Pocket park - focal space at the heart of community, with central play area.

The overall area of landscape/GI has been informed by the North West Bicester SPD (which requires at least 40% of the total Site area) and Local Plan open space standards.

As can be seen in the table below, the amount of landscape/GI exceeds the policy requirements by over 3ha.

These calculations are based on a maximum of 530 homes and in total population of 1,359 (assuming an average of 2.47 people per dwelling)

Type of provision	Standard	Requirement	Provision
Play space (combining provision for younger and older children including MUGAs)	0.78 ha per 1000 people	1.1ha	1.1ha
Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches - to be accompanied by changing facilities where appropriate)	1.13 ha per 1000 people	1.54ha	No provision – assumed not required based on SPD framework and delivery of 40% GI overall/delivered elsewhere within allocated area
Allotments	0.37 ha per 1000 people	0.50ha	0.50ha
General green space (parks and gardens/ natural semi-natural/amenity green space)	2.74 ha per 1000 rural/urban edge dwellers	3.72ha	8.51ha (including retained and enhanced woodland)
<b>Total</b>		<b>6.86ha</b>	<b>10.11ha</b>



Landscape Concept

Landscape zones

- ① Western fringe
- ② Woodland and woodland edge
- ③ Stream meadow
- ④ Eastern parkland
- ⑤ Green corridors
- ⑥ Pocket park

Key features

- ..... Proposed tree groups/copses
- Proposed hedgerow
- Retained and enhanced hedgerow boundaries
- Retained and enhanced tree belts
- Retained and enhanced woodland
- Key locations for play
- Key locations for attenuation





- Landscape zones
- ① Western fringe
  - ② Woodland and woodland edge
  - ③ Stream meadow
  - ④ Eastern parkland
  - ⑤ Green corridors
  - ⑥ Pocket park







## Landscape character areas

### 1. Western fringe

A new, native boundary hedgerow will define the outer edge of the development and provide a transition between the residential area and surrounding countryside.

Hedgerow trees will punctuate the boundary, along with small copses spaced out at irregular intervals. This will reflect the 'wooded' character of

the surrounding landscape whilst providing some screening and softening of the built form when viewed from the footpaths and roads to the west.

A footpath will run along this edge forming part of a wider circular route around the Site. A small play area could be located along this edge, along with natural play features within the landscape.



- ① Informal groups/copses of trees
- ② Tree and hedgerow boundary
- ③ Small attenuation ponds with wetland planting
- ④ Circular footpath/leisure trail
- ⑤ Small play areas
- ⑥ Play features within the landscape



Illustrative visual of western fringe



## Design Principles

### PLANTING & DRAINAGE

- Semi-natural planting character using native species
- Trees clustered in small informal groups/copses
- Site boundary defined by new hedgerow and tree planting
- Primarily meadow grassland
- Ponds planted with mix of wetland species



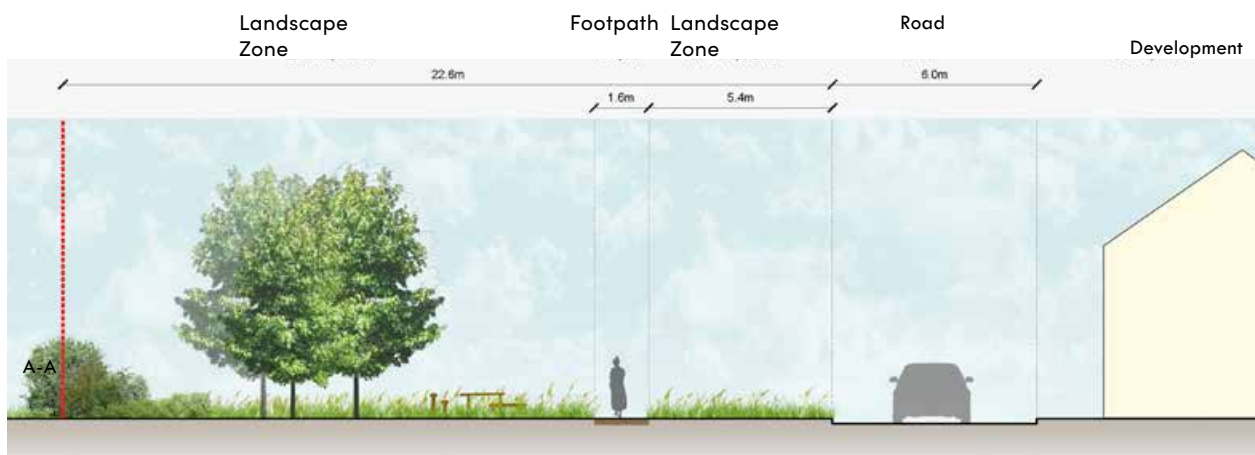
### PATHS & ROUTES

- Self bound gravel path, suitable for all users
- Path forms part of circular leisure trail
- Connections to shared surface areas/streets at regular intervals



### FURNITURE & PLAY

- Natural palette of furniture including timber seating and signage
- Small play areas sensitively integrated between tree groups
- Natural play features incorporated into the landscape



Illustrative cross section of western fringe

## Landscape character areas

### 2. Woodland and woodland edges

The existing woodland would be retained and enhanced through a combination of selective thinning and new planting to improve structure and diversity. This will include a buffer of woodland edge planting along the northern boundary, providing a transitional zone with the surrounding houses. The buffer zone will incorporate a shallow swale with a parallel footpath which forms part of a wider circular route around the Site.

Footpath connections will extend into the woodland but a combination of planting and/or fencing will prevent access to areas that will be managed for ecology purposes. The existing glade between the two areas of woodland will be utilised as an equipped play area.



- ① Woodland edge planting
- ② Clearings within woodland
- ③ Swales with wetland planting
- ④ Circular footpath/leisure trail
- ⑤ Unsurfaced routes through parts of woodland
- ⑥ Larger play area within woodland glade



- Existing woodland
- Play area
- Ecology area
- Woodland edge planting
- Footpath routes
- Fence line

Illustrative plan of woodland zones

## Design Principles

### PLANTING & DRAINAGE

- Woodland edge planting to provide transitional habitat
- Clearings within the woodland to create habitat diversity
- Areas of amenity grassland within and around play area
- Swales located to avoid any root protection areas
- Swales planted with mix of wetland species



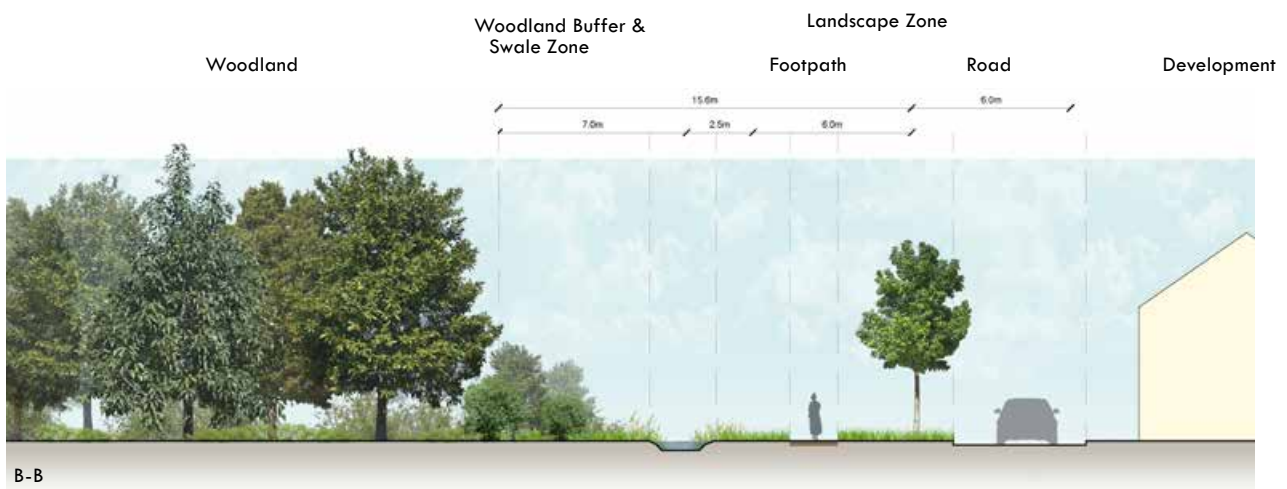
### PATHS & ROUTES

- Self-bound gravel path, suitable for all users
- Path forms part of circular leisure trail
- Woodland routes to be unsurfaced and/or bark chippings
- Potential sections of boardwalk through wetter areas of woodland



### FURNITURE & PLAY

- Natural palette of furniture including timber seating and signage
- Larger equipped play area, sensitively arranged next to adjacent woodland
- Natural play features incorporated into the landscape



B-B

Illustrative cross section of woodland edge



## Landscape character areas

### 3. Stream meadow

The small field parcel within the south-east of the Site will be kept free from development and retained as a semi-natural area of open space for residents to enjoy. As a lower part of the Site, the area will incorporate a new pond, providing attenuation and wetland habitat diversity that compliments the adjacent stream corridor.

