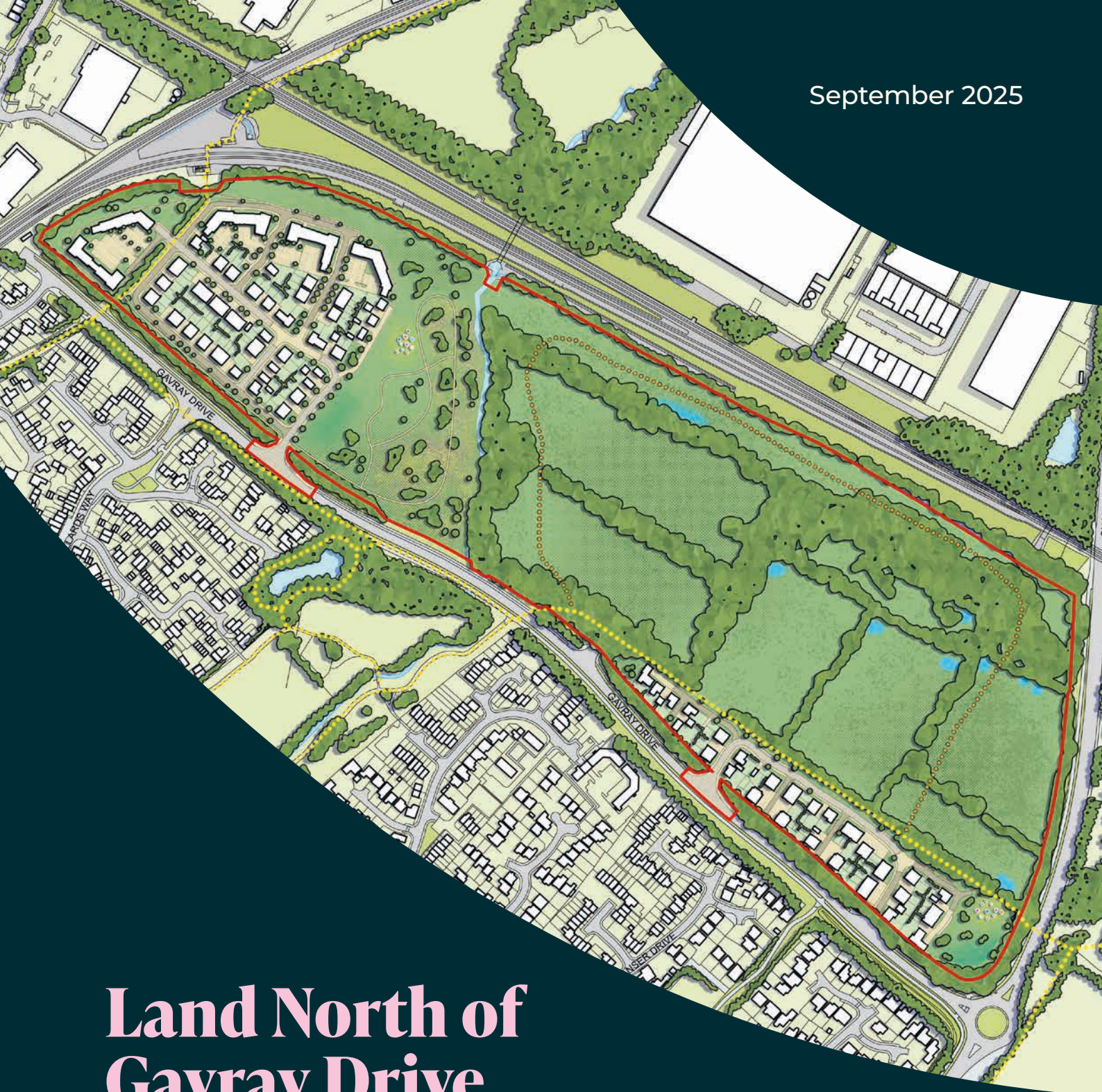


September 2025



Land North of Gavray Drive

Bicester

Design and Access Statement Addendum



Introduction

This Design and Access Statement Addendum has been produced in support of the application for outline planning permission for up to 250 dwellings and ancillary uses on land north of Gavray Drive, Bicester (Ref: 21/03358/OUT). It is not a Design Code but supplements the original DAS with updated information based on the latest iteration of the masterplan.

