

sourced sustainably, promoting low carbon development by incorporating opportunities for reducing energy consumption and enabling more efficient use of energy.

### Mitigating Effects of Pollution

During construction, developers will be encouraged to sign up to a considerate constructors scheme such that disturbance from construction will be minimised, in particular noise. Low lighting levels should be adopted in areas with hedgerows, trees and ecological corridors. No land contamination is currently evident on Site. Development proposals will be undertaken such that no land contamination occurs.



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**.

**The Sustainable Development Goals**

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



Ensuring that all demographics have the right to buy a home (**affordability**), and are able to access public spaces.



### Paris Agreement (2015)

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

### The Clean Growth Strategy (2017)

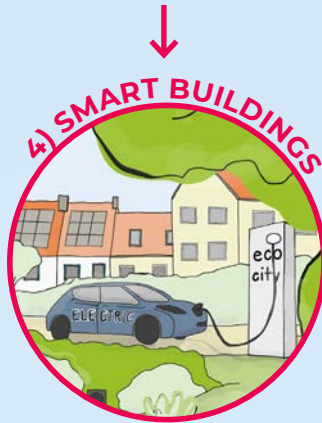
Promoting renewable energies for both residents and businesses.

### The 2030 Climate Challenge

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



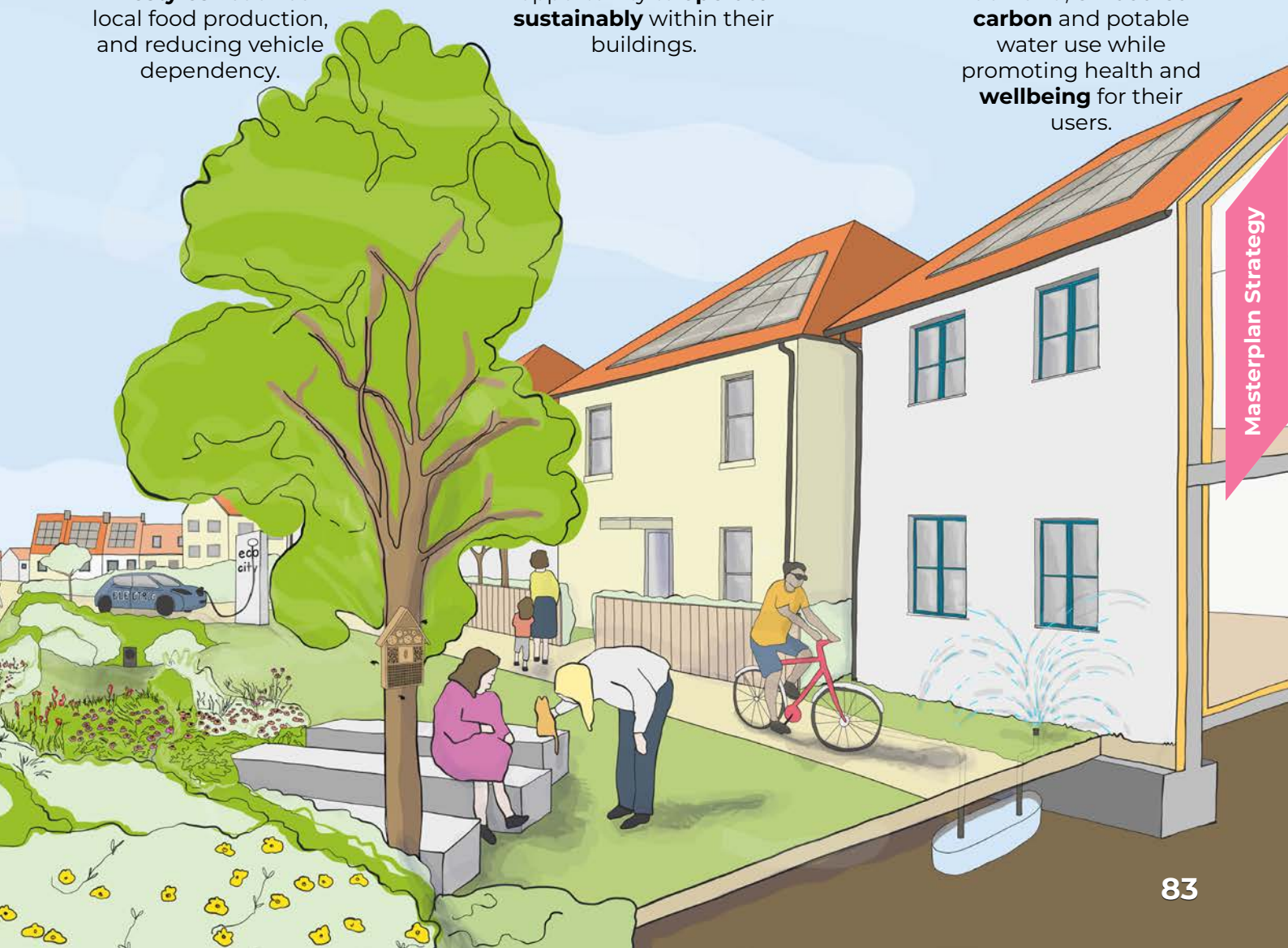
Promoting long-term **sustainable lifestyles** - such as local food production, and reducing vehicle dependency.