The area surrounding the pond will be primarily meadow grassland with footpath routes running through. To the east of the pond, there is potential to incorporate areas of play and food production while to the west, tree groups will provide a transition to the woodland. The existing mature tree belts/hedgerows that enclose this parcel will be retained and enhanced through appropriate new planting and long-term management.



- ① Retained boundary tree belts and hedgerows
- ② Tree planting towards woodland
- ③ Surfaced footpath to north of pond
- ④ Mown path to south of pond
- ⑤ Boardwalk/jetty over pond
- ⑥ Large play/activity area
- ⑦ Allotment plots



Illustrative design of drainage basins



Hedgerow

Play

Footpath

SuD



Illustrative cross section of stream meadow

## Design Principles

### PLANTING & DRAINAGE

- Retained and enhanced boundary tree belts and hedgerows
- Small informal groups of trees towards woodland
- Areas of meadow grassland around the pond
- Attenuation pond, planted with wetland species
- Shallow slopes to integrate with landscape



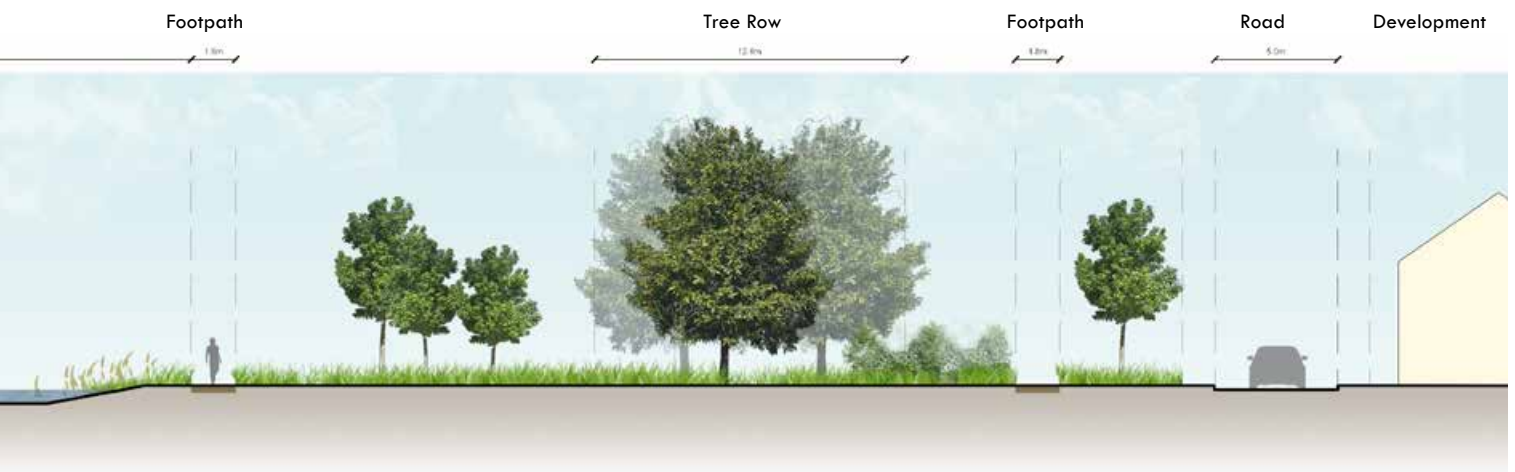
### PATHS & ROUTES

- Self-bound gravel path, suitable for all users
- Mown paths around the pond area
- Connections into stream meadow area sensitively located to avoid significant tree loss



### FURNITURE & PLAY

- Natural palette of furniture including timber seating and signage
- Potential for timber boardwalk/jetty across parts of pond
- Timber play area, sensitively arranged next to pond
- Small-scale 'door step' allotment plots close to development edge





## Landscape character areas

### 4. Eastern parkland

An area of wildflower grassland and clusters of trees will define the eastern edge of the development, creating a 'parkland' environment that provides an attractive setting in views from the B4100 and relates well to Home Farm and the existing driveway to the farm complex. A network of footpaths will run through the landscape, with a circular route around the outer boundary of the eastern parcel.

The wider area of parkland in the south-east corner will include a pond and larger play/kick-about area (away from B4100/church edge). The main street into the eastern parcel will be aligned with the St Laurence's Church and judicious tree planting should be avoided along this route. Incidental views north-east, through the development towards the Church, should also inform the location of tree planting.



- ① Retained boundary tree belts and hedgerows
- ② Tree planting to protect views of church
- ③ Pond and swales with wetland planting
- ④ Circular footpath around outer edge of parkland
- ⑤ Large play/activity area
- ⑥ Smaller play areas
- ⑦ Allotment plots



Illustrative visual of play area



Illustrative cross section of eastern parkland



## Design Principles

### PLANTING & DRAINAGE

- Retained and enhanced boundary hedgerows
- Tree planting located to avoid disrupting views towards the Church
- Primarily meadow grassland
- Attenuation pond and swales planted with wetland species



### PATHS & ROUTES

- Self-bound gravel path, suitable for all users
- Connections to shared surface areas at regular intervals
- Network of mown paths around the pond area

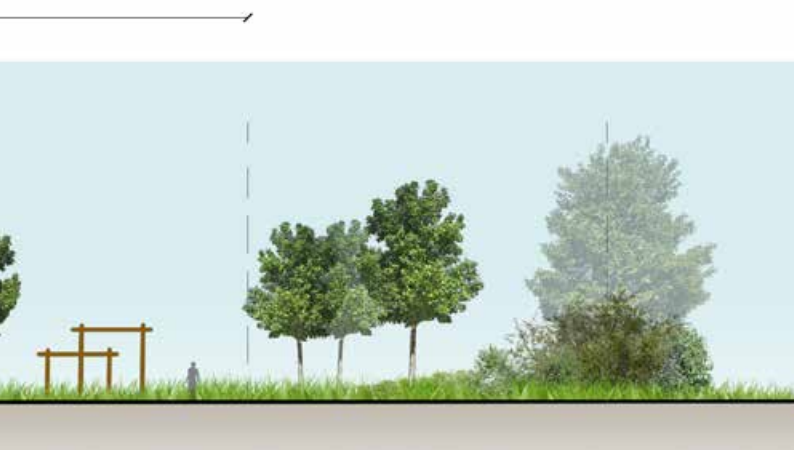


### FURNITURE & PLAY

- Natural palette of furniture including timber seating and signage
- 2 x local play areas, sensitively located in views to the Church
- Larger play/kick-about area to the south-east away from B4100/Church edge
- Small-scale 'door step' allotment plots throughout parkland



Existing Hedgerow



## Landscape character areas

### 5. Green corridors and pocket park

Two green corridors will run north-south through the Site utilising existing landscape features. The eastern green corridor will incorporate a swale corridor, along with a restored hedgerow boundary, helping structure the development and providing habitat connectivity.

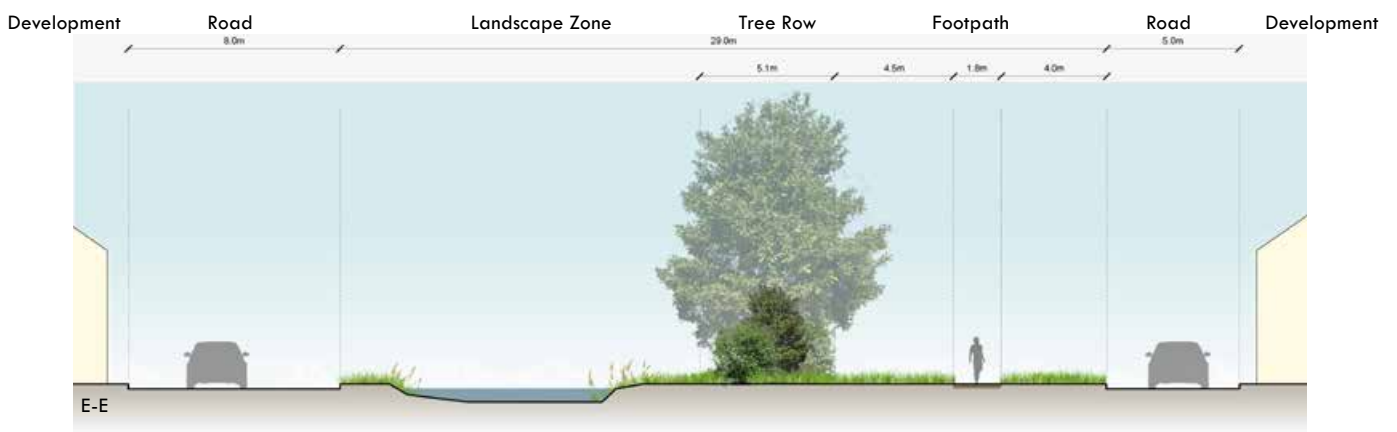
The western green corridor will retain the existing

tree belt. Both corridors will incorporate new routes, connecting the circular footpath around the edge of the Site.

