

Sustainability Strategy

The Illustrative Masterplan is designed with sustainability as a core principle, recognising Cherwell District Council's 2020 Climate Action Framework.



Transport, connectivity and planning

The Site layout makes efficient use of land whilst the framework incorporates an active travel strategy and encourages this with traffic free walking and cycling routes, providing connectivity and promoting well-being. The masterplan establishes an integrated network of active travel routes, and provides four pedestrian/cycle Site access points versus one vehicular access junction to discourage car use.

Buildings and housing

A mix of dwelling sizes will allow for a sustainable community, including family homes, provision for home working and homes for the elderly. Homes will be supplied with high specification broadband connection to minimise the need to travel to/from work. Additionally, 30% of these new homes will be affordable, and will be distributed across the Site to encourage a blended community.

Richborough are well versed in preparing design codes for outline proposals that secure design quality, and are willing to work with key stakeholders and the local community to ensure the most suitable design solution for the Site. This Site will therefore contribute to the improved building standards of the area, as promoted in the Climate Action Framework.

Natural Carbon Management

The Green Infrastructure Strategy is at the heart of the proposals and is fully integrated throughout the

development. Existing trees, hedgerows, habitats and ecological corridors are to be retained and enhanced with additional native planting supporting biodiversity and ecological resilience. New tree planting provides increased canopy cover whilst street trees are proposed to aid climate resilience, providing shading during the summer months and acting as wind breaks. The wider green infrastructure will also help reduce the developments carbon footprint and flood risk.

Infrastructure business and systems

Buildings will be designed to be fully compliant with the Building Regulation requirements, with high sustainability standards of energy efficiency including A+ rated white goods and high performance building materials.

Buildings will be designed to be thermally efficient with high insulation to reduce reliance on main heating systems and boilers will be selected which achieve high efficiency.

Streets, buildings and roof pitches will be orientated to maximise solar energy, passive heating and cooling and natural ventilation. Building heights will be carefully considered to ensure appropriateness to the local context and avoid overshadowing.

All homes will provide an electric vehicle (EV) charging point. Buildings should be fitted with water efficient fittings, water butts and additional water harvesting uses.

Waste and consumption

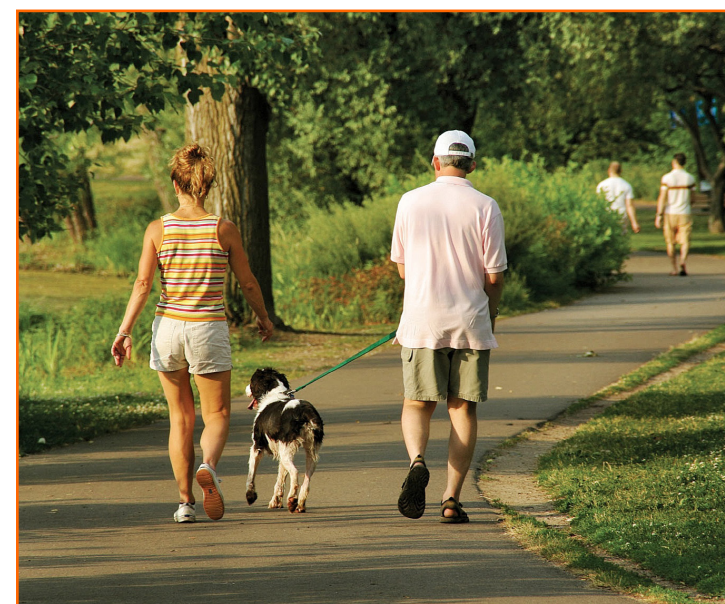
Waste should be reduced where possible during the construction of the development. High quality construction techniques should be adopted whilst applying the circular economy principle and waste management hierarchy (prevention, prepare for re-use, recycling, recovery and last option disposal).

Where possible construction labour and building materials will be 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 have influenced the masterplan to maximise its short and long-term sustainability, inspired by further national and international documents and guidance.

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.



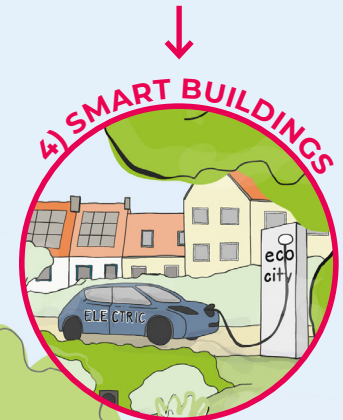
Ensuring that all demographics have the right to buy a home (**30% affordability**), and are able to access public spaces, such as **playgrounds and wild-flower meadows**.

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.