The Addendum responds to a request from the Planning Officer (June 2025) for further detail on key urban design aspects of the scheme. It also responds to changes made to the proposals, particularly in relation to the drainage and flood compensation strategies. As such, the plans, sections, and illustrations in this document may differ slightly from those in the original submission.

While this represents the general strategy, alternative approaches may also be appropriate, subject to design quality and alignment with the DAS principles.

This document is broken down into the following headings:

- Urban Design Strategy
- Character Areas
- Streets and Frontages
- Open Space and Landscape.



Site Location Plan from Application

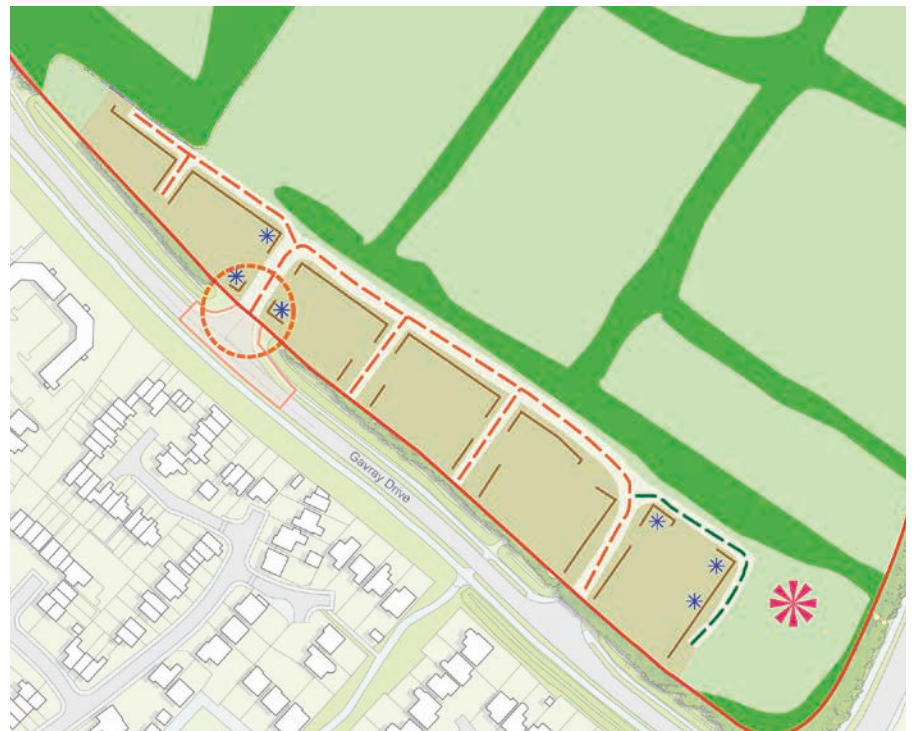
Urban Design Strategy

The Addendum explains the approach to creating a legible, characterful and varied place. The approach is set out on the Framework Plan opposite (note this is not a regulating plan) which adopts the following principles:

- Perimeter blocks where feasible, offering active frontages, enclosure, natural surveillance, and a clear distinction between public and private realms.
- Gateways and key frontages at major entrances and certain block corners, enhancing legibility and spatial hierarchy.
- The built form running along the northern edge has a higher-density and a more continuous frontage, using varied heights and architectural styles to enhance visual interest whilst mitigating against noise from the railway lines.
- There are strong, consistent frontages onto the Primary Street of West Parcel.
- Focal points in the form of play areas, well overlooked and accessible.
- Scheme responds to the mature trees and vegetation enclosing the two parcels.



