



CAVERSFIELD

Caversfield village is located 1.5 miles north of Bicester. The village's association with RAF Bicester has had an influence on its evolution and form. The streets and buildings are laid out in a formal manner, often associated with military housing with generous spacing and ample vegetation. The streets largely have generous verges with mature trees and well-maintained lawns. Buildings are typically detached, and semi-detached set back from the streets with long driveways and garages plotted behind the primary building line.

Positive Influence:

This village character presents a precedent for a formal setting, where public realm takes priority. Private and public realms have their clear distinctions.



Aerial view of site looking south towards Bicester



A4095 LORD'S LANE

BUCKNELL/BICESTER ROAD

RAILWAY LINE



PART 3

VISION & DESIGN PRINCIPLES

Having understood the site and surrounding context, this section sets out the vision for the site. Furthermore, it sets out a series of design principles that will deliver the vision spatially.

VISION STATEMENT

Hawkwell Village will become a new sustainable extension for Bicester that will support a mixed new community that is focused around creating a sustainable future and healthy lifestyles, whilst benefitting from the proximity to Bicester, its facilities and services.



A development that will complement the character of Bicester drawing upon the site's individual characteristics.



A range of measures to promote and work towards Net Zero Carbon (NZC) as well as supporting technologies that will reduce energy demand.



New and improved footpaths, cycleways, connecting people and places, encouraging healthy lifestyles as well as reducing reliance upon the motor car.



Connecting people to nature by providing orchards and allotments and promoting biodiversity through maintaining and enhancing existing green infrastructure and habitats as well as re-wilding areas.



Local community facilities (incl. primary school), local employment and retail.



Incorporating sustainable drainage systems for channeling surface water and reducing localised flood risk.



Provision of up to 3,100 high quality homes with provision for home working and future-proofing for adaptability and flexible working arrangements.



A comprehensive development utilising the best use of the land, whilst providing an enduring and permanent green edge to Bucknell Village.



40% green space to provide a network of multi-functional green infrastructure that supports a range of informal and formal activities including natural play areas for younger children, ecologically rich meadow areas and SuDS.



Delivery of much needed new Affordable and Market homes, and unlocking NW Bicester as a place where people want to live, work and enjoy.



A variety of house types and tenures to suit a wide range of housing needs which promotes a mixed community. Provision of up to 30% affordable homes.



Management of traffic through realignment of Bucknell Road and traffic calming measures along Bucknell Road to actively reduce traffic numbers and manage by design traffic on Bucknell Road.

Aerial view of site looking northwards



KEY DESIGN PRINCIPLES

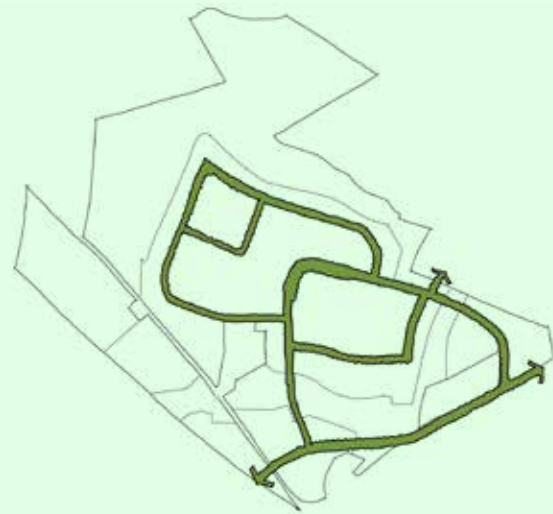
The design of Hawkwell Village will be guided by a set of design principles informed by the North West Bicester SPD [2016] prepared by Cherwell District Council.

These principles take account of the site's existing qualities and characteristics whilst, also responding to specific development requirements ensuring they deliver high standards of design and a commitment to the creation of a sustainable new community for North West Bicester.

- A community which embeds high standards of sustainable development throughout the new community – and across all disciplines: social, economic, and environmental.
- A community which promotes health and wellbeing for its residents.
- A community focussed around establishing a sense of place, building upon the site's existing features as well as new opportunities to create character areas arising from new development.
- Context, place-specific, design responses which puts green and blue infrastructure at the heart of the new community.
- An accessible, permeable, and legible environment which connects to existing Bicester and the wider landscape.
- Promote active travel through prioritisation of walking and cycling.
- Create a site-wide green infrastructure framework which retains and enhances existing high quality/value features and provides new landscape features.
- Embed 15-minute neighbourhood principles.
- Create a high quality new urban edge to Bicester which relates positively to the surrounding landscape and the rest of NW Bicester.
- Create opportunities for habitat creation throughout the new development in mutually beneficial ways, both for environment and people.
- Equality of access to facilities, amenities, open space, homes, and jobs.
- Design of traffic measures to avoid local impacts including in particular traffic calming measures along Bucknell Road to actively reduce traffic numbers and manage by design traffic on Bucknell Road



