

## Sustainability Strategy

Five design principles which have influenced the masterplan to maximise its short and long-term sustainability.

### A Green Future: Our 25 Year Plan to Improve the Environment (2018)

Produce a healthier, greener environment where plants and animals can thrive.



Retaining and **enhancing** existing green and blue systems whilst establishing new **natural landscaping features** will help achieve a **net gain in biodiversity**.

### The Sustainable Development Goals

Achieve social equity, inclusivity, accessibility, and opportunity for all.



Ensuring that all demographics have the right to buy a home (**30% affordability**), and are able to access public spaces, such as **playgrounds** and **wildflower meadows**.

### Paris Agreement (2015)

Mitigate against rising global temperatures in an effort to tackle climate change.



Convenient pedestrian and cycle access to nearby services and amenities will reduce vehicle dependency, helping to promote **sustainable lifestyles**.

### The Clean Growth Strategy (2017)

Promoting renewable energies for both residents and businesses.



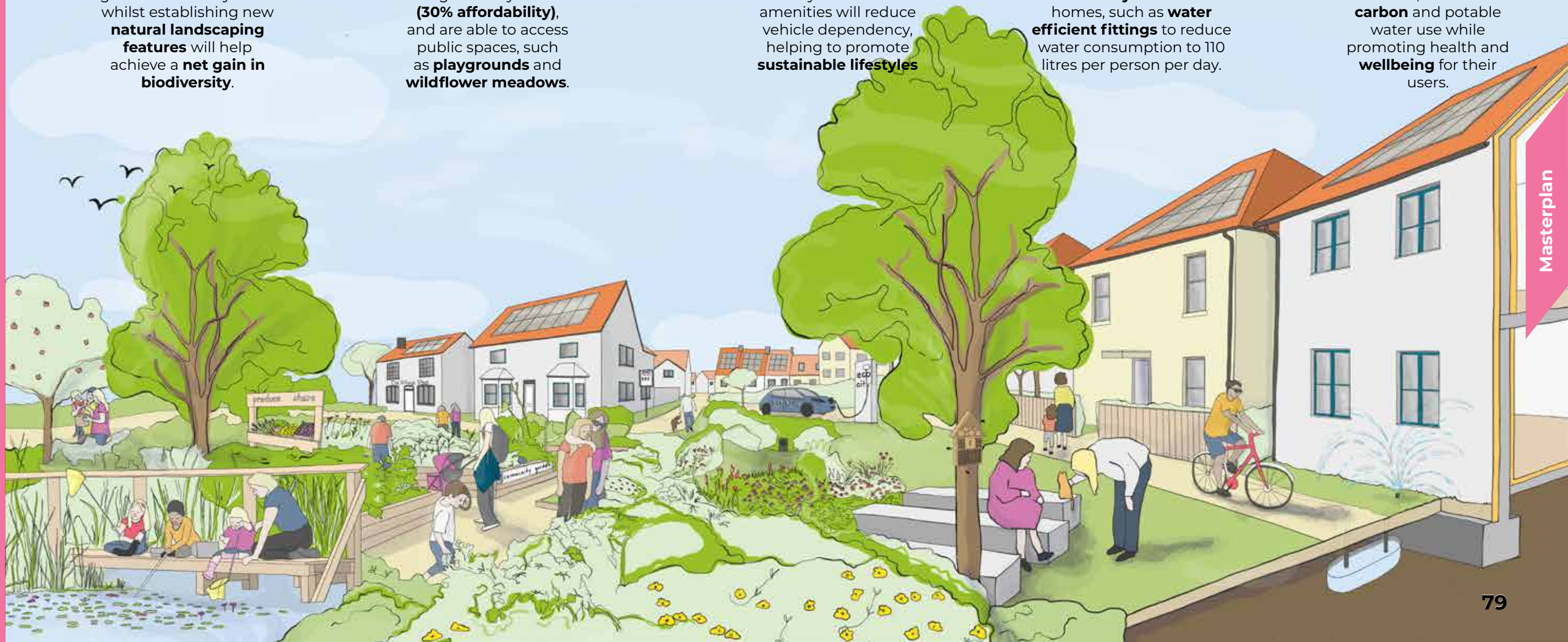
Providing residents with the opportunity to **operate sustainably** within their homes, such as **water efficient fittings** to reduce water consumption to 110 litres per person per day.