Framework Plan (West Parcel)



Framework Plan (East Parcel)

KEY

- Perimeter Blocks
- Higher Density
- Active Frontages
- Vehicular Access
- Primary Street
- Secondary Street
- Tertiary Street/Private Drive
- Play Areas
- Key Corners/Building
- Public Open Space
- Mature Trees/Vegetation

Character Areas

The masterplan seeks to create four key 'character areas' within the site, as set out below, with the first two relating to the built up areas and second two for the landscape character.

1. West Parcel

The larger of the two development parcels, this area features higher residential density and a more mixed tenure, including apartments, strategically positioned to mitigate noise from the adjacent railway. It responds to the suburban context to the southwest but remains visually and physically separated by Gavray Drive and existing mature tree lines.

A carefully designed eastern frontage will create a key gateway into the site. The layout allows for a main spine road, enhancing legibility, concentrating traffic flow, and enabling stronger, more continuous building frontages with reduced visibility of parked vehicles.

2. East Parcel

This smaller, narrower parcel lies between an existing housing estate and Gavray Meadows. It will be lower in density, with homes more sensitively integrated into the landscape. There is potential to introduce a softer, more organic character through varied planting and

materials, contrasting with the West Parcel. The layout will create a gentle edge condition along Gavray Drive, enhancing the interface with the adjoining nature area and forming part of a green corridor running northwards into the industrial estate.

3. Amenity Space

This key recreational area between the development Langford Brook/Gavray Meadows includes formal and informal spaces, acting as a meeting point for residents while creating a transition between built and natural environments (whilst being capable of flooding). Precise boundaries are not shown as this area merges with Gavray Meadows.

4. Gavray Meadows

A designated Local Wildlife Site, Gavray Meadows will retain its rural character, with trees and other vegetation, open space, and habitats. It will be improved and restored through careful and considered management of ecological features, such as woodlands and mature scrub, additional planting, and new recreational routes. This area is also known as the Ecological Restoration Zone in the original DAS and this Addendum.