Placemaking and design layers



40% GREEN SPACE

- Community park to the north of the site creating a permanent and enduring green buffer to Bucknell Village
- Provides opportunities for recreation and play areas
- Easily accessible, enabling residents to connect with nature and encourage healthy lifestyles
- Preservation and enhancement of habitats and species on site, particularly protected species and habitats
- Creation and management of new habitats to achieve an overall net gain in biodiversity including the creation of a local nature reserve and linkages with existing Biodiversity Action Plan (BAP) habitats
- Retained landscape features
- Integrate the development into the landscape
- Buffering of sensitive areas through native planting

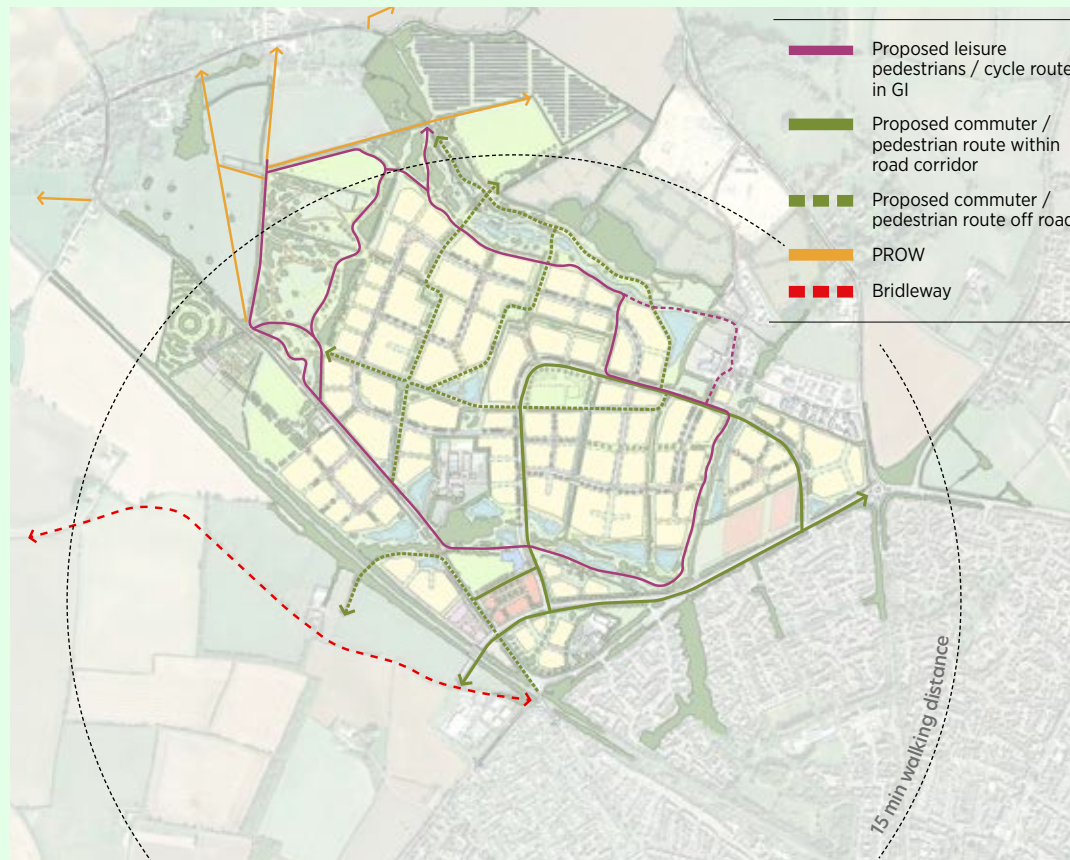
CONNECTED GREEN SPACES

- Significant green infrastructure provision including new footpaths and cycle ways
- Green modal accessibility beyond the site to the town centre and movement connections (e.g. Stations).
- Retention and enhancement of existing hedgerows and trees
- Mitigates the visual impact
- Creates landscape and biodiversity corridors
- Retain hedgerows to create a green grid of mature landscape features



PEDESTRIAN ACCESS AND WALKABLE FACILITIES

- Pedestrian/cycle entry points will provide safe access to the site for those on foot and bicycle.
- They will also ensure residents have access to existing amenities and the surrounding countryside.
- Embed 15-minute neighbourhood principles.
- A walkable local centre will be created.
- Access to a new primary school and the existing (and expanded) Gagle Brook School on the Elmsbrook site to the east.
- All housing is within a short walking distance of key services and facilities.



VEHICULAR ACCESS

- There will be two main signalised points of access off the A4095 to the south of the site.
- There is provision for an access into the Elmsbrook development
- A secondary access to the Local Centre will be created off Bucknell Road.
- Further accesses to the employment area, housing, sports/recreation, allotments and the cemetery will be created off Bucknell Road.
- Traffic calming on Bucknell / Bicester Road.