A local 'pocket park' will be located in the centre of the development, providing a focal point for play, recreation and interaction. The pocket park will contain a small equipped play area and potentially 'door stop' allotments.



- ① Retained boundary tree belts
- ② New hedgerow planting
- ③ Swales with wetland planting
- ④ Pond within pocket park
- ⑤ Routes connecting circular leisure trail
- ⑥ Crossing points with main road
- ⑦ Smaller equipped play area
- ⑧ Allotment plots



Illustrative cross section of woodland link

## Design Principles

### PLANTING & DRAINAGE

- Retained and enhanced tree belt along western corridor
- New hedgerow planting along eastern corridor to comprise mixed native species
- Swale running along green corridors planted with wetland species
- Pond in pocket park with more formal appearance



### PATHS & ROUTES

- Self-bound gravel path, suitable for all users, connecting to circular walk
- Shared surface and/or raised crossing point between where the green corridors intercept the main road

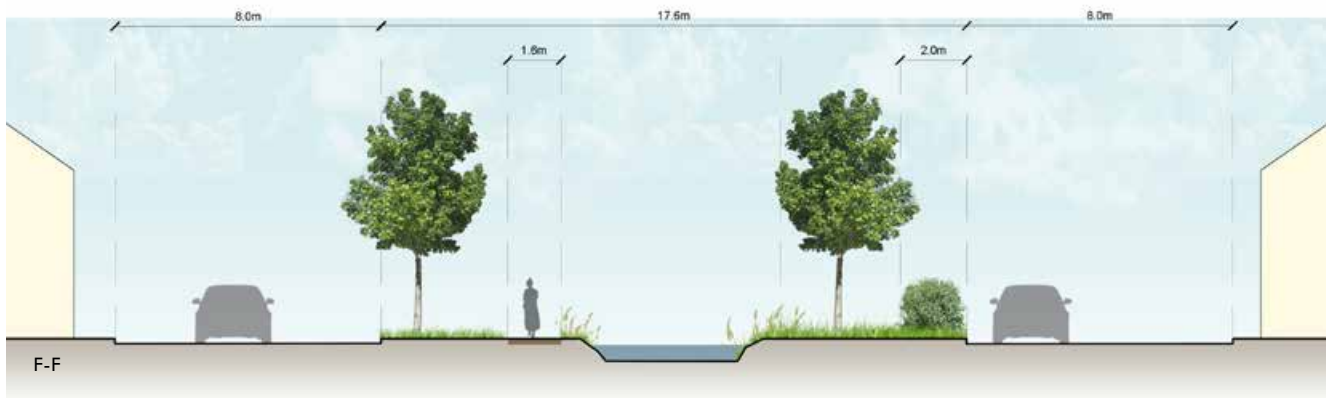


### FURNITURE & PLAY

- More urban palette of furniture to reflect relationship with residential area
- Smaller equipped play area
- Small-scale 'door step' allotment plots



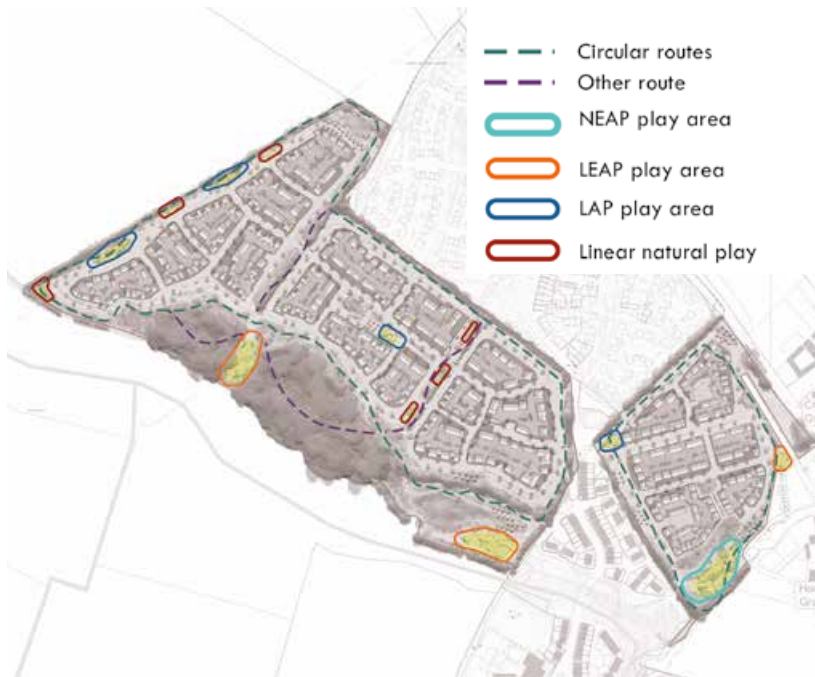
Development      Road      Footpath      Swale Zone      Road      Development



Illustrative cross section of swale link



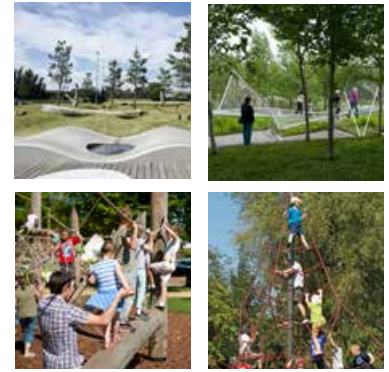
## Recreation and play strategy



Type	Number	Size
LAP	4	0.15ha
LEAP	3	0.60ha
NEAP	1	0.30ha
Linear Play Feature	6	0.05ha
Total	14	1.10ha
Recreational Routes		3.6km

A play strategy has been designed that provides a policy compliant amount of play space, while also adhering to Fields in Trust guidance for minimum sizes for different types of play spaces, anticipated walking catchments for different types of play spaces and required offsets from houses/private spaces.

The play strategy has also been informed by the landscape context and sensitivity of existing features. For example, in the eastern site, parcel play areas are sensitively located to avoid interrupting views towards the Church. In the western site parcel, play areas have been kept out of the narrower buffer zones/green corridors where they may reduce connectivity or damage tree root protection areas. Where play spaces are located – such as along the western fringe and eastern green corridor – these are typical smaller features, including natural elements of play.



Larger play / activity areas



Smaller play area



Linear / natural play features

The resulting play strategy is shown on the plan opposite. However, it should be noted that this represents only one way in which play may be delivered. Initial discussions with the Parish Council – who may adopt the play areas – have indicated a preference for fewer, consolidated spaces to make management and maintenance more efficient.

In addition to play areas and equipment, pedestrian routes are proposed throughout the landscape/GI network, providing opportunities for recreation and potential connectivity with surrounding spaces and routes.

Footpaths will be typically surfaced for maximum usability, but will include mown routes in key areas, such as the eastern parkland and stream meadow. Overall, approximately 3.6km of routes could be delivered within the Site.

## Allotments and food production



Type	Number	Size
Allotments	8	0.50ha
Total	8	0.50ha



Larger allotment spaces

'Door step' allotment spaces

An allotment strategy has been designed that provides a policy compliant amount of allotment space. During pre-application discussion with CDC, it was agreed that it was not necessary to have a single consolidated allotment site and that a range of allotment spaces could be provided throughout the development. This is consistent with the approach taken in Exemplar Phase 1 scheme.

Larger allotment spaces are consolidated primarily in the stream meadow/' area, where there is more flexible space, and the eastern parkland where the allotments would relate well to the potential farm shop within the Home Farm complex.

Smaller allotment spaces are proposed within the western fringe, pocket park, and along the boundary between the eastern site parcel/Wintergreen Fields where they are easily accessible to existing residents.

The resulting allotment strategy is shown on the plan opposite. However, it should be noted that this represents only one way in which allotments may be delivered. Discussions with the body responsible for the long-term management of the allotment spaces will be required to ensure size/location are fully informed by maintenance considerations.

Allotments should be located close to the residential areas where they can be easily accessed by foot. While it is envisioned that residents will primarily walk to the allotment sites, access may be required for maintenance/deliveries. Allotment sites should also include appropriate storage and water supply.

## Art, education and interpretation



Public art will be incorporated into the landscape helping to make interesting and exciting places that people enjoy using. This could include landform, integrated play/art features and statement pieces in key locations such as at the 'gateways' in to the eastern and western parcels or along the primary road corridors. A public art strategy will be agreed with CDC post application/as part of the detailed landscape design.

The proposed development will encourage people to interpret the landscape and natural/cultural environment. Interpretation boards could be provided in key locations, such as within the woodland, exploring the diversity of the woodland habitat, within the stream meadow area, explaining the importance of wetland habitats and within the eastern parkland area, highlighting the history of St Laurence's Church.

The opportunity also exists for wayfinding signs or artwork projects to be incorporated along the circular routes around the Site, encouraging walking and recreational activities.