Plan of Proposed Character Areas

Character Areas



Images above show potential character of West Parcel



Images above show potential character of West Parcel



Images above show potential character of East Parcel



Images above show potential character of East Parcel



Image above show potential character of Amenity Space

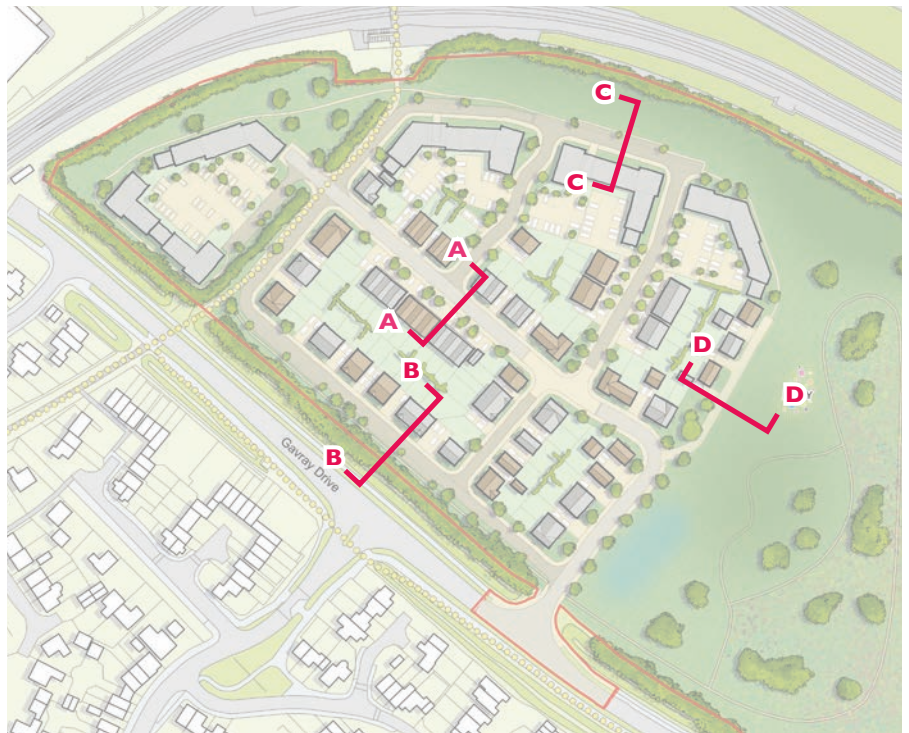


Existing character of Gavray Meadows to be improved (see original DAS and information in this Addendum)

Streets and Frontages

The streets and spaces within the masterplan are designed to create distinctive, well-considered routes that are attractive, safe, and pleasant for walking and cycling, while also ensuring active frontages and natural surveillance from adjacent homes.

A clear hierarchy of street types forms part of a permeable and connected movement network. The street sections on the following pages illustrate the differing design treatments and spatial qualities of each route. These are based upon the street hierarchy in the Framework Plan on Page 3. They are for illustrative purposes only although they are to scale and relate to the layouts shown opposite.



Section Lines for different Streets (West Parcel)



Section Lines for different Streets (East Parcel)

Streets and Frontages

Primary Street

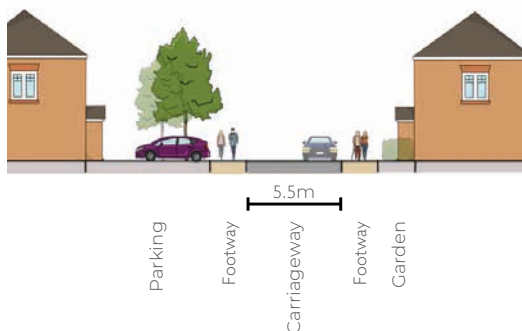
These provide the main movement route through the development. The West Parcel will adopt a more traditional street with footways on both sides, potential on-street parking softened by tree planting, and opportunities for traffic calming (e.g. raised crossings as shown on the Illustrative Masterplan). There could be frontage parking, broken up by tree planting, whilst visitor parking could be accommodated on side streets.

The East Parcel is narrower and fewer homes. It could therefore be served by a single footway or use a shared surface. Traffic calming is possible through changes in direction, raised crossings and different surface treatment. A second access to Gavray Drive was not achievable due to ownership constraints.



Precedent examples

Section A-A



PRIMARY STREET - GENERAL PRINCIPLES

Carriageway Width	5.5m
Footway	2m wide on both sides of the street
Verge/Tree Planting	Trees and vegetation on one side with frontages and planting on other.
Cycleway	In carriageway
Traffic Calming Options	Change in surface; variations in width/build outs.
Access to Properties	Direct access
Surfaces	Asphalt/tarmac with different treatments at key junctions and main spaces.

Streets and Frontages

Secondary Street

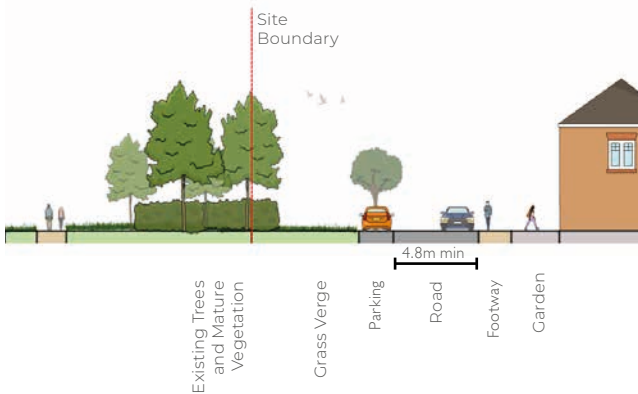
These provide access to homes and connect with private drives. They could have footways or be shared surface and are designed to be less formal than the Primary Street but can still have similar house typologies and set-backs.

