



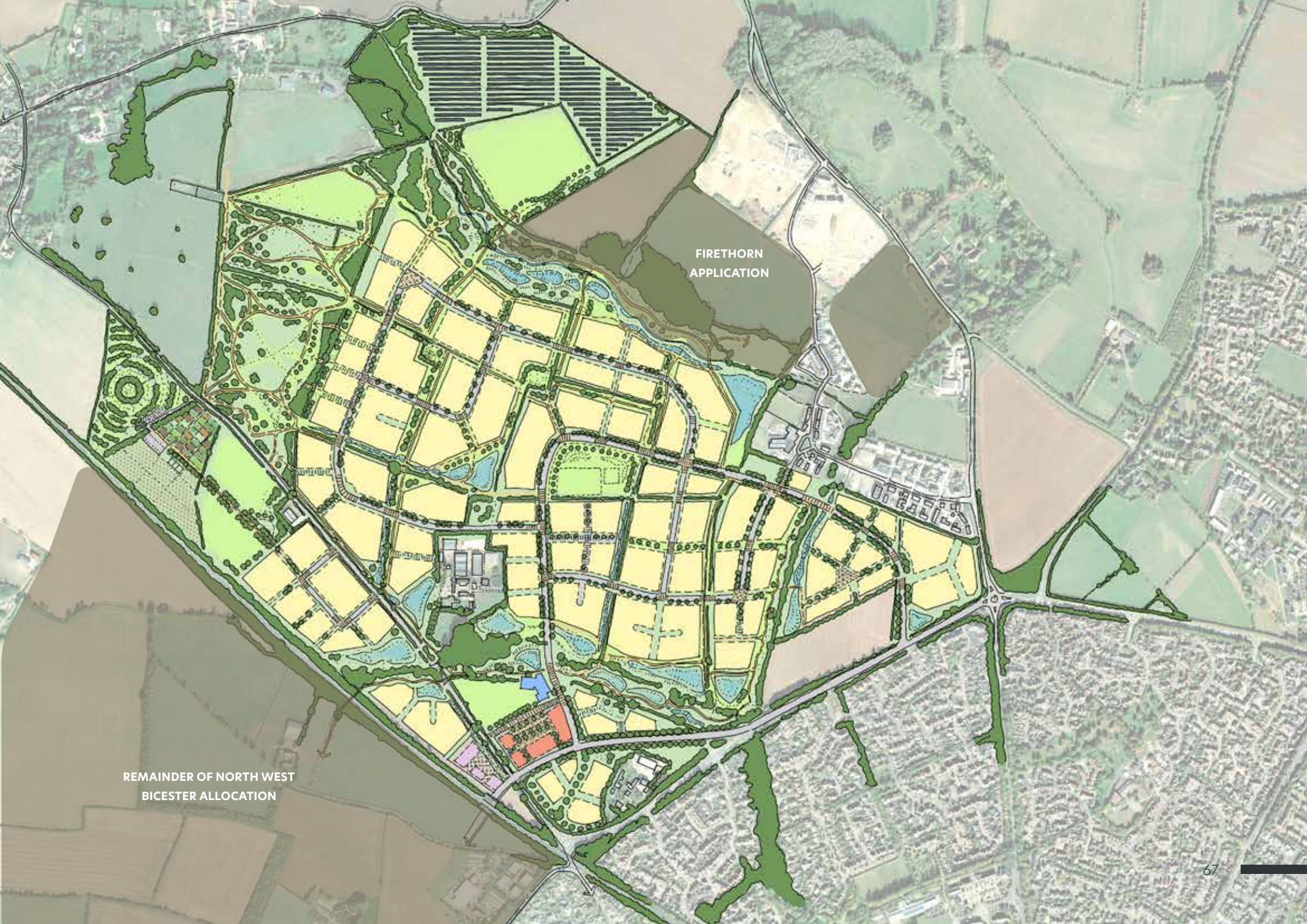
ILLUSTRATIVE FRAMEWORK MASTERPLAN

of 40% of the total area.