### The 2030 Climate Challenge

Series of targets for reducing operational energy, embodied carbon and potable water.



Buildings reducing operational energy demand, **embodied carbon** and potable water use while promoting health and **wellbeing** for their users.





## Development Parameter Plans

A suite of parameter plans has been prepared to establish the framework for the proposed development of the Site. These allow for flexibility in the future detailed development of the Site to reflect market needs at the time of Reserved Matters applications.

### Access & Movement Plan

(see Drawing No. 239\_P11-Access & Movement Parameter Plan)











The plan opposite sets the parameters for the access and movement strategy for the proposed development.

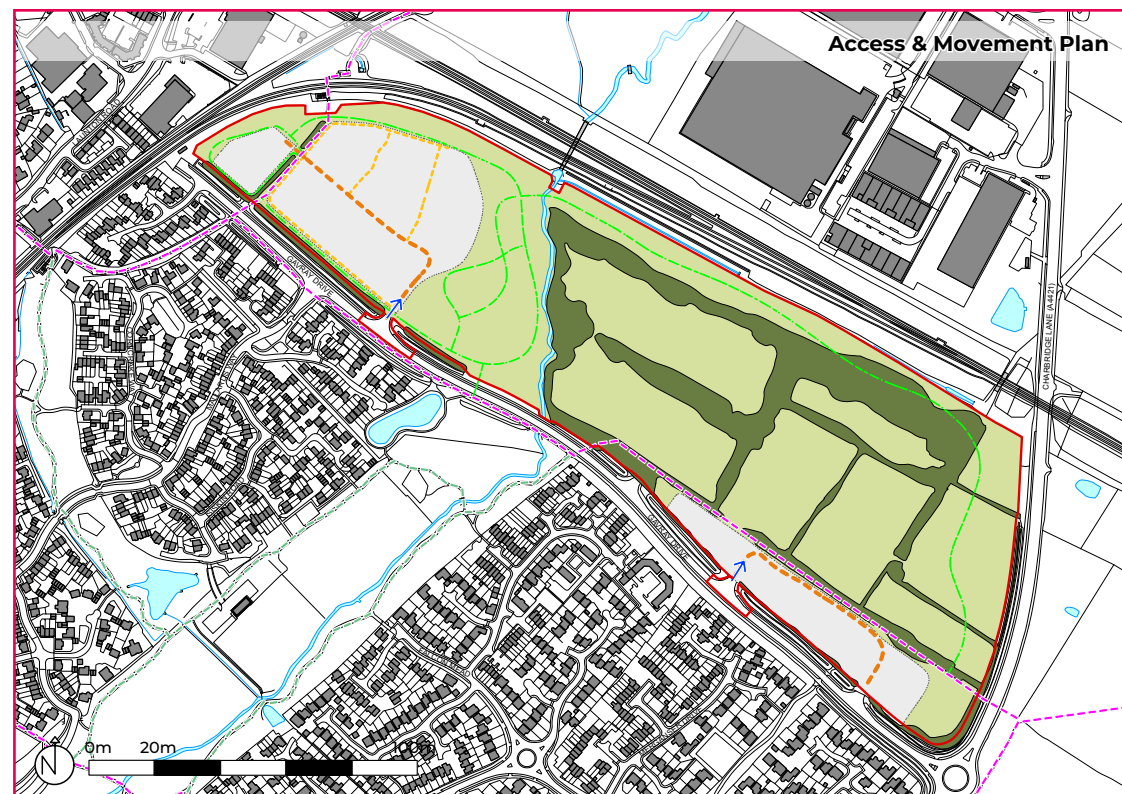
The two existing agricultural access points along Gavray Drive will be utilised as the primary vehicular access points for the Site. One of these will serve the south-eastern parcel of development, with a primary road providing ease of access for refuse and emergency vehicles.