Many front onto open space or existing vegetation and consequently they provide suitable buffer zones. The open spaces, planting and trees provide opportunities to help define their character. These areas could also be used for visitor parking.

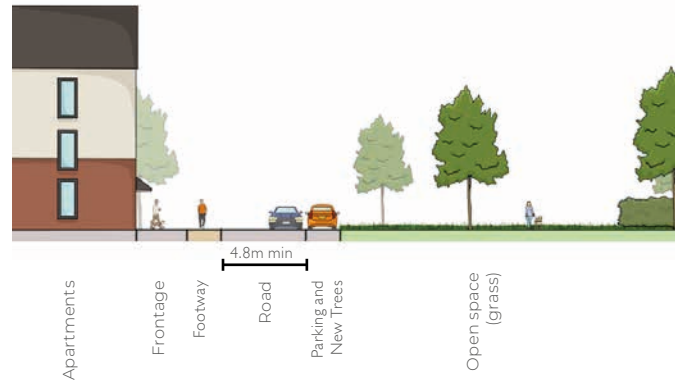


Precedent examples

Section B-B



Section C-C



SECONDARY STREET - GENERAL PRINCIPLES

Carriageway Width	4.8 m minimum
Footway	2m on one side of the street, or could be shared surface
Verge/Tree Planting	Tree planting/vegetation on one side with frontages on the opposite.
Cycleway	In carriageway
Traffic Calming Options	Change in surface
Access to Properties	Direct access
Surfaces	Asphalt/tarmac, block paving or resin bound gravel with different treatments at key junctions..

Streets and Frontages

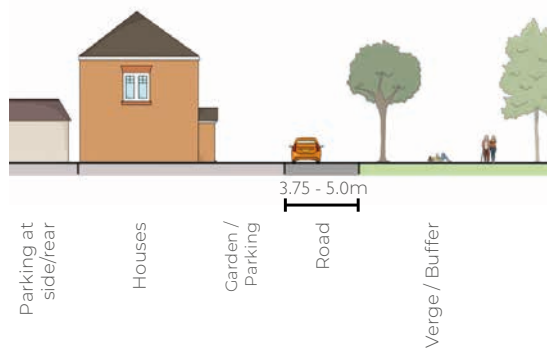
Tertiary Street / Private Drives

These serve smaller groups of homes, typically at the development edge where they sit alongside open space and/or mature trees. They offer more intimate, green character areas with natural surveillance, generous planting and informal parking. Private Drives will typically serve up to five dwellings.



Precedent examples

Section D-D



TERTIARY STREETS/PRIVATE DRIVES - GENERAL PRINCIPLES

Carriageway Width	3.75 - 5.0m
Footway	Shared surface
Verge/Tree Planting	Space within open spaces and front gardens for trees/vegetation
Cycleway	In carriageway
Traffic Calming Options	Change in surface
Access to Properties	Direct access
Surfaces	Block paving with different treatments at key junctions..

Open Space and Landscape

The strategy for the open spaces and landscape are set out in the DAS and associated reports submitted with the application for outline planning permission. The plan below sets out the proposed zones within the application site although there may not always be an obvious transition between the different space. The following text and images have been provided by The Environment Dimension Partnership (edp) who are part of the project team behind the submission.

Ecological Restoration Zone

Existing Features

Existing woodland and mature scrub will be maintained to prevent scrub encroachment into grassland and/or to maintain existing public rights of way. The health of any mature trees within or near to areas open to public access will also be subject to annual inspections. Existing grassland to be managed to maintain wildflower diversity.