The educational role of the landscape is also acknowledged and opportunities will be explored for collaboration with Gagle Brook Primary School. This could include access to the 'restricted' part of the woodland for outdoor education and learning.



Signage and interpretation



Integrated art features



## Compliance with policy and guidance

The Landscape and GI Strategy for the North West Bicester Development has been informed by the findings and recommendations of the LVIA and relevant landscape policy and guidance. In particular:

- Retaining and enhancing existing landscape features to help structure the site, integrating development into the landscape and providing the basis of multi-functional green infrastructure.
- Ensuring appropriate interface with surrounding development and allowing for the continuation of spaces and routes through the Site and beyond.
- As can be seen from the table opposite, key guidance and policy has been complied with, including 40% of the Site being delivered as GI, the management and enhancement of existing features and the creation of new landscape and habitat.

LANDSCAPE/GREEN INFRASTRUCTURE GUIDANCE	DELIVERABLE?	NORTH WEST BICESTER LANDSCAPE STRATEGY
<b>CDC Local Plan</b>		
Provides size and accessibility standards for different types of provision (Policy BSC 11)	✓	With the exception of formal sports provision – which is assumed not required based on SPD framework – all open space standards are met or exceeded
Requires management or enhancement of existing landscapes, features or habitats (Policy EDS 13)	✓	The vast majority of existing features will be retained and enhanced, and a range of new features will be created. Overall net biodiversity gain will be achieved
Requires maintenance and enhancement of the District's GI network (Policy ESD 17)	✓	At least 40% of the total site area will be delivered as GI. The GI strategy utilises existing/connects with surrounding features
<b>North West Bicester SPD</b>		
40% GI provision/sufficient space for new tree planting	✓	At least 40% of the total site area will be delivered as GI. Opportunities for tree planting are included throughout the Site including street trees, tree groups, copses and woodland edge habitat
Well designed development edges	✓	Careful consideration has been given to the design of the edges, in particular the western fringe, where new tree and hedgerow planting is proposed to ensure an appropriate transition to the surrounding countryside
Retention and enhancement of hedgerows and stream corridors	✓	The vast majority of existing hedgerows will be retained and enhanced and new hedgerows created. A landscape corridor will be provided along the southern edge of the Site where it adjoins the stream corridor
<b>CDC District Landscape Character Assessment/CDC Countryside Design Summary</b>		
Wooded character/strong pattern of copses and trees in landscape to north-west of Bicester	✓	The development retains and enhances existing trees and woodland, and new tree planting is proposed throughout the Site, including copses and woodland edge habitat.
Strong pattern of fields and hedgerows but in some areas these are disappearing	✓	The vast majority of existing hedgerows will be retained and enhanced and new hedgerows created. This includes a new hedgerow along the currently 'open' western Site boundary.
Recommended that new development avoids exposed and prominent locations	✓	The development will be closely associated with the existing settlement area and utilises an area that is well contained by topography and woodland

# ECOLOGY AND BIODIVERSITY STRATEGY

.....

The Site is currently dominated by semi-improved grassland with the areas of arable and woodland habitat present largely bound by hedgerows and treelines. Two watercourses lie adjacent to sections of the Site boundary to the south and south-east. The habitats of greatest ecological value both in their own right and with regard to the opportunities they provide for faunal species are the woodlands, hedgerows, tree lines and watercourses, of which the woodland and a number of the hedgerows likely qualify as UK Priority Habitat. These features are largely retained, buffered and safeguarded under the proposed development. Survey work undertaken at the Site has identified opportunities for roosting, foraging and commuting bats, badgers, other mammals, breeding birds, reptiles, common toads and brown hairstreak butterflies.

Full details of safeguarding, mitigation and enhancement measures are set out within the Biodiversity chapter of the Environmental Impact Assessment (EIA) and associated planning application documents. However, opportunities to safeguard, mitigate and enhance include:

- Retention and protection of key habitat features such as the watercourses, woodland, hedgerows and their buffer zones
- Sensitive timings and working methods
- Supervised staged habitat clearance exercises to safely remove protected species from developable areas
- Provision of new and enhanced greenspace and ongoing sensitive management of such habitats
- Provision of new faunal enhancements throughout the Site including bird and bat boxes (integrated and upon retained trees), hedgehog domes and highways, hibernacula and log-piles for reptiles and amphibians and invertebrate hotels and butterfly banks

## Dark corridors

The features of highest ecological sensitivity with regard to lightspill and the potential effects this may have on faunal species such as foraging and commuting bats, badgers and hedgehogs comprise the woodland, watercourses and hedgerows. Illuminance of such features will be avoided or reduced to an acceptable level such that it does not have detrimental effects on such species. This will be achieved through the use of a sensitive lighting strategy and appropriate buffer zones in line with local policy which will include 10m hedgerow and treeline buffers, a 15m woodland buffer to also extend along the south-west boundary of the Site and a 30m watercourse buffer. The 15m buffer zone will also function as part of a 20m wide 'dark corridor' where illuminance will be avoided or reduced to a non-significant level. This will comprise the 15m buffer zone and associated retained woodland, watercourse and open space habitat adjacent to this zone. A small section of the 20m dark corridor will be formed by off-site land between the Site and the watercourse.

## Light Pollution

We have reviewed local and national planning policy and guidance and note that the CDC Local Plan 2011-2031 references Light Pollution in Policy ESD 15: Character of the Built and Historic Environment, where it states:

"New development proposals should: ...limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

This again is referred to in the Policy Bicester 1: Northwest Eco-Town. The detailed lighting strategy submitted as part of the reserved matters will ensure that no significant impacts occur to surrounding receptors.



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## BIA2 – Proposal measurements

### Potential light pollution effects:

With regard to light pollution, the proposed impacts of the scheme will be designed to be insignificant or minor. In terms of impacts on existing neighbouring residential properties, there are limited receptors in the vicinity with the most proximate being Home Farm and those already built within the Exemplar Eco-Town site. It should be noted that there is some distance between these and the proposed housing and as such the effects can be controlled through considered lighting design. The lighting design will be prepared at the detailed design stage to ensure that impacts to these receptors are mitigated. The detailed lighting strategy will be designed in line with the Institute of Light Professionals (ILP) recommended best practice.

With regard to ecology, the sensitive features include the woodland, watercourse and hedgerows in the main part and where possible we would look to avoid illuminance of such features. Based on the ecologists' assessment to date, buffers will be required to the features listed above to avoid illuminance and glare to such features, buffers of 15m to the woodland and 10m to the hedgerows are currently proposed and suitable light reducing features should be employed to ensure that lightspill is avoided or reduced to an acceptable level from the development edge to the feature in question across such buffer zones.

Details of this lighting strategy would be submitted for agreement with Cherwell District Council as part of reserved matters.

As such, no significant adverse light pollution effects are anticipated as a result of the proposed development

### Daylight and sunlight

We have considered the potential effects of the proposed development with regard to daylight, sunlight and overshadowing. The scheme is low density and well-spaced and as such will avoid adverse effects to its existing neighbours and future residents in this regard. It is therefore not deemed necessary to undertake a technical assessment of this discipline.

### Biodiversity net gain

The Biodiversity Impact Assessment finds that the redevelopment proposals themselves deliver quantifiable net gain for biodiversity in relation to habitats which, at a net gain of 16.69% for habitats and a net gain of 14.36% for hedgerows, is significantly in excess of the 10% required by CDC and likely to be brought forward in the future Environment Bill. In addition to these quantifiable net gains, a range of qualitative gains can also be delivered on Site, such as the provision of faunal enhancements targeted to national and local Priority Species. Accordingly, it is considered the redevelopment proposals comply with existing and emerging policy (local and national) and legislation.



# SUSTAINABLE URBAN DRAINAGE STRATEGY



The Site is primarily located in Flood Zone 1 with a low risk of flooding. There are two small streams located on the east and south boundary of the Site which introduce a localised area of flood risk associated with river and surface water sources. All proposed built development and Sustainable Urban Drainage Systems (SuDS) have been located within the low-risk area.

The existing topography and proposed landscape corridors provide an opportunity to create a system of swales and ponds to mitigate surface water.

The creation of a SuDS network also provides the opportunity for an exciting ecologically rich meadow to enhance biodiversity. Swales and ponds also provide a place for people to enjoy nature and relax.

Through provision of enhanced and new habitats throughout the Site a biodiversity net gain is anticipated for which a minimum 10% net gain is sought. Net gains will be achieved through the enhancement of existing features such as the woodland and hedgerows and the creation of new habitats including new native shrub planting, wildflower meadow grassland and the use of SuDS basins to provide wet wildflower meadow/areas of standing water.

A more detailed drainage report accompanies this application.