Providing residents and businesses with the opportunity to **operate sustainably** within their buildings.



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



# Conclusion

## Benefits of the proposal

This document has set out a Vision for the development of land on the eastern edge of Heyford Park.

The proposals are demonstrably deliverable based on the site assessment work that has been carried out to date. The Illustrative Masterplan describes a high quality and locally distinctive new residential offering for Heyford Park.

### The benefits of the proposal include:

- The delivery of **up to 230 dwellings** - a mix of **market** and **affordable** housing - to boost housing delivery at a sustainable location of growth within the District;
- A **mix of house types and sizes**, including the provision of 35% **affordable housing**, catering for varied needs;
- An attractive, **'landscape-led'** residential development, incorporating front gardens and green verges and new publicly accessible green spaces with incidental **play areas** which will be overlooked by homes ensuring a safe and welcoming space for recreation for both new and existing residents;
- Potential for **circular walks** linking to the wider existing

Public Right of Way network;

- A development which respects the setting of the adjoining Conservation Area through the set back of dwellings and integration of a mature landscape buffer. The incorporation of lower density development will ensure minimal visual impact;
- An opportunity to reinforce the existing **landscape character** through the retention and enhancement of existing landscaping and the planting of new trees and hedgerows;
- The potential to create **biodiversity enhancements** through enhancement of landscaping through new tree planting, SuDS features and the introduction of ecology and wildlife corridors;
- The provision of **Electric Vehicle (EV) Charging** Infrastructure for new dwellings;
- The ability to deliver **exemplar design standards** through built form and green infrastructure allowing both new and existing residents the opportunity to live, work and play; and
- Direct, indirect and induced **jobs created** through the construction of the development, stimulating the local economy.