The illustrative framework masterplan shows:

- Up to 3100 new homes
- A mixed use local centre
- A school site
- A school playing field extension to the existing Gagle Brook Primary School
- Extensive green area to the north comprising sports/recreation and play areas and a country park
- Allotments and community farm
- Burial ground
- 4 LEAPs, 2 NEAPs and a MUGA across the site
- Employment/business use area
- Retention and enhancement of existing hedgerows
- Green corridor alongside the river
- Primary Street
- Ground mounted photo-voltaic arrays





FIRETHORN
APPLICATION

REMAINDER OF NORTH WEST
BICESTER ALLOCATION

GREEN INFRASTRUCTURE (GI)

OVERALL APPROACH

Integral to the masterplan for the site is the framework provided by the existing green infrastructure (GI) (including streams, hedgerows and habitats) and the proposals for multi-purpose green infrastructure spaces, habitats and connections. This is part of the landscape led masterplanning approach which retains and expands upon the existing landscape features of the site and delivers a scheme that is responsive and appropriate to its setting and its landscape features, and one in which new built development is located with an extensive green setting.

The northern boundary of the NW Bicester allocation in the Cherwell Local Plan was arbitrarily drawn and has no relationship with any identifiable feature or boundaries on the ground. The site extends partially beyond the Local Plan allocation boundary for three principal purposes:

- To utilise the existing field boundaries and/or definable features within the western part of the site as a logical, clear and robust edge for the proposed development;
- To accommodate additional primarily open green uses within the site; and
- To provide certainty to the residents of Bucknell village that the NW Bicester development will not encroach further, as the green buffer creates an enduring edge to the development.

The site's western boundary, which is defined by a tall established hedgerow and tree belt is a logical and well-defined boundary feature. It is retained and strengthened with swathes of further planting and areas of green space to form a substantial area of structural landscape that wraps around the western part of the site, with built development located to the east behind this area.

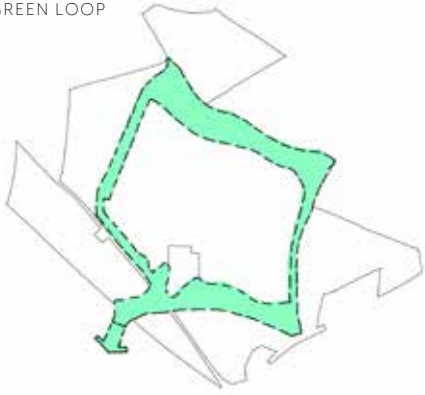
The GI strategy has also been informed by an understanding of ecology and the need to maintain and improve connectivity with off-site habitat features.

There are four key structuring landscaping elements that form the basis of the development proposals:

1. Existing woodland - retaining and enhancing the existing woodland on-site and ensuring connectivity with surrounding woodland through existing and new landscape and habitat corridors.
2. Existing stream corridors - acknowledging the importance of existing stream corridors in connecting different spaces and habitats, in particular the role of the north-south stream corridor as a recreational route.
3. Existing tree and hedgerow corridors - retaining and enhancing existing hedgerows on-site and using these to define parcels for development.
4. New landscape and habitat corridors - creating a new landscape structure to the northern edge of the site that provides a transition between development/countryside and defines the new outer boundary of Bicester.



GREEN LOOP



HEDGEROWS



COMPOSITE: KEY GREEN SPACES AND INTERFACES



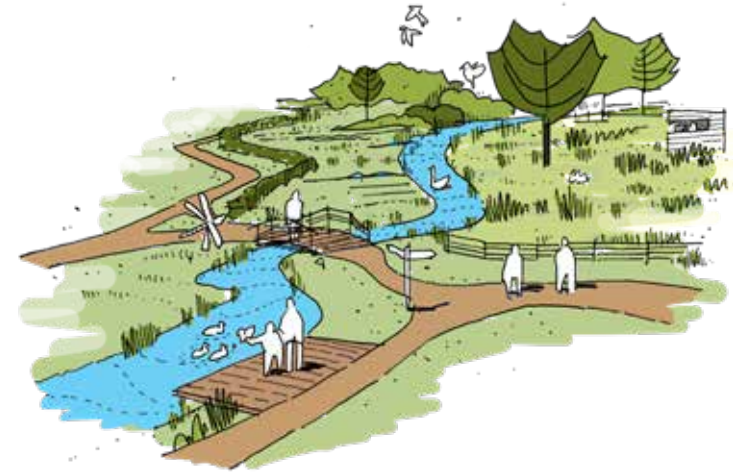
The GI network will serve a number of functions:- recreation and leisure; movement by foot and cycle, health and wellbeing, supporting and enhancing biodiversity and sustainable drainage. The proposals will meet the requirement in Policy Bicester 1 in the Cherwell Local Plan with the provision of 40% of the total site area as GI. The green space will also comply with the following development principles in the NW Bicester SPD - Climate Change Adaption (3), Healthy Lifestyles (7) and Green Infrastructure and Landscape (9).