Proposed SuDS strategy



**KEY**

- PROPOSED SURFACE WATER ATTENUATION BASIN
- PROPOSED SWALE
- PROPOSED CATCHMENT AREA
- PROPOSED SURFACE WATER SYSTEM

**NOTES**

1. DRAWING TO BE READ IN CONJUNCTION WITH THE VECTOR'S FLOOD RISK ASSESSMENT.

NO. 1:2000 PLAN (REVISED)	1/E	N/E	03/01/2021
DATE	REVISED	BY	DATE
<b>INFORMATION ONLY</b>			
<b>CLIENT</b>			
FIRETHORN BICESTER LIMITED			
<b>PROJECT</b>			
LAND AT NORTH WEST BICESTER			
<b>DESCRIPTION</b>			
PRELIMINARY SURFACE WATER DRAINAGE LAYOUT			
<b>SCALE</b>			
1:2000 @ A1			
DATE	REVISED	BY	DATE
N/E	1/E	N/E	03/01/2021
<b>vector.</b>			
29 Fife, 4 Colson Avenue, Strath, G52 4JF t: 017 263 9240 e: info@vector.co.uk			
<b>PROJECT NUMBER</b>			<b>REVISION</b>
205550_PDL_01			P02

# MOVEMENT AND CONNECTIVITY



The Site is sustainably located within the overarching North West Bicester masterplan with good access to a range of existing facilities nearby which include Gagle Brook Primary School, employment opportunities, office space, play areas, allotments, open space, footpaths, cycle ways and good public transport making Bicester town centre easily accessible.

## Policy

### Oxfordshire County Council – Local Transport Plan 4

The Oxfordshire Local Transport Plan (LTP4) `Connecting Oxford` includes objectives and policies for improving transport in Oxfordshire to 2031. These objectives and policies look at, in addition to other issues, minimising the need to travel and encouraging active travel.

The focus of the LTP4 is to attract and support economic investment and growth, deliver transport infrastructure, tackle congestion and improve quality of life. In Connecting Oxfordshire Volume 1, it also sets out policy priorities for parts of Oxfordshire less affected by the Knowledge Spine; therefore, it provides a basis for securing transport improvements to support development across the whole of Oxfordshire.

LTP4 has been developed with 3 over-arching transport goals.

- Goal 1 – To support jobs and housing growth and economic vitality;
- Goal 2 – To reduce emissions, enhance air quality and support the transition to a low carbon economy; and
- Goal 3 – To protect and enhance Oxfordshire’s environment and improve quality of life.

A number of policies in the LTP4 are important to Eco Town developments:

- Policy 03 – Oxfordshire County Council will support measures and innovation that make more efficient use of transport network capacity by reducing the proportion of single occupancy car journeys and encouraging a greater proportion of journeys to be made on foot, by bicycle, and/or by public transport;
- Policy 19 – Oxfordshire County Council will encourage the use of travel associated with healthy and active lifestyle;
- Policy 20 – Oxfordshire County Council will carry out targeted safety improvements on walking and cycling routes to school, to encourage active travel and reduce pressure on school bus transport;
- Policy 22 – Oxfordshire County Council will promote the use of low or zero emission transport, including electric vehicles and associated infrastructure where appropriate; and
- Policy 23 – Oxfordshire County Council will work to reduce the emissions footprint of transport assets and operation where economically viable, taking into account energy consumption and the use of recycled materials.

Connecting Oxfordshire Volume 8 Part ii outlines the key strategies for particular local areas within Oxfordshire. The Bicester Area Strategy outlines 4 key aims for Bicester with respect to the county.

- BIC1 – Improve access and connections between key employment and residential sites and the strategic transport system
- BIC2 – We will work to reduce the proportion of journeys made by private car through implementing the Sustainable Transport Strategy
- BIC3 – We will increase people’s awareness of the travel choices available in Bicester, which should improve public health and wellbeing



- BIC4 – To mitigate the cumulative impact of development within Bicester and to implement the measures identified in the Bicester Area Transport Strategy Oxfordshire Council

### **Cherwell Local Plan 2011-2031**

The council will expect the North West Bicester Masterplan and applications for planning permission to meet the following requirements which relate to transport and movement:

- Proposals should enable residents to easily reduce their carbon footprint to a low level and live low carbon lifestyles.
- Layout of development that enables a high degree of integration and connectivity between new and existing communities.
- A layout that maximises the potential for walkable neighbourhoods.
- New footpaths and cycleways should be provided that link with existing network, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel.
- A layout which makes provisions for and prioritises non-car modes and encourages a modal shift from car use to other forms of travel.
- Infrastructure to support sustainable modes of transport will be required including enhancement of footpath and cycle path connectivity with the town centre, employment and rail stations.
- Measures to ensure the integration of the development with be remainder of the town including measures to address movement across Howes Lane and Lords Lane.
- Good accessibility to public transport services should be provided for, including the provision of a bus route through the site with buses stopping at the railway stations and at new bus stops on the site.

- Contributions to improvements to the surrounding road networks, including mitigation measures for the local and strategic highway network, consistent with the requirement of the Eco-Town PPs to reduce reliance on the private car, and to achieve a high level of accessibility to public transport services improvements to facilities for pedestrians and cyclists and the provision and implementation of a Travel plan to maximise connectivity with existing development;
- Provision of a Transport Assessment;
- Measures to prevent vehicular traffic adversely affecting surrounding communities; and
- Significant green infrastructure provision, including new footpaths and cycleways, enhancing green modal accessibility beyond the site to the town centre and Bicester Village Railway station, and adjoining developments;
- Public open space to form a well-connected network of green areas suitable for formal and informal recreation.

All proposals for development across the Eco Town site will be required to meet the Eco Town development standards set out in Policy Bicester 1: North West Bicester Eco Town and make a degree of contribution towards transport mitigation measures.

### **North West Bicester Supplementary Planning Document (2016)**

Development Principle 6 – Transport, Movement & Access states that the following key consideration for movement should be addressed in planning applications:

- Reducing car dependency;
- Prioritising walking and cycling;
- Generating activity and connectivity;
- Highways and transport improvements; and
- Bus priority and links and infrastructure including RTI

The SPD states that planning applications are required to illustrate the permeability of the site

A key consideration of the SPD is that all planning applications for development in the Eco Town should include a Travel Plan which demonstrates how the design of the development will enable at least 50% of all trips from the development to be made by non-car modes of travel with a potential increase to 60% by 2020. The SPD also states that all planning applications need to be supported by a Transport Assessment which addresses the guidance in the SPD.

### **Additional Local Design Guidance**

The following local design guidance has been considered in the preparation of this TA and the design of the masterplan.

- Cherwell District Council Residential Design Guide SPD (2018)
- Oxfordshire County Council "Residential Road Design Guide" (2nd Edition 2015)
- Oxfordshire County Council "Parking Standards for New Residential Developments" (2011)
- Oxfordshire County Council "Oxfordshire Walking Design Standards" (2017)
- Oxfordshire County Council "Oxfordshire Cycling Design Standards" (2017)
- Oxfordshire County Council "Bicester Local Cycling and Walking Infrastructure Plan" (Sept 2020)

The above is a reduced version of what is in the TA, but feel free to reduce it even further if that helps.

### **Highways Consultation**

Prior to the submission of this outline planning application, a pre-application meeting was held on the 13th of November 2020 with CDC and OCC. Following this initial pre-application meeting, VTP issued a Transport Assessment Scoping Report dated the 27th of November 2020 to OCC and attended a scoping meeting with OCC on the 11th of December 2020. A copy of the TA Scoping Note and the associated OCC response is contained at APPENDIX B of the TA.

Following the scoping meeting, a series of technical meetings have been held with CDC, OCC and Highways England (HE) to develop the scope and methodology for the assessment work. The most recent of these technical meetings was held on the 12th of March 2021 and a copy of the meeting note is included at APPENDIX B of the TA.

There have been a number of consultations on the scheme with various interested parties, including Bicester Town Council, Caversfield Parish Council, Elmsbrook Community Organisation, and Gagle Brook Primary school.

### **Access**

The proposed site access strategy is consistent with that which has been implemented for the Exemplar Scheme. As such, the proposed carriageway widths, kerb radii at junctions, footway widths, and street hierarchy all reflect what has already been constructed on the Exemplar Scheme and in accordance with the OCC Residential Design Guide (2nd Edition – 2015).

The existing junctions of the B4100 with Charlotte Avenue and Braeburn Avenue have been reviewed to ensure that they would operate within capacity when the full development of up to 530 dwellings is delivered, including any other developments that are identified as coming forward with the Local Plan period to 2031, as reflected within the Bicester Transport Model (BTM). To this extent, the Braeburn Avenue junction would still operate within capacity when the full development is completed. A signalised junction arrangement has been considered for the Charlotte Avenue junction to not only address the increased level of vehicular traffic associated with the proposed developments, but also to facilitate an improved operating arrangement for the B4100/A4095/Banbury Road/B4100 roundabout junction, which is proposed to be signalised and linked with the proposed signals at Charlotte Avenue as part of a future improvement scheme being promoted by OCC.

### **Vehicular access**

Access to the eastern parcel, located closer to Home Farm, will be from the western boundary via the existing internal road network constructed as part of the Exemplar Scheme.