The second access point will serve the north-western parcel of development, where a primary road will connect to the existing Public Right of Way along the west of the Site. Secondary streets, tertiary streets, and private drives will sprout from this primary road, breaking down the developable parcel into walkable blocks which reflects Bicesters existing pedestrian permeable nature.

Different types and colour road surfaces are proposed to aid in creating character areas as well as break up and provide interest in the hardstanding areas. Some private drives will also be integrated.

The other existing Public Right of Way which runs east-west through the Site will be retained and enhanced, linking residents to the extensive footpath network beyond the Site and into the countryside. A series of new recreational walking routes will additionally soften the link between the urban and natural environment, and will promote outdoor activity.

-  Site boundary
-  Residential development area
-  Primary site access point
-  Primary street
-  Secondary street
-  Tertiary street
-  Private drive
-  Existing Public Rights of Way
-  Proposed footpaths
-  Green space
-  Existing trees/hedgerows/scrub to be retained (where possible)
-  Existing watercourses/waterbodies



## Land Use Plan

(see Drawing No. 239\_P10-Land Use Parameter Plan)










The plan below sets the parameters for the land use strategy for the proposed development.

The whole developable area of the Site (approximately 25% of the area) will be comprised of residential use, broken up with attractive streets and landscaping - both for recreational and biodiversity purposes.

There are two primary developable parcels - one to the south-east of the Site, and the other to the north-west. Splitting the development in this manner respects and protects the Local Wildlife Site, whilst providing a potential opportunity to create two distinctive character areas.

The other 75% of the land on the Site (approximate) will primarily be formed of public, green space benefiting both wildlife and people. Here, all existing vegetation should be retained and enhanced where possible.



-  Site boundary
-  Residential development area (4.8ha)
-  No building zone (built frontage set back from railway to ensure adequate noise mitigation can be achieved; area suitable for infrastructure, roads etc. and/or landscaping)
-  Green space (17.7ha incl. existing vegetation and areas reserved for attenuation)
-  SuDS feature (top of bank shown)
-  Existing trees/hedgerows/scrub to be retained
-  Existing watercourses/waterbodies
-  Existing Public Rights of Way
-  Existing recreational routes/footpaths





### Building Heights Plan








(see Drawing No. 239\_P14-Building Heights Parameter Plan)

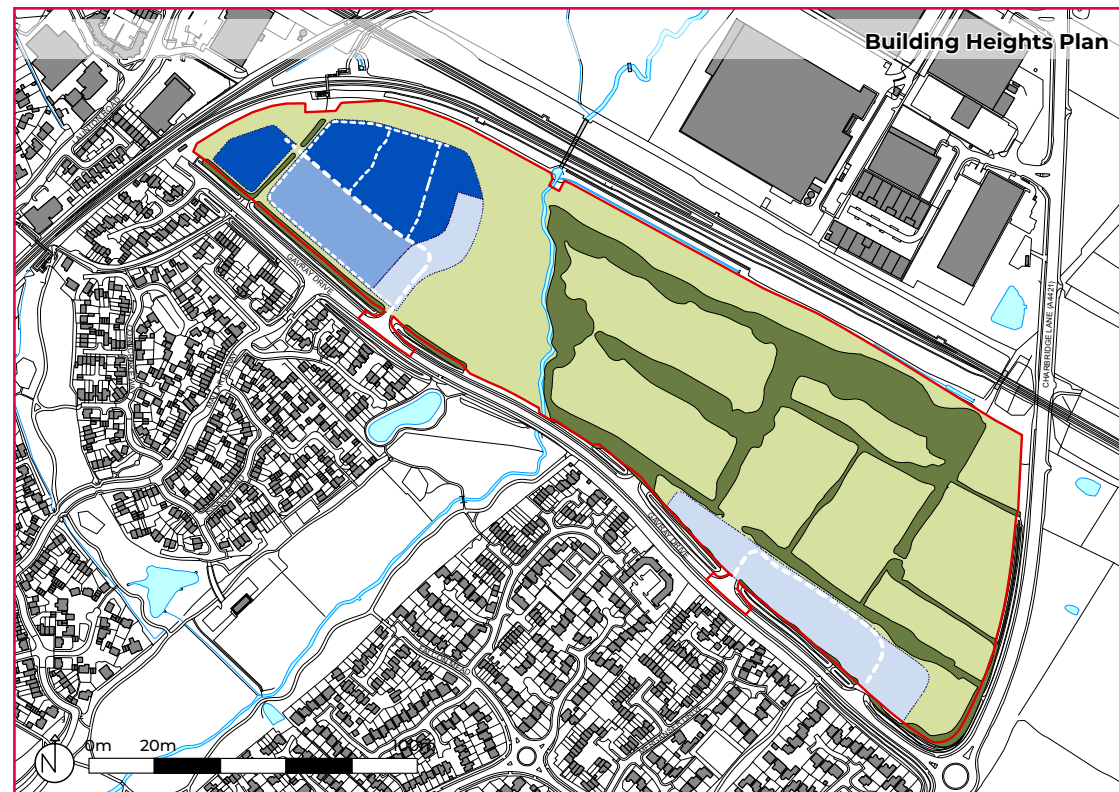
The plan below sets the parameters for the height of proposed development across the Site.