The GI will include practical habitat creation measures such as bat and bird boxes, hibernacula and insect houses throughout, and will be managed to promote its biodiversity value and viability in the long term and ensuring the site delivers a net gain for biodiversity.

Works will minimise disturbance and harm to flora and fauna, utilising protective fencing, precautionary working methods/timings, following best practice guidance and in accordance with relevant protected species licences.

KEY LANDSCAPE CONCEPTS

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



HEDGEROWS AND GREEN CORRIDORS

Objectives:

- Open spaces providing access, amenity open space and ecological value.
- Where required and/or appropriate, existing hedgerows and trees will be retained and positively integrated to provide ready made structure and biodiversity value from the outset.
- Supplement with new hedgerow and tree planting using native species.
- To have a positive relationship to adjacent development.
- Will incorporate SuDS, swales and basins as part of the wider blue infrastructure network.

Characteristics:

- A network of linear open spaces typically reflecting the pattern of retained hedgerows and trees.
- To include a hierarchy of walking and cycling routes with clear and convenient connections to adjacent housing and streets.
- Provide a range of habitat types including amenity grass, meadow, shrubs, hedgerows and trees.
- To be more informal in their character, design and management, providing a considered contrast to the more formal open spaces, streets and public realm.
- To relate well to adjacent areas of housing and streets, benefitting from the passive surveillance and activity that these uses generate.
- They will provide green vistas along the corridors and beyond to the wider green infrastructure.
- The green corridors will be species rich, with a predominance of native species.



WATERCOURSE CORRIDORS

Objectives:

- Integrate the water courses into the development as focal points within the open space network.
- Optimise the potential benefits for people, nature and the environment.
- Protect and improve the water courses and their water quality.
- Increase ecological value and contribution to Biodiversity Net Gain across the development.
- Provide a sustainable urban drainage system to attenuate surface water run-off from the site allowing for climate change.

Characteristics:

- Natural and semi-natural landscape spaces incorporating green and blue infrastructure
- Potential for restoration / enhancement of the water courses to provide greater benefits in biodiversity, amenity, flood pressure reduction, recreation, access.
- To include areas which are more natural and wild in their character with reduced access for people, complemented with other areas where access is encouraged together with increased amenity use.
- Aim to improve water quality through natural filtration provided by planting.
- Creation of a range of habitat types within the corridors, taking advantage of the ecological value of submerged, semi-aquatic and marginal areas.
- Rewilding of the corridors where practical, and where agricultural processes have perhaps impacted on the water courses in the past.
- A number of localised smaller scale attenuation areas allowing attenuation to be closely related to specific development parcels.



COMMUNITY PARK

Objectives:

- To provide an accessible public open space for use by existing residents of Bicester and Bucknell and the new residents of Hawkwell Village.
- To contribute to the protection and setting of Bucknell village through preservation and reinforcement as green open space.
- To accord with NW Bicester SPD Framework Masterplan principles.
- To include a variety of habitat types for recreational and visual amenity to benefit people as well as providing a home for wildlife.

Characteristics:

- A semi-natural open space including areas of amenity grass, meadows, scrub and trees, set within a framework of existing hedgerows.
- A variety of walking routes will be provided on surfaced paths as well as informal mown trails.
- Seating opportunities will be provided within the space
- Dog waste bins will be located at key points such as path crossings and points of connection to the adjacent development.
- The community park will be an area of dark landscape, free from artificial lighting.
- Natural play opportunities will be located through the park along with exercise trail stations
- A network of accessible walking and cycling routes to cater for a wider diversity of people's needs and activities.
- Provision of areas suitable for off-lead dog walking.
- Extensive areas of tree planting comprising a variety of species to provide ecological value and resilience against climate change as well as Biodiversity Net Gain.



ALLOTMENTS AND COMMUNITY FARM

Objectives:

- To provide the new community with accessible allotment space for the growing of fruit and vegetables.
- To provide opportunities for meeting people to stimulate social interaction.
- Walking and cycling to and from the allotments will be encouraged through safe, convenient and direct active travel routes linking to the surrounding neighbourhoods.