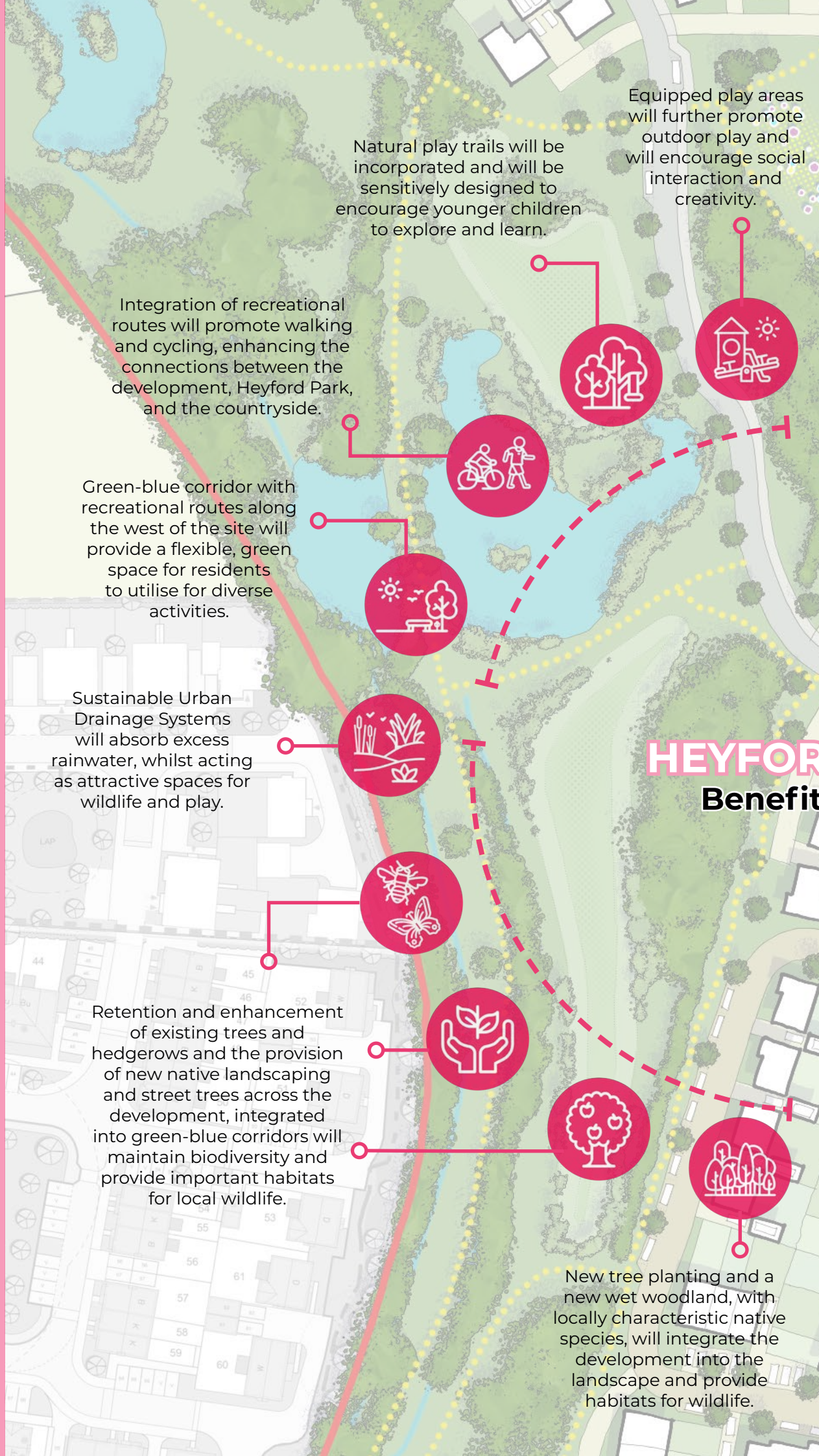
Conclusion

CAMP ROAD

CHILGROVE DRIVE

0 20 40 60 80 100 m





Equipped play areas will further promote outdoor play and will encourage social interaction and creativity.

Natural play trails will be incorporated and will be sensitively designed to encourage younger children to explore and learn.

Integration of recreational routes will promote walking and cycling, enhancing the connections between the development, Heyford Park, and the countryside.

Green-blue corridor with recreational routes along the west of the site will provide a flexible, green space for residents to utilise for diverse activities.

Sustainable Urban Drainage Systems will absorb excess rainwater, whilst acting as attractive spaces for wildlife and play.

Retention and enhancement of existing trees and hedgerows and the provision of new native landscaping and street trees across the development, integrated into green-blue corridors will maintain biodiversity and provide important habitats for local wildlife.

New tree planting and a new wet woodland, with locally characteristic native species, will integrate the development into the landscape and provide habitats for wildlife.

## HEYFORD Benefit

A mix of 1-5 bedroom dwellings will provide Heyford Park with an important housing injection, contributing to the overall vibrancy and vitality of the village.



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

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.

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

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

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

# HEYFORD PARK Houses for all

HILGROVE DRIVE

## Building 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 TOWN 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
<p><b>1) Natural connections</b> <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i></p>	<p><b>Yes</b>, new connections provided to existing context, new footpaths and cycling links, connected to local trails and paths. New green links connect habitats and create new recreational routes connecting to the footpath network.</p>
<p><b>2) Walking, cycling, + public transport</b> <i>Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</i></p>	<p><b>Yes</b>, the masterplan provides additional walking and cycling routes, and there are existing bus stops nearby, promoting sustainable means of transportation.</p>
<p><b>3) Facilities and services</b> <i>Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</i></p>	<p><b>Yes</b>, the development will deliver generous public open spaces and new play areas, with recreational links to the existing network.</p>
<p><b>4) Homes for everyone</b> <i>Varied housing + tenure forms should be dispersed across the site, and all residents deserve equal opportunities.</i></p>	<p><b>Yes</b>, the dwelling mix in the masterplan is varied and will meet the local housing requirements with a provision for 35% affordable homes evenly distributed and tenure blind.</p>
<p><b>5) Making the most of what's there</b> <i>Transform urban + natural threats into unique opportunities through asset enhancement.</i></p>	<p><b>Yes</b>, the masterplan framework responds to and enhances existing features on site and in the surrounding context.</p>