Building heights across the Site reflect those found within the existing residential estate of Langford just south of Gavray Drive, blending 2, 2.5, and 3 storey buildings.

This plan has also been prepared with a purpose to secure a noise solution for development facing the trainline. 3-storey blocks located along the north-western edge (denoted by the black dashed line on the Land Use Plan) will mitigate against noise from the railway. Whilst the noise levels within the apartments themselves will safely be within national guidelines, the height and continuous frontage of the blocks will ensure that the internal and external noise levels of 2-2.5 storey dwellings behind them are well buffered, maximising residential amenity.



-  Site boundary
-  up to 2 storeys
-  up to 2.5 storeys
-  up to 3 storeys
-  Green space
-  Existing trees/hedgerows/scrub to be retained (where possible)
-  Existing watercourses/waterbodies



### Density Plan

(see Drawing No. 239\_P13-Density Parameter Plan)









The plan below sets the parameters for the density of proposed development across the Site.

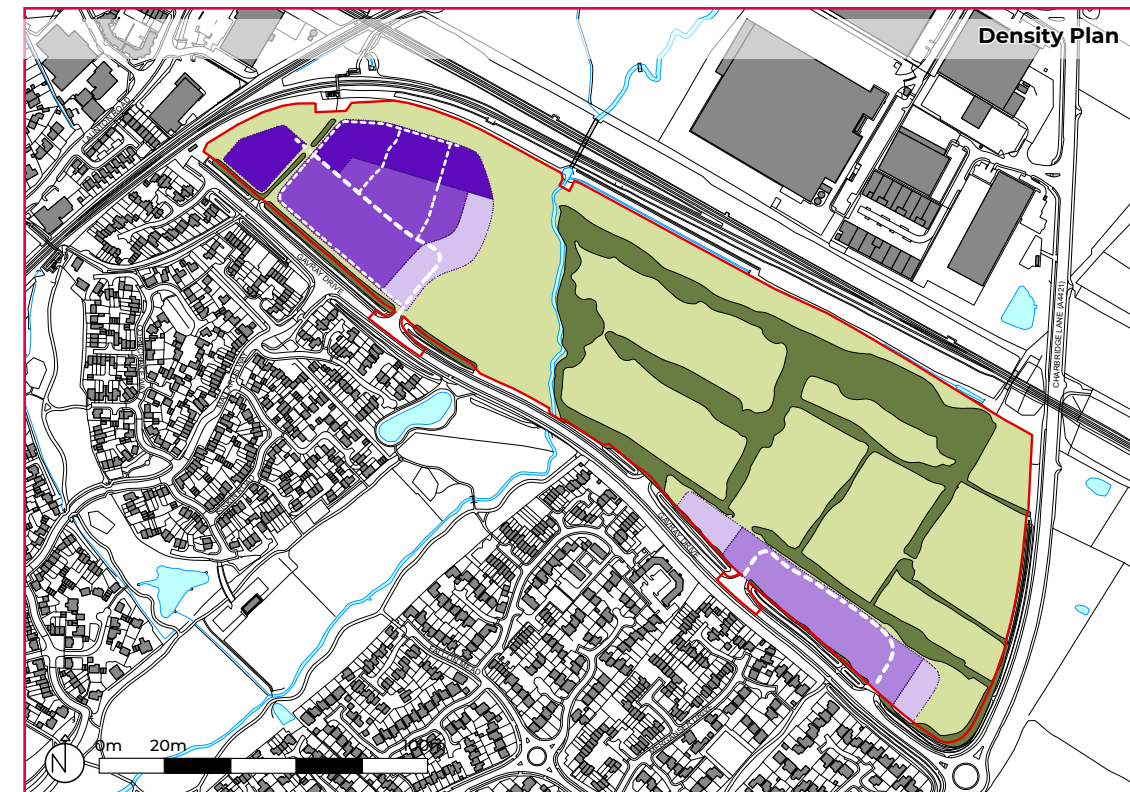
Varied building heights and house types across the Site provide a diverse block density mix, which reflects the local area.