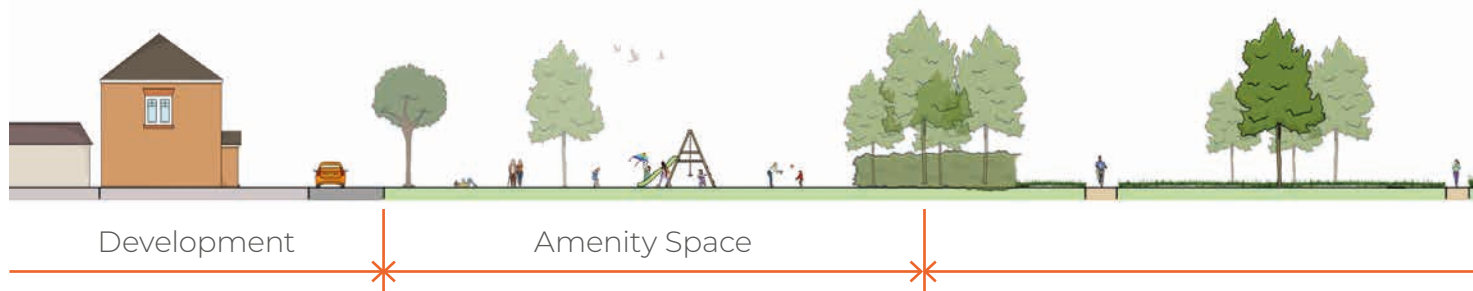
The dense scrub that has become established at the north-eastern corner will be largely retained and allowed to continue to develop into scrub-woodland. A 'ride' approximately 10m in width will be cut through this scrub-woodland to facilitate the circular walking route and to enhance opportunities for a range of wildlife including invertebrates in particular.

The existing ponds and the sedge swamp habitat along the northern edge will be desilted, and excessive scrub encroachment selectively removed.



Plan showing space typologies

Section E-E



Open Space and Landscape

Proposed Features

Introduction of additional elements of ecological value, such as small ponds, native scrub and native woodland. Carefully manage the natural development of native areas of scrub in suitable areas, this will help create a more sheltered, warm south facing scrub/grassland ecotone which will benefit a range of species and invertebrates in particular.

Establish permanent zones of blackthorn scrub at a range of successional stages with a 20-year coppice cycle to provide breeding habitat for black and brown hairstreak butterflies of which particularly important populations are supported by the Site.

Restored Features

Production and implementation of appropriate management objectives and strategies to help restore high value grassland and wetland habitats that are currently under pressure from scrub encroachment.

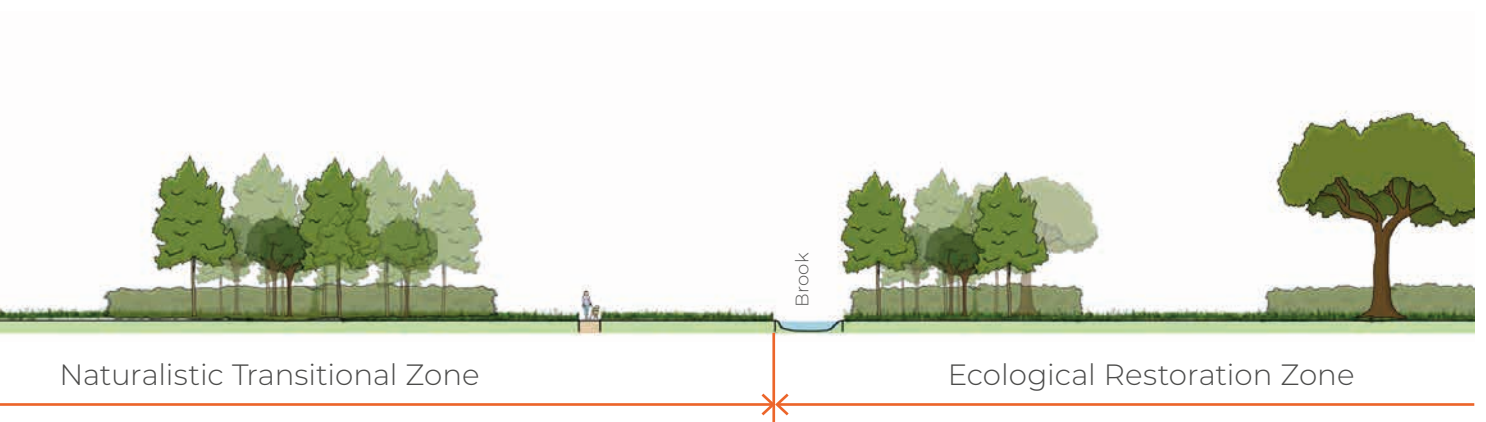
The hedgerows within the Application Site are currently unmanaged and some have been lost as a result of the lack of appropriate management, being replaced by tree lines. Where possible and appropriate, remnant hedge lines are to be restored with long-term management using hedgerow species suitable nesting birds, bats and hairstreak butterflies.