Access to the western parcel will be via three locations. The first two access points will be available



Proposed access points

on either side of the bus only link. These two site access junctions will be provided in the form of simple priority junctions that will be designed to restrict development traffic from utilising the bus only link. The third access will be from the northern boundary at a point approximately mid-way along the western parcel which will then connect with the existing road network of the Exemplar Scheme.

**Parking provision for cars and cycles**

The provision and layout of car parking across the Site will be made in accordance with the standards and policy set out by Cherwell District Council and Oxfordshire County Council at the reserved matters stage. The Site would look to achieve a provision of between one and two allocated spaces per dwelling, plus additional unallocated parking space. The provision and layout of car parking is to be resolved as part of future reserved matters applications.

Cycle parking provision will be provided in accordance with the relevant cycle parking standards and the



Pedestrian and cycle connectivity



Main vehicular access points and circulation

design and layout is to be agreed with the planning and highway authorities at the detailed planning stage.

**Pedestrian/cycle access opportunities**

To the eastern parcel: From the north of the development linking with the B4100 Banbury Road, via the proposed vehicular access, and at appropriate locations between the proposed Site and the Exemplar Scheme.

To the western parcel: From the three points of vehicular access and at appropriate locations between the proposed Site and the Exemplar Scheme.



## Bus only links

The design and function of the primary road through the Exemplar development incorporates bus priority by way of a bus-gate immediately adjacent and between the eastern and western parcels of the Site. The carriageway width of the primary road through the Exemplar Scheme narrows to 4.0m allowing for southbound bus movements only which can also accommodate two-way cycle movements.

Junction to the north: Will only facilitate vehicular access from the existing northern priority junction from the Exemplar scheme at Braeburn Avenue with the B4100 Banbury Road.

Junction to the south: Will only facilitate vehicular access from the existing south eastern priority junction from the Exemplar Scheme at Charlotte Avenue with the B4100.

The E1 bus service will continue to provide access to the surrounding area and Bicester town centre. Existing bus stops, some of which include bus shelters, are provided on the Exemplar development, along

Braeburn Avenue and Charlotte Avenue, all of which are within walking distance of the Site.

## Walking and cycling routes

The proposals will include multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site and promoting easy access to local facilities. An off-carriageway continuous cycle route is available from the Site to Bicester North rail station which includes appropriate crossing facilities.

Our proposals will enhance the accessibility of public footpaths and bus stops from the Site. A full Transport Assessment will be prepared to support the outline planning application.

## Refuse strategy

Whilst the application is in outline with only site access junctions being considered in detail, it is necessary to ensure that the vehicle access junctions are designed to accommodate refuse and delivery vehicles.

The planning application is being made in outline and as such the internal site layout is not fixed. Swept paths showing vehicles accessing and egressing each plot will be presented as part of the future reserved matters application.

More detail is available in the accompanying Transport Assessment.



Swept path analysis and refuse drag distance

## Safer routes to school

The proposed development will provide multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site.

The nearest primary school to the Site is Gagle Brook Primary School which is located within the Exemplar Scheme. The existing connections within the adjacent site are considered to be safe for young children wishing to access the local primary school with footways of 2.0m width and sufficient lighting. Whilst there are a number of informal crossing points provided in the vicinity of the school on Cranberry Avenue with dropped kerbs and tactile paving, there are currently no road markings identifying these crossing facilities.

Discussions with the Gagle Brook Primary School headmaster and Governor at a meeting on the 16th of March 2021 identified concerns raised by parents and teachers with respect to the potential improvements that could be delivered to enhance the routes to the local primary school. These included the provision of road markings at the existing informal crossing facilities in the form of a zebra crossing arrangement. It is felt that this would help young children and drivers clearly define the location of crossing points. It is considered that whilst not necessarily something that could be delivered by the Applicant in relation to the proposed development as these works would not be within the adopted highway (until the road network of the Exemplar Scheme was to be adopted) and nor are these roads within the control of the Applicant, a suitable and proportionate financial contribution to the delivery of these minor road works to enhance the

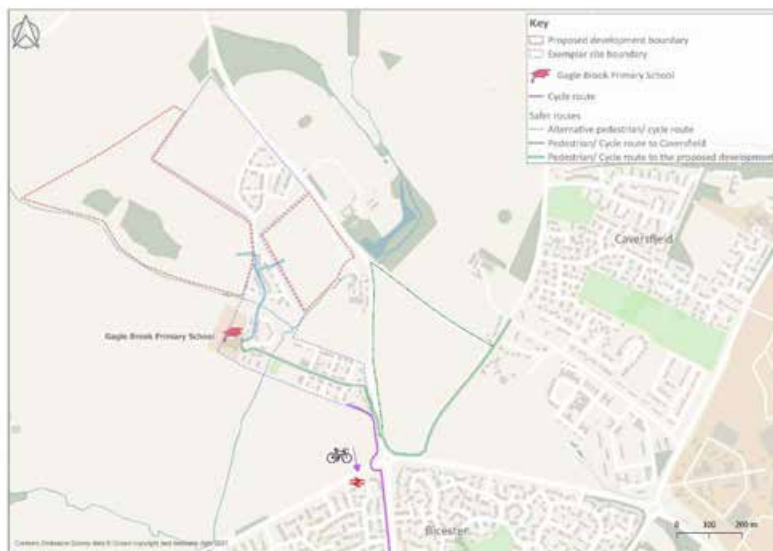


All homes are within 800m of Gagle Brook Primary School

safety of young children accessing the primary school could be agreed as part of the Section 106 financial contributions.

All of the proposed dwellings within the eastern parcel and the majority of the area of the western parcel are located within a 530m radius of the Gagle Brook Primary School. The remaining area of the western parcel is within an 800m radius around the school. Therefore, it is considered that the local primary school will be easily accessible on foot from within the proposed development.

A full explanation of the transport strategy for the Land at North West Bicester can be found in the accompanying Transport Assessment.



## Safer routes to school

# TRUE ZERO CARBON AND CLIMATE MITIGATION STRATEGY



The proposed new neighbourhood would be developed to the highest standards of sustainability, exceeding the standards other developments are achieving nationally at the time they are developed.

The Exemplar Scheme has an existing energy centre and district heat network serving the area. We will review the existing energy strategy of the Exemplar Scheme that is also advocated in policy but also consider the new Net Zero Carbon Concept following the framework of the UK Green Building Council.

We have also incorporated a three-tiered approach to reducing the carbon footprint on the Site as set below:

- Embedded holistic social and economic benefits and site wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing
- Designed site wide environmental protection and enhancement solutions to mitigate the effects of climate change – such as Sustainable Urban Drainage Systems (SuDS), planting and habitat creation

An approach to ‘true’ zero carbon which is reflected in individual proposed plots and new homes through energy use and other technologies (on plot measures including low water and energy use within the home as well as centralised heat networks incorporating air sourced heat pump technology that provide a low carbon supply).

The Technology Appraisal for Zero Carbon Homes at Land North West of Bicester and the Outline Energy Statement looks to provide a clear understanding of the impact of specific energy technology on both carbon emissions and energy demand over the next 30 years at North West Bicester.

Over the next five years, national Building Regulations will require developers to strategically plan energy infrastructure against the rapid decarbonising grid power infrastructure. The technology appraisal has looked at the implications and variables associated with heating technology options and future grid decarbonisation for achieving energy and carbon emission reductions at North West Bicester.

The summary of findings are:

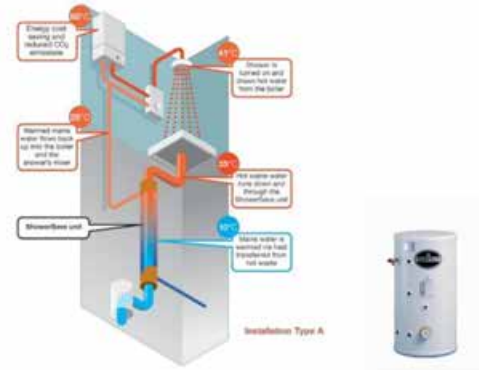
1. Over the next five years, the greatest influence on the carbon emission reduction potential of new homes will be the decarbonisation of grid electricity. The adoption of electric-led heating approaches on each housing unit offers the maximum carbon benefit.
2. Zero carbon homes and Code Level 5 can be achieved through a combination of the Future Homes Standard and solar power generation.
3. New homes will fail Part L of the Building Regulations if they are connected to a heat network supplied by gas boilers and Combined Heat and Power beyond 2021.
4. In lieu of none of the preferred technology options established for the eco-town coming forward, to deliver true zero carbon, offsetting or off-site renewable energy projects will be required. The off-site location could accommodate all the renewable energy generation for the development within a single location.
5. Decarbonisation of the heat network is critical to achieving minimum compliance to the Building Regulations and reducing the need for off-site renewable generations.

Therefore, based on this initial work, it is likely that a combination of the Future Homes Standard coupled with the use of air source heat pumps, solar arrays on-site and either off-site solar arrays or carbon offsetting, will allow the Site to meet the required policy standard.