The very western corner of the Site is approximately 800m from the town centre, 900m from Bicester Village Station, and 400m from the Bicester Park Industrial Estate (where buildings reach approximately 7 storeys in height). This strategic location is not only desirable, but can also benefit from the use of taller buildings and therefore densities could reach up to 100 dwellings per hectare (dph).

Building densities away from the Industrial Estates should be reduced, maximising 40dph within the blocks and 30dph on the developable periphery. This is to respect the setting of the Gavray Wildlife Meadows and Langford estate, whilst offering a range of house types which will promote a diverse community.



-  Site boundary
-  up to 100dph
-  up to 50dph
-  up to 40dph
-  up to 30dph
-  Green space
-  Existing trees/hedgerows/scrub to be retained
-  Existing watercourses/waterbodies









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# 5 Conclusion



# Conclusion

## Benefits of the proposal

This document has set out our design for the development of land off Gavray Drive, Bicester. The proposals are demonstrably deliverable based on the site assessment work that has been carried out to date, and the Illustrative Masterplan describes a high quality and locally distinguishable new residential and mixed-use offering for Bicester.

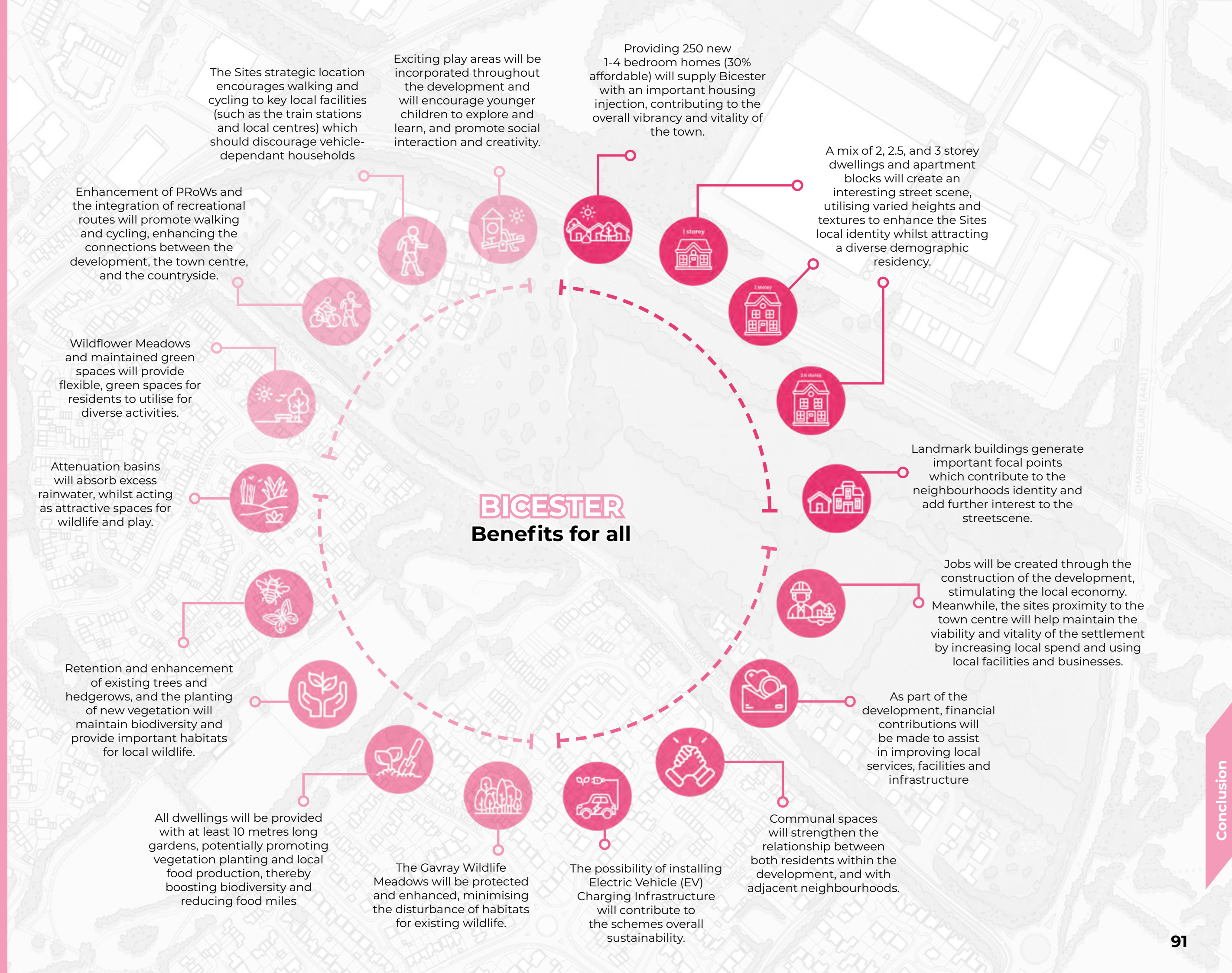
The proposed Masterplan achieves the Council's following policy requirements associated with the Site, which has been adopted as Policy Bicester 13 in the Cherwell District Council Local Plan (2011-2031):