Access

Closely control access to the most sensitive areas of the zone through maintenance of dense thorny hedges or woodland/scrub edge and stock proof fencing. Gates to allow access for maintenance to be installed.

Creation of a series of open spaces, linked by a clearly defined circular footpath route (informal mown path without any surfacing), to provide alternative recreational opportunities and alleviate potential pressure on the Local Wildlife Site (LWS) 'core'.

Provision of educational material such as signs, interpretation boards and householder information packs, for increasing public awareness and a sense of ownership of the LWS and its surroundings.



Open Space and Landscape

Naturalistic Transitional Zone

Woodland and Trees

The retention and augmentation of existing woodland and trees will play an important role in integrating the development into the existing local context; softening development; and providing opportunities for habitat enhancement. Strategically planted woodland, copses, scrub, scattered parkland trees, and feature/specimen trees will form a structural landscape for the development and within open spaces.

Larger canopy feature trees located at important positions on the masterplan will form focal points and landmarks helping create a legible, distinctive place.

Hedgerows

Retention and enhancement of existing hedgerows within green corridors or open spaces will provide an established framework and contribute to habitat enhancement and connectivity.

Streetscapes

An important element of the vision is the creation of green leafy streets at the development edge. The design approach is to create an informal character through planting with irregular spacings and a variety of tree species. This will create diversity and a sense of a journey for the visitor moving across the Site.

Ecotones

Ecotone planting at the woodland edge and along hedgerows will create a natural transition zone to contribute to biodiversity.

Grassland

Creation of a variety of grassland types to enrich parkland landscapes and increase biodiversity, while accommodating recreational use.



Potential for new pedestrian routes through the Naturalistic Transitional Zone along with new and existing planting



Potential for new grassland and enriched biodiversity along water courses, with trees softening the new built up area.

Open Space and Landscape

Amenity Space

Natural Open Space

Generous areas of varied informal open space run through the centre of the Site augmenting the blue infrastructure. This is designed to be flexible and encourage a variety of users and informal uses including play, dog walking, exercising and contemplation of nature.

Green Routes

A number of green routes are proposed linking across the Site and to the wider area, complementing the overall hierarchy of streets. Primary routes link key destinations. Secondary and tertiary trails may be more natural and narrower for exploring nature. Routes are predominantly integrated within green corridors, including green streetscapes, so contributing to connectivity for people and wildlife.

Local Greens

Local greens provide focal green spaces for the community. These contain play feature areas for pre-teens and a variety of landscape elements including, meadow grass, tree planting or an open lawn, providing designed spaces to facilitate community interaction.

Pocket Parks

Small, incidental green spaces are found throughout the masterplan. These might be as simple as a patch of green with a bench and some planting, or a space to plant a larger tree adding character to the streetscape. These spaces provide a valuable function at the most local level by creating a communal doorstep facility for residents.



Potential character of green route linking the development with the adjoining amenity space, alongside planting and seating



Precedent image for children's play area overlooked by housing



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