Characteristics:

- An area of subdivided allotment plots accessed via a network of surfaced paths
- Watering points will be provided within the allotments for use by tenants
- The allotments will include an area for outdoor gathering and social interaction, including seating opportunities



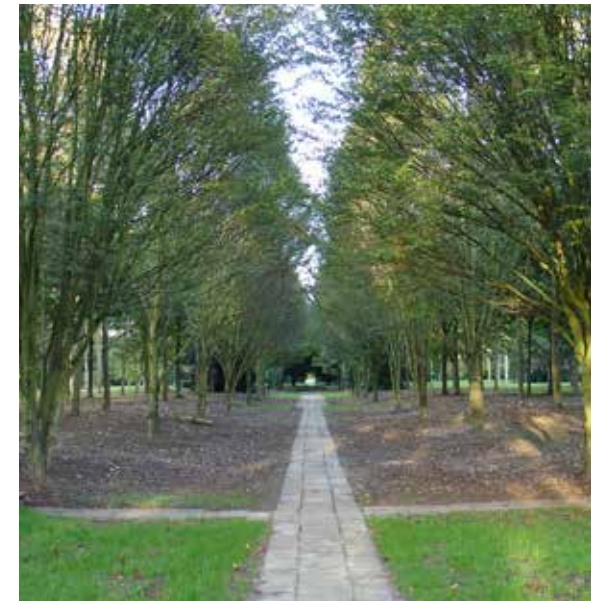
BURIAL GROUND

Objectives:

- To provide a burial ground facility within a naturalistic environment.
- To provide amenity and biodiversity benefits alongside the functionality as a burial ground
- To provide a landscape setting in which people are able to contemplate, mourn and celebrate.
- To accord with NW Bicester SPD Framework Masterplan principles.
- Provision of a long term burial ground for the town of Bicester.

Characteristics:

- Predominantly soft landscaped with areas of mown lawn, meadows and trees
- Include opportunities for seating and contemplation throughout
- A network of surfaced paths to accommodate people walking and light vehicle traffic (for operational and maintenance needs)
- It will include a larger meeting place as a focal point, capable of accommodating gatherings or small memorial events



GARDEN SQUARES / VILLAGE PARKS

Objectives:

- To provide public open space within development parcels.
- The spaces are to provide opportunities for play and social interaction.
- To contribute to the wider green and blue infrastructure networks.
- To contribute to the character and quality of the residential neighbourhoods within the development.

Characteristics:

- To be predominantly soft landscaped with lawn, herbaceous and shrub planting and trees.
- Well connected to the surrounding streets and green corridors with walking and cycling paths.
- Informal and formal play opportunities.
- Seating
- Bicycle parking
- Positive relationship to the surrounding housing, benefitting from the passive surveillance and overlooking they provide.
- To include biodiversity measures such as insect hotels and bird boxes.
- To include planting areas for use and personalisation by residents to help encourage social interaction and a vibrant community.



SPORTS PITCHES / RECREATION

Objectives:

- Promote active and healthy lifestyles
- Complement provision planned elsewhere within NW Bicester.
- Ease of access by walking and cycling to promote active travel as the primary means.
- Variety of recreation opportunities provided catering for a diversity of needs, ages and abilities.

It is not anticipated that the application site will be required to provide the pitches implied in the Council's open space standards – although the Development Plan and description of development provides the flexibility to do so.

In reality, the proposed Himley Village element of the North West Bicester development is expected to deliver the sports pitches to serve the entirety of North West Bicester.

Application 14/02121/OUT sets aside the land necessary to serve the wider NW Bicester development. The focus in one location, enables a higher standard of provision and facilitates, long term management and maintenance. Provision is nevertheless made for a wide range of more informal recreation opportunities with in the Hawkwell Village proposals



VILLAGE GREEN

The Village Green is located centrally within the development, but also alongside the primary street, such that it will be both highly accessible but also visible to the residents and visitors to Hawkwell Village. The village green will unite a number of existing hedgerows which will define the overall structure and edges to the green, along with a line of new street trees that will define the primary street which runs along its northern edge. In addition, its central location provides a convenient link from the centre of Hawkwell Village outwards to the river corridor's and towards the community park to the north west. As such it is hoped the village green will be adopted and become a desirable destination that is readily reached by all residents.