- ✓ *Proposals should comply with Policy ESD15 (The Character of the Built Environment);*
- ✓ *A high quality development that is locally distinctive... A well designed approach to the urban edge which relates to the road and rail corridors.*
- ✓ *Protection of the Local Wildlife Site and consideration of its relationship and interface with residential and other built development.*
- ✓ *Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to protect and enhance biodiversity.*
- ✓ *Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments.*

- ✓ *Development should retain and enhance significant landscape features (e.g. hedgerows) which are or have the potential to be of ecological value.*
- ✓ *A central area of open space either side of Langford Brook, incorporating part of the Local Wildlife Site and with access appropriately managed to protect ecological value.*
- ✓ *Provision of public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation.*
- ✓ *Provision of Green Infrastructure links beyond the development site to the wider town and open countryside.*
- ✓ *New footpaths and cycleways should be provided that link with existing networks, the wider urban area...*
- ✓ *A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities.*
- ✓ *A legible hierarchy of routes to encourage sustainable modes of travel.*
- ✓ *Consideration of flood risk from Langford Brook in a Flood Risk Assessment and provision of an appropriate buffer. Use of attenuation SuDS techniques.*







**BICESTER**  
Benefits for all

The Sites strategic location encourages walking and cycling to key local facilities (such as the train stations and local centres) which should discourage vehicle-dependant households

Exciting play areas will be incorporated throughout the development and will encourage younger children to explore and learn, and promote social interaction and creativity.

Providing 250 new 1-4 bedroom homes (30% affordable) will supply Bicester with an important housing injection, contributing to the overall vibrancy and vitality of the town.

A mix of 2, 2.5, and 3 storey dwellings and apartment blocks will create an interesting street scene, utilising varied heights and textures to enhance the Sites local identity whilst attracting a diverse demographic residency.

Enhancement of PRoWs and the integration of recreational routes will promote walking and cycling, enhancing the connections between the development, the town centre, and the countryside.

Wildflower Meadows and maintained green spaces will provide flexible, green spaces for residents to utilise for diverse activities.

Attenuation basins will absorb excess rainwater, whilst acting as attractive spaces for wildlife and play.