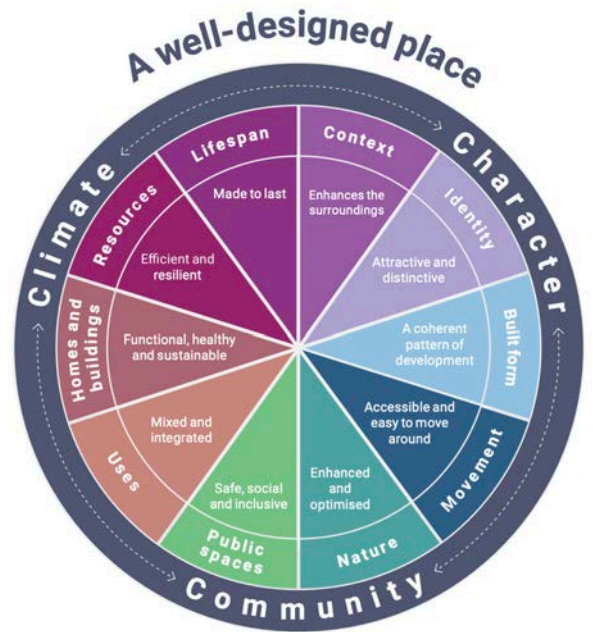


Building for a Healthy Life considerations	Justification
<p><b>6) A memorable character</b>  <i>Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</i></p>	<p><b>Yes</b>, this is the whole basis for the design, the masterplan framework has been designed to follow local distinctiveness and create characterful streets.</p>
<p><b>7) Well defined streets and spaces</b>  <i>Transform the streets into a genuine experience by designing active and interesting edges.</i></p>	<p><b>Yes</b>, the streets and spaces are defined with landscapes features and a clear hierarchy is present.</p>
<p><b>8) Easy to find your way around</b>  <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i></p>	<p><b>Yes</b>, there is a clear primary route through the masterplan. Green nodal spaces, defined streets and landmark buildings provide legibility and means of wayfinding through the settlement.</p>
<p><b>9) Healthy streets</b>  <i>Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</i></p>	<p><b>Yes</b>, the masterplan is designed to ensure this is a liveable and safe place. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets.</p>
<p><b>10) Cycle and car parking</b>  <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i></p>	<p><b>Yes</b>, sufficient car and cycle parking will be provided in legible places and is integral to the streetscape and landscape.</p>
<p><b>11) Green and blue infrastructure</b>  <i>Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.</i></p>	<p><b>Yes</b>, 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.</p>
<p><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></p>	<p><b>Yes</b>, the masterplan is clearly defined through public and private spaces.</p>

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



National Design Guide considerations	Justification
<p><b>5) Nature</b>  <i>...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".</i></p>	<p>The landscape-led scheme incorporates vegetation across the masterplan, enhancing the overall green and blue infrastructure palette of the Site and surrounding area.</p>
<p><b>6) Public spaces</b>  <i>...considers the "quality of the spaces between buildings" which "support a wide variety of activities and encourage social interaction".</i></p>	<p>Green public spaces and play areas promote communal interaction, bringing together both new and existing residents by celebrating the outdoors.</p>
<p><b>7) Uses</b>  <i>...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".</i></p>	<p>A range of house types and sizes - from 1 to 5 beds - accommodates a diverse demographic residency and helps establish a blended community, whilst boosting the local supply of housing to meet rising demands.</p>
<p><b>8) Homes &amp; buildings</b>  <i>...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".</i></p>	<p>All homes meet National Minimum Standards to ensure high and healthy standards of living. Each garden is at least 10 meters in length, offering private spaces for play and relaxation whilst facilitating local food production.</p>
<p><b>9) Resources</b>  <i>..."respond to the impacts of climate change by being energy efficient" and "adapting to anticipated events... such as the increasing risk of flooding".</i></p>	<p>Roofs provide opportunities for solar panel installations. SUDs mitigate against potential flood risks by absorbing excess water whilst offering further biodiversity benefits.</p>
<p><b>10) Lifespan</b>  <i>...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.</i></p>	<p>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.</p>

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