The scale of the space will allow for a range of activities and play options to be hosted including a Locally Equipped Area of Play [LEAP], as well as a Neighbourhood Area of Play [NEAP]. The design of the landscape and selection of planting and trees offers scope for a range of landscape areas to be created along with opportunities to improve biodiversity. As with the local centre, the scale of the space offers the new community ample space to host events such as a community sports day or fair.





BRIDGING POINTS

The river corridors form an intrinsic component and are a key structuring element for Hawkwell Village. As a result their crossing should be celebrated. The primary street is the principal route which crosses them and so a high quality bridge structure spanning the watercourse is proposed. The bridge to the west will be framed by a new primary school to the south and new residential development to the north. A linear park will pass through east - west which will include walkways, seating areas and opportunities for informal play. The bridging location to the east, adjoining the exemplar scheme, will be framed by new residential with a green corridor running north - south. Whilst opportunities for walking and cycling will be promoted, the design of these important green corridors will be naturalistic and rural in character, offering attractive views for those walking through the parkland or conversely crossing the bridge on a bus or a bike.



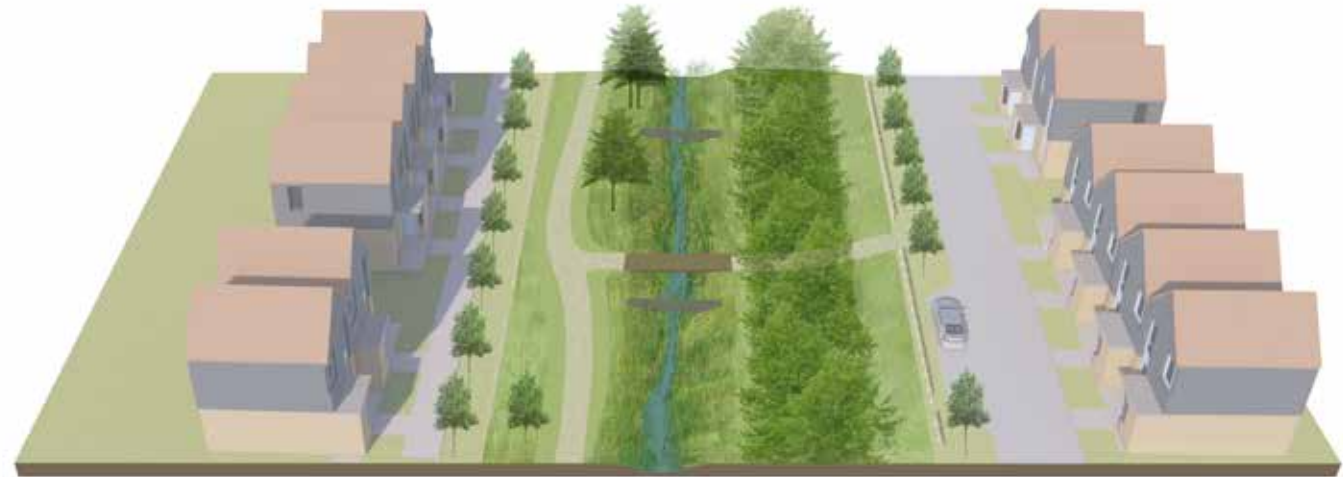


The relationship that the new development at Hawkwell Village has with its site surroundings has been carefully considered as part of the master planning process. The site has a number of interfaces with the surrounding areas, with

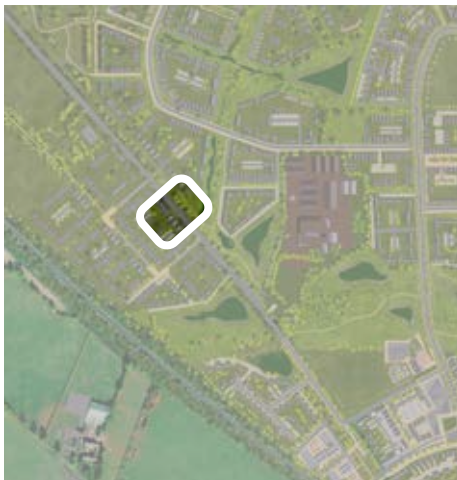
differing character and uses, such as the Exemplar scheme, existing farm buildings, river corridors and tree lined country lanes. For each of these we have developed a specific design response that responds sensitively to the location,

ensuring landscape features are retained where possible and where new development is proposed it is suitably designed and scaled whilst also offering overlooking to ensure wider and safer use of the routes and open spaces.