Retention and enhancement of existing trees and hedgerows, and the planting of new vegetation will maintain biodiversity and provide important habitats for local wildlife.

All dwellings will be provided with at least 10 metres long gardens, potentially promoting vegetation planting and local food production, thereby boosting biodiversity and reducing food miles

The Gavray Wildlife Meadows will be protected and enhanced, minimising the disturbance of habitats for existing wildlife.

The possibility of installing Electric Vehicle (EV) Charging Infrastructure will contribute to the schemes overall sustainability.

Communal spaces will strengthen the relationship between both residents within the development, and with adjacent neighbourhoods.

Landmark buildings generate important focal points which contribute to the neighbourhoods identity and add further interest to the streetscene.

Jobs will be created through the construction of the development, stimulating the local economy. Meanwhile, the sites proximity to the town centre will help maintain the viability and vitality of the settlement by increasing local spend and using local facilities and businesses.

As part of the development, financial contributions will be made to assist in improving local services, facilities and infrastructure

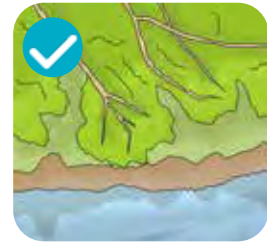


## Buildings for a Healthy Life (July 2020)

The 12 principles set in the recently published BHL document additionally helped structure the masterplan. These principles have been categorised into three sections:

1. Integrated neighbourhoods;
2. Distinctive places;
3. Streets for all.

Inspired by BHL, the following checklist ensures that the Bicester scheme brings plentiful benefits to both people and nature through the creation of a cohesive, attractive, and overall more sustainable development.



Building for a Healthy Life considerations	Justification
<b>1) Natural connections</b> <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i>	Yes, new recreational routes through green spaces and wildflower meadows link to Public Rights of Way which connects the Site into the countryside and town centre.
<b>2) Walking, cycling, + public transport</b> <i>Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</i>	Yes, the masterplan provides additional walking and cycling routes and the Site is within a 15 minute walk to the town centre, promoting sustainable means of transportation.
<b>3) Facilities and services</b> <i>Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</i>	Yes, the development will deliver generous public open spaces such as play grounds, wildflower meadows, and walking routes.
<b>4) Homes for everyone</b> <i>Varied housing + tenure forms should be dispersed across the site, and all residents deserve equal opportunities.</i>	Yes, the dwelling mix in the masterplan is varied and meets the local housing requirements and will be tweaked subject to detailed design.
<b>5) Making the most of what's there</b> <i>Transform urban + natural threats into unique opportunities through asset enhancement.</i>	Yes, the masterplan framework has been designed to respond to and enhance existing features on site and in the surrounding context.

Building for a Healthy Life considerations	Justification
<b>6) A memorable character</b> <i>Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</i>	Yes, this is the whole basis for the design, the masterplan framework has been designed to follow local distinctiveness.
<b>7) Well defined streets and spaces</b> <i>Transform the streets into a genuine experience by designing active and interesting edges.</i>	Yes, the streets and spaces are defined with landscapes features and a clear hierarchy is present.
<b>8) Easy to find your way around</b> <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i>	Yes, landmark buildings line the two clear primary routes through each developable parcel, while a clear street hierarchy provides legibility and means of wayfinding through the Site.
<b>9) Healthy streets</b> <i>Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</i>	Yes, the masterplan is designed to ensure this is a liveable and safe place for pedestrians.
<b>10) Cycle and car parking</b> <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i>	Yes, sufficient car and cycle parking is provided in legible places and is integral to the streetscape and landscape.
<b>11) Green and blue infrastructure</b> <i>Natural networks should help structure the whole masterplan, to enrich sensory and biodiverse experiences.</i>	Yes, the whole design of the masterplan is landscape-led, ensuring the development is set within generous and sensitive landscaping promoting biodiversity and well-being of the wider community.
<b>12) Back of pavement, front of home</b> <i>Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.</i>	Yes, the masterplan is clearly defined through public and private spaces such as changes in street surfaces or walled boundaries.