To meet / exceed Future Homes Standard 2020 / 2025

- Solar PV (all SE-SW unshaded roofs)
- Heat pumps (air / ground source) and thermal store
- Waste water heat recovery (WWHR) e.g. shower save
- Battery storage (optimise renewables performance, EV charging)



To deliver further CO<sub>2</sub> savings...

- Solar farm
- Heat network (high density uses)
- Solar street furniture
- Battery storage
- This is potentially limited for Bicester



Potential technology for true zero carbon

# CHARACTER AREAS AND CODING

.....

## Introduction

A 'character area' approach has been adopted for development areas to ensure proposals respond to local context while being engaging and varied.

Character areas are defined by a range of placemaking tools including density, building types, architectural treatment, materials, landscape and land use.

The chapter exploring Bicester's broad range of character is at the beginning of the design coding process. This work has informed the approach to built form and character including the material palette and layout.

## Design coding

Following the determination of an outline planning application, we would begin the process of preparing and consulting on design codes.

A Design Code will be submitted to CDC for approval post consent being granted for the outline planning permission. This will be required to comply with the Parameter Plans and the Design Guidelines as set out within the planning application.

The Design Code shall set out further design principles relating to the design and layout of development and the external appearance of individual buildings and related landscaping that will come forward as reserved matters applications.

The following character areas will inform the Design Code/s.



Character areas



## Character areas

We are exploring three character areas:

- **Eastern area:** Responds to its immediate heritage context through a framed view to the Church and close relationship to the Home Farm farmstead. The proposed homes will reflect the materials seen at Home Farm. This character area has a park including play areas, edible landscapes, a trim trail, allotments and areas of biodiversity
- **Central area:** The core central neighbourhood has a formal street pattern and organic edges overlooking the woodland and ecological rich meadows to the south. This area has a central neighbourhood play area, a trim trail, allotments and informal open space and natural play along the edge of the woodland
- **Western area:** Responds to the countryside edge with an informal building line allowing views in and out of the Site. Open space, a trim trail, play and allotments are located throughout this area

**Character areas** - The natural features of the Site combined with the proposed pattern and density of development suggest the Site can be broken into distinct zones or character areas.



# DEVELOPMENT CHARACTER AREA: EASTERN

.....

**A farmstead inspired layout and architecture celebrates the historical setting of Home Farm House and St Laurence's Church.**

The original farm house and farm buildings including a bull pen and are characterised by the use of:

- Enclosed spaces providing a courtyard for buildings
- Mix of employment and residential
- Quiet domestic gardens and allotments
- Stone
- Red and grey slate roofs
- Inset windows
- Low brick walls
- Back of foot way development
- Chimney stacks at roof ends
- Timber cladding on modern additions



Existing local context



Mood board of precedent images



Location of character area

**The eastern area** responds to its immediate heritage context through a framed view to the Church and close relationship to the Home Farm farmstead. The proposed homes will reflect the materials and built form typology seen at Home Farm. This character area has a park including play areas, edible landscapes, a trim trail, allotments and areas of biodiversity. Historic pathways to Home Farm are protected and additional pedestrian links provided so as to provide maximum connection to the Exemplar Scheme and Gaggle Brook Primary School.



Eastern character area

- INTEGRATION AND CONTEXT


- DEVELOPMENT PRINCIPLE 7  
HEALTHY LIFESTYLES


- DEVELOPMENT PRINCIPLE 9  
GREEN INFRASTRUCTURE  
AND LANDSCAPE


- DEVELOPMENT PRINCIPLE 11  
FLOOD RISK MANAGEMENT


- DEVELOPMENT PRINCIPLE 14  
CULTURAL WELLBEING


- DEVELOPMENT PRINCIPLE 4  
HOMES


- DEVELOPMENT PRINCIPLE 3  
CLIMATE CHANGE  
ADAPTATION





# EASTERN CHARACTER AREA: VISUAL

.....



Eastern character area artists impression





Detailed layout character area

Key design principles that will be explored in more detail during the next stage of design and design coding include:

1. Trees carefully located so as not to obscure the sight-line to the Church. Use of ornamental pear, Pyrus Chanticleer, in street with view to Church. This tree is narrow and medium in size
2. Soft boundary interface with edge in Church view
3. Back of footway development/shallow gardens on main road in keeping with Exemplar Scheme and Home Farm buildings
4. Materials of brick and stone reflect local character of Home Farm and the Church
5. Elements of timber cladding similar to the Exemplar Scheme
6. Key buildings emphasise the style and scale of agricultural buildings
7. Built form should frame views to the Church tower and be simple in its geometry and form
8. Landscapes include community orchards, gardens, play, paths, trim trails and seating areas
9. Use of internal barn court arrangement to reflect the built form of Home Farm
10. Parking predominantly on-plot, to the side of homes or located within parking barns. Occasional rear parking courts
11. Mixture of detached, semi-detached and terraced houses with some flats above parking barns
12. Road widths following OCC guidelines
13. Units that turn the corner
14. On street parking
15. Sustainable Urban Drainage

# DEVELOPMENT CHARACTER AREAS: CENTRAL



A communal neighbourhood in the heart of North West Bicester. Green links and tree lined streets provide short walking distances to woodland, play, open space and growing space.

Defining key characteristics of the nearby Exemplar Scheme are:

- The geometry of the blocks and edges of Exemplar respond well to the hedges that form its boundaries
- Strong green corridors throughout accommodating flooding and drainage
- Play and edible landscapes integrated throughout
- Simple clean domestic architectural forms
- Materials include yellow and red brick, render, stone and timber cladding



Existing local context



Mood board of precedent images





Location of character area

**The core central neighbourhood** has a formal street pattern and organic edges overlooking the woodland and ecological rich meadows to the south. This area has many areas in which to socialise and play including a central neighbourhood play area with community garden, a trim trail, allotments and informal open space and natural play along the edge of the woodland. All homes are within a short walk of open space, woodland, play and growing spaces. This area offers a mixture of housing typologies within an emphasis on terraces along the main streets and detached houses overlooking woodland. Apartments are located closest to the public transport route on Braeburn Avenue. They overlook open space and are located on the low point of the Site.



Central character area masterplan

INTEGRATION AND CONTEXT

DEVELOPMENT PRINCIPLE 7  
HEALTHY LIFESTYLES

DEVELOPMENT PRINCIPLE 9  
GREEN INFRASTRUCTURE  
AND LANDSCAPE

DEVELOPMENT PRINCIPLE 11  
FLOOD RISK MANAGEMENT

DEVELOPMENT PRINCIPLE 6  
WALKABLE NEIGHBOURHOODS:  
TRANSPORT, MOVEMENT AND  
ACCESS

DEVELOPMENT PRINCIPLE 4  
HOMES

DEVELOPMENT PRINCIPLE 3  
CLIMATE CHANGE  
ADAPTATION



# CENTRAL CHARACTER AREA: VISUAL

.....



Central character area artists impression





Central character area masterplan detail

Key design principles that will be explored in more detail during the next stage of design and design coding include:

1. Materials of stone, timber, render and timber cladding reflect local and immediate character
2. Soft landscape interface with woodland
3. Street trees and green corridors
4. Terraces on main streets
5. Peaceful landscaped shared surfaces
6. Neighbourhood green
7. Landscapes are edible and include allotments, play, paths, trim trails and seating areas
8. Mixture of detached, semi-detached and terraced houses with some flats
9. Units that turn the corner
10. On street parking
11. Parking predominantly on-plot, to the side of homes
12. Road widths following OCC guidelines
13. Sustainable Urban Drainage

# DEVELOPMENT CHARACTER AREAS: WESTERN

.....

**An informal neighbourhood with views out to the countryside. Most homes overlooking woodland, green space, growing spaces or tree lined streets.**

Our character study in chapter 02 summarises the key characteristics of nearby villages including:

- Linear hedge boundaries providing enclosure and definition of the edge of the village
- Informal streets, large plots and informal edges to villages

Existing local context



Mood board of precedent images





Location of character area

**The western character area** responds to the countryside edge with an informal building line allowing views in and out of the Site. Streets have an informal feel through shared surfaces with tree planting. Homes are within a short walk to woodlands, play, growing spaces and trim trails. The predominant housing typology is detached and semi detached.



Western character area masterplan

- INTEGRATION AND CONTEXT
- DEVELOPMENT PRINCIPLE 7  
HEALTHY LIFESTYLES
- DEVELOPMENT PRINCIPLE 9  
GREEN INFRASTRUCTURE  
AND LANDSCAPE
- DEVELOPMENT PRINCIPLE 11  
FLOOD RISK MANAGEMENT
- DEVELOPMENT PRINCIPLE 4  
4 HOMES
- DEVELOPMENT PRINCIPLE 3  
CLIMATE CHANGE  
ADAPTATION



# WESTERN CHARACTER AREA: VISUAL

.....