HEDGE AND SWALE TRANSECT



BUCKNELL / BICESTER ROAD TRANSECT



RIVER CORRIDOR EDGE TRANSECT



COMMUNITY PARK EDGE TRANSECT



CLIMATE CHANGE

Overall Approach

The proposals will include measures within the built fabric and the movement network to achieve a low carbon development. Detailed measures will be outlined further in the Reserved Matters Applications (RMA).

After consideration of various options to promote low carbon as part of the application proposals (including areas within or adjacent to the site to generate electricity from wind turbines), proposals have been developed for a ground mounted photovoltaic array (Solar Farm) in the northern part of the application site.

The sustainability measures will address Cherwell District Council and Oxfordshire County Council's declared climate emergencies and look towards net zero carbon aspirations. Elements likely to be included in this approach are set out below.

Ground Mounted Photovoltaic Arrays

- 10 hectare site to the north of the site.

Built Fabric + Green Infrastructure

- Sustainable urban Drainage Systems (SuDS).
- Tree and hedge planting allowing for carbon sequestering.
- Green spaces to have an urban cooling effect.
- Drought tolerant planting.
- Street trees for shade, microclimate and air quality.
- Roof mounted Photo Voltaics.
- Air Source Heat Pumps for residential plots.
- 'Fabric First' approach
- Consider options for battery storage for homes to store renewable energy.
- Energy efficient lighting.



- Rainwater recycling.
- Orientation of buildings to benefit from solar gain.
- Permeable paving.

Movement Network

- Well connected services and facilities that can be reached by walking and cycling and reducing reliance on cars.
- Ample and secure cycle parking facilities.
- Electric vehicle charging facilities.

CULTURAL AND WELLBEING STRATEGY

The NW Bicester SPD looks to development proposals to consider how they support cultural wellbeing. The focus is on making NW Bicester a culturally vibrant place through high quality design and community engagement.

Whilst the detail will be dealt with at the Reserved Matters Application stage, cultural wellbeing projects could include:

- Celebrating nature and the natural environment, by reflecting on natural and environmental issues;
- Interpreting nature, projects to inform people and raise awareness about nature and its processes, and/or about environmental issues;
- 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;
- Encouraging local residents and visitors to think about and become environmentally aware in their everyday living;
- 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.
- The provision of sustainable transport options.
- The development encourages healthy lifestyles and wellbeing through access to green space and the provision of over 40% green space which celebrates nature and the natural environment
- Outdoor spaces designed so that they can also be used to host events or gatherings.
- Planting areas for use and personalisation by residents to help encourage social interaction and community.
- The village green at the centre of the site, offers space for the community to host events such as community fairs or sports days.
- The allotments and community farm will raise awareness of nature and environmental issues.





PART 6

ACCESS & MOVEMENT

This section of the document provides detail on the access and movement for the scheme, identifying the key access points, the street network and hierarchy and the approach to public transport and other sustainable modes.

OVERALL APPROACH

The proposals include a comprehensive movement network that facilitates movement by non car modes. Specifically the following are proposed:

- Walking and cycling strategy
- Public transport strategy
- Vehicle access strategy.

In summary the proposal includes:

- a) A permeable network of high quality built cycle and walking routes will be provided across the application site and connecting to existing and planned provision in the area;
- b) Bus routes will be provided or facilitated to provide frequent and direct bus connection to the rest of the NW Bicester development and to other key local destinations
- c) A primary route alignment is proposed within the site to accommodate all modes of travel including public transport.
- d) Connection of the primary route to the wider highway network will result in the principal access points into the site. The principal access points are to be taken off the realigned A4095 to the east of Bucknell Road and also off the A4095 approximately 200 metres to the west of its roundabout junction with the B4100. Both are proposed to be signalised.
- e) The primary street will be complemented by a permeable network of secondary streets plus tertiary routes, shared surfaces and private drives;
- f) Secondary access will be obtained from the Bucknell Road in a location adjacent to the proposed primary school

MOVEMENT - ROAD INFRASTRUCTURE