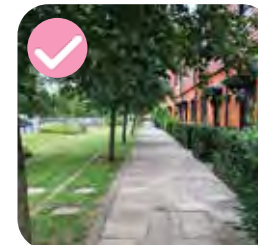
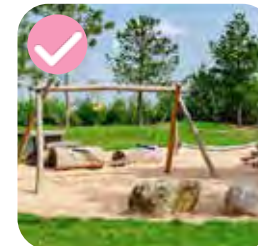
## National Design Guide (January 2021)

The National Design Guide reveals 10 key design characteristics which work together to establish the physical **character**, sense of **community**, and **climate** sensitivity of a development (the three C's). These elements ensure that a place positively 'influences the quality of our experience as we spend time in them and move around them'.

The checklist below summarises how each of these characteristics have been incorporated throughout our masterplan in Bicester, helping us to ensure that our proposals will deliver a high quality neighbourhood which successfully achieves the three C's.



National Design Guide considerations	Justification
<b>1) Context</b> "...is the location of the development and the attributes of its immediate, local and regional surroundings".	The surrounding land uses, transport connections, historic assets, and environmental constraints and opportunities have been thoroughly analysed.
<b>2) Identity</b> "...comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them".	A character area study revealed the pattern of development across the settlement over time, and highlighted positive attributes which have been reflected in the masterplan.
<b>3) Built form</b> "...is the interrelationship between blocks, streets, buildings and open spaces that creates an attractive place to live, work and visit".	Secure perimeter blocks create outward-looking housing which face onto streets and spaces, ensuring active and safe frontages.
<b>4) Movement</b> "...includes walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport".	All properties can store bicycles in their garages or gardens. Wide pavements and recreational routes which connect the existing pedestrian network promotes sustainable travel across the wider neighbourhood.



National Design Guide considerations	Justification
<b>5) Nature</b> "...contributes to people's quality of lives, "natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water".	The landscape-led scheme incorporates vegetation across the masterplan, enhancing the overall green and blue infrastructure palette of the Site and surrounding area.
<b>6) Public spaces</b> "...considers the "quality of the spaces between buildings" which "support a wide variety of activities and encourage social interaction".	Green public spaces, wildflower meadows and play areas promote communal interaction, bringing together both new and existing residents by celebrating the outdoors.
<b>7) Uses</b> "...provide a mix of tenures and housing types that "reflect local housing need and market demand", and offers diverse land uses which "support daily life".	A range of house sizes - from 1 to 4 beds - accommodates a diverse demographic residency and helps establish a blended community, whilst boosting the local supply of housing to meet rising demands.
<b>8) Homes &amp; buildings</b> "...should be "functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them".	All homes meet National Minimum Standards to ensure high and healthy standards of living. Each rear garden is at least 10m in length, offering private spaces for play and relaxation whilst facilitating local food production.
<b>9) Resources</b> "...respond to the impacts of climate change by being energy efficient" and "adapting to anticipated events... such as the increasing risk of flooding".	Gable roofs provide opportunities for solar panel installations. SUDs mitigate against potential flood risks by absorbing excess water whilst offering further biodiversity benefits.
<b>10) Lifespan</b> "...places should "sustain beauty over the long term" and contribute "to the quality of life" of residents, to promote the physical care and respect of the neighbourhood.	Incorporating hard and soft landscaping, attractive public spaces, establishing a clear street hierarchy, and designing beautiful homes will make residents feel proud of where they live.



Prepared by:



**edge Urban Design**

Suite 2, 7 Buttermarket  
Thame  
Oxfordshire  
OX9 3EW

Phone: 01865 522395

Email: [enquiries@edgeUD.co.uk](mailto:enquiries@edgeUD.co.uk)

[www.edgeUD.co.uk](http://www.edgeUD.co.uk)

edge Urban Design part of edge Placemaking Group Ltd  
Company Reg No: 1147550 | VAT Reg No: 299 0720 69

For:



**L&Q Estates Limited**

Gallagher House  
Gallagher Way  
Warwick  
CV34 6AF

Phone: 01926 339339

Email: [info@lqestates.co.uk](mailto:info@lqestates.co.uk)

[www.lqestates.co.uk](http://www.lqestates.co.uk)

Company Reg No: 11800258 | VAT Reg No: 425 4878 29