Western character area artists impression





Western character area masterplan detail

Key design principles that will be explored in more detail during the next stage of design and design coding include:

1. Materials of stone, red brick, render and timber cladding reflect local and immediate character
2. Filtered views through woodland copse helps soften interface with the countryside
3. Soft interface with green edges and woodland
4. Street trees and green corridors
5. Landscapes include allotments, play, paths, trim trails and seating areas
6. Peaceful landscaped shared surfaces
7. Mixture of detached and semi-detached homes
8. Units that turn the corner
9. Parking predominantly on-plot, to the side of homes
10. On street parking
11. Road widths following OCC guidelines
12. Sustainable Urban Drainage



# APPROACH TO CULTURAL WELLBEING AT LAND AT NORTH WEST BICESTER

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The North West Bicester SPD recognises that cultural wellbeing is part of achieving sustainable development. A Cultural Wellbeing Strategy has been prepared by CDC that focuses on making North West Bicester a culturally vibrant place through high quality design and community engagement.

Development Principle 14 – cultural wellbeing focuses on a set of principles for achieving cultural wellbeing in new development. They include:

1. Exploring the use of sustainable materials and using recycled materials or locally sourced materials to reduce the carbon footprint and employ inventive ways to offset other resources used
2. Celebrating nature and the natural environment by reflecting on natural and environmental issues
3. Interpreting nature, projects to inform people and raise awareness about nature and its processes and/or about environmental issues
4. Encouraging environmentally sustainable behaviour – projects to encourage recycling, using sustainable routes through the development – artwork projects to encourage cycle and walking routes – and help with wayfinding and directing the flow of people through public areas
5. Encouraging local residents and visitors to think about and become environmentally aware in their everyday living
6. Creating an identity for the development (as the first eco-town in the UK) to both the residents and outside world

7. To use projects and provision of community and cultural facilities to assist in the creation of a distinctive, safe, vibrant, cohesive, and socially sustainable community, and
8. Conservation and enhancement of the historic environment. Land at North West Bicester addresses these principles through the following ways:



Access to active landscapes



Farmsteads reflected in the layout and views channelled to the Church tower

Land at North West Bicester addresses these principles through the following ways:

- The proposed development has been designed to enhance and support culture in the wider area through physical links with the local area
- We propose to improve access to the St Laurence's Church which we expect the to become a community hub for the growing local population
- We propose a number of additional pedestrian and cycle links to the surrounding area. These include direct links to Home Farm, Exemplar phases 1 & 2 and Exemplar phases 3 & 4 under construction
- Our landscape and ecology proposals will celebrate nature and the natural environment by providing interpretation boards along pathways through the woodland and woodland edges that tell the story of increased biodiversity, wildlife and wildlife habitats on the Site. This will be an educational resource for local people and schools. The details of this will be set out in the Landscape Management Plan
- Public art can be incorporated into the landscape and could include landform, integrated play/art features and statement pieces
- The development is designed to encourage healthy lifestyles through convenient access to open space, outdoor exercise opportunities, edible landscapes/community gardens, play and trim trails. These will be safely located for the community to use
- Through our four-stage character assessment in chapter 02, we have identified several unique elements of Bicester's landscape and townscape. This process has identified the farmstead typology within Home Farm and local materials that reflect those at Home Farm. Rather than turning its back on the Farmhouse, the masterplan integrates the new with the old, creating a more coherent landscape
- We have also identified the location of the St Laurence's Church as being a key local view. We propose to channel views towards the Church tower, embracing this key architectural feature and reinforcing it as a treasured local landmark.



Information boards to explain woodland habitat and management



Access to edible landscapes



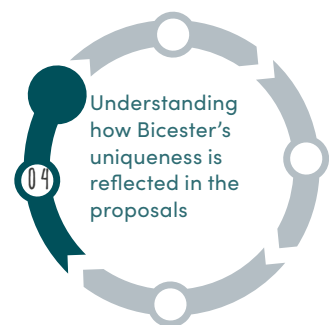
Pathways connecting open space and neighbourhoods

# UNDERSTANDING HOW BICESTER'S UNIQUENESS IS REFLECTED



The following analysis demonstrates how the identified placemaking ingredients that make Bicester and local settlements unique are reflected in the proposed masterplan.

The analysis revisits the contextual studies undertaken in earlier chapters of this document.



Our response:

Guidance:

## 1. Village greens

Our village green is bounded by housing on all sides and finishes the vista of a key movement route and connection to neighbouring Exemplar neighbourhoods.

The green will perform several functions, play, open space, growing space and provide attenuation in the form of a biodiversity positive drainage basin.

## 2. Recreational space

There are many spaces for recreation provided throughout the Site. Some are overlooked by houses and some are not.

Most recreational space is overlooked by homes and provides formal and informal areas of play. A trim trail is proposed to link the space with nearby areas of open space.

## 3. Growing spaces

Growing spaces and edible landscapes are proposed throughout the Site in the form of allotments similar to those found in the Exemplar Scheme orchards and berry bushes.

## 4. Green corridors

Green corridors permeate the Site and are surrounded by trees and vegetation, include swales and will be used by people for walking and cycling. They connect neighbourhoods to green space.

INTEGRATION AND CONTEXT



DEVELOPMENT PRINCIPLE 7  
HEALTHY LIFESTYLES



DEVELOPMENT PRINCIPLE 9  
GREEN INFRASTRUCTURE  
AND LANDSCAPE



DEVELOPMENT PRINCIPLE 11  
FLOOD RISK MANAGEMENT



DEVELOPMENT PRINCIPLE 14  
CULTURAL WELLBEING







Landscape character explained



Landscape character explained



### 5. Historic farmsteads

The farmstead typology has been incorporated into the eastern area built form. This reflects the historic layout of Home Farm to the east.

### 6. Grid layout

The approach to the layout has been to reflect the rectilinear street layout of Bicester. Blocks are formed around a courtyard of private gardens maintaining active frontage, often shaped by a mix of terraces and semi-detached properties.

The western area has a more organic approach to blocks with the eastern and central areas using a more formal block structure.

### 7. Woodland copse

Areas of small woodland copse have been incorporated throughout the Site. In particular on the western edge, this helps soften views of houses from the countryside.

### 8. Density

Densities in Bicester vary. We have used a similar approach to local density as the Exemplar Scheme and recent development on Ascot Way. Our character areas reflect different densities throughout the masterplan.



Farmsteads in the built form



Variety of housing typologies and materials



Variety of housing typologies and materials





Block character and use of woodland copse

### 9. Variety of housing typologies

A variety of typologies are found throughout the Site including detached properties on edges, terraces, semi detached, apartments and bungalows.

### 10. Variety of local materials

We propose a variety of materials and styles that reflect the rich heritage of Bicester and its surrounding villages. Below is a summary of local key material that will be explored at the Design Code stage:

- Predominantly stone, with some red brick, weatherboard and render
- Flat porches and gable porches
- Steep pitched roof, often red and grey in tone
- Simple geometry for windows with lintel detailing
- Sash and casement windows



Examples of informal blocks in the western character area



Variety of housing typologies and materials





06

PARAMETER PLANS



# DEVELOPMENT PARAMETERS

.....

The application will be based on development parameters rather than a fixed masterplan. That is why the text refers throughout to an Illustrative Masterplan which shows one way of illustrating the development, but not the only way that the development can come forward in accordance with the development parameters.

The proposed development of up to 530 homes will be built over a number of years and using development parameters builds in flexibility to respond to changing circumstances over time but within defined limits.

The development parameters govern the total amount of built development and open space to be provided as well as defining where primary movement corridors will be.

The Parameter Plans should be read in conjunction with the accompanying Parameters Plan Schedule and Plans Document that accompany the planning statement.

The development approved pursuant to this outline planning application, and subsequent Reserved Matters Applications, shall comply with the following Development Parameter Plans:

- Plan 1- Maximum Building Heights and Footprint
- Plan 2- Green Space
- Plan 3- Access and Movement

Key information within the parameters includes:

- The development shall provide up to a maximum of 530 residential units (Use Class C3)
- The range of residential accommodation within the development may extend from one bedroom apartments to five bedroomed detached houses, and all formats in between
- Building heights are up to 12 metres with a small zone of up to 16 metres adjacent to the bus route and at the lowest part of the Site
- Green space, including retained vegetation, buffers and the landscape and visual mitigation zone must comprise a minimum of 40% of the Site area when the development is complete
- There are four highway connection points identified as well as an additional construction access point
- Pedestrian and cycle connections will be provided at each of the vehicular access points. Additional pedestrian connection points are to be provided from the eastern parcel to the adjacent Exemplar Scheme along the northwest and southwest boundaries along routes provided within the permitted Exemplar Scheme that are identified as being adopted by Oxfordshire County Council in the future
- Car and cycle parking for the development will be provided in accordance with the standards set out within the CDC Residential Design Guide (2018), and in consultation with Oxfordshire County Council.



## Multi-functional green space



## Access and movement



## Building footprints and building heights