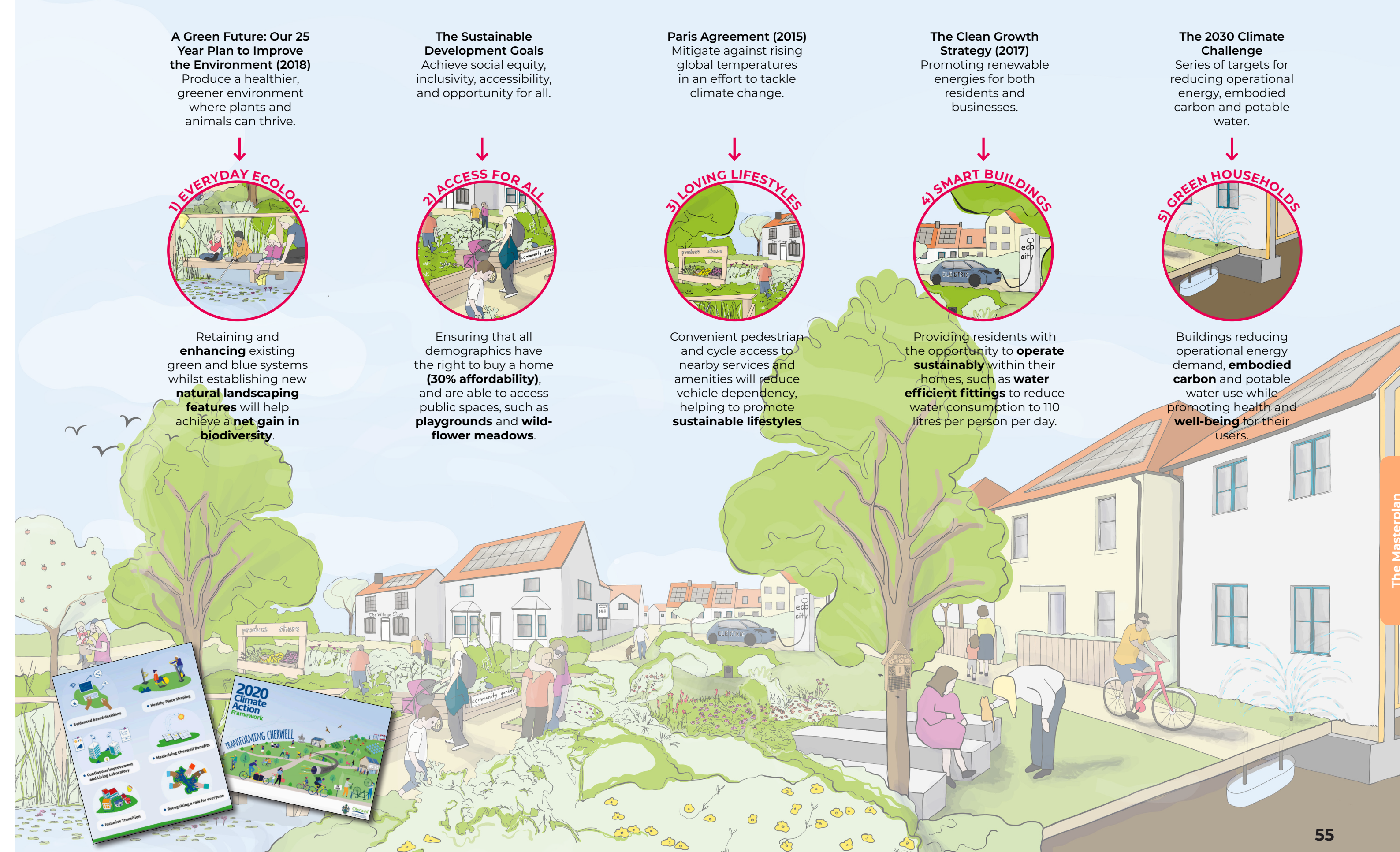


Providing residents with the opportunity to **operate sustainably** within their homes, such as **water efficient fittings** to reduce water consumption to 110 litres per person per day.

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 **well-being** for their users.



Conclusion



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Benefits of the proposal

This document has set out a Vision for the development of land to the west of Fringford Road, Caversfield.

The proposals are demonstrably deliverable based on the Site assessment work that has been carried out to date, and the Illustrative Framework Plan describes as high quality new residential offering for Caversfield.

The Site itself is consistent with local policy given that it proposes a highly landscape-led and historically sensitive residential scheme, with the interest of the environment and community at its heart. The Site represents a logical extension to Caversfield - located far north enough to ensure that the village remains separated from Bicester, but close enough to benefit from the services and facilities within the wider town on foot or bike.

Placemaking is central to the proposed development and the proposals are in accordance with the strategic placemaking principles set out in Community First Oxfordshire. The development will offer an efficient number and mix of house types, sizes and affordability, that will be of an appropriate density. They will promote the use of renewable energy resources, sustainable construction techniques and the reduction and recycling of waste, advocating ecological and environmental resilience.

The landscape-led scheme is designed to create interest and distinctiveness through a hierarchy of streets introducing different functions and characters. It provides new areas of public open space and diverse recreational routes, linking to the wider countryside. With Green Infrastructure forming an integral part of the proposals, new and existing habitats will be provided and enhanced, enabling increased biodiversity for wildlife. These habitats also create attractive, varied landscapes for locals and visitors to explore. These include attenuation basins and swales, green corridors, landscape buffers, and wild-flower meadows as well as amenity grassland for playing, picnics and community

enjoyment. An equipped play area creates new focal spaces for both new and existing residents of Caversfield.

This is a fantastic opportunity to create a legacy, the delivery of a mix of housing tenures and quality green space which will build on recent growth in the town to help create a sustainable and vibrant community.

The benefits of the proposals include:

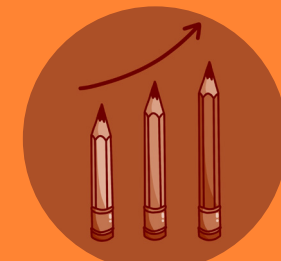
- The delivery of 99 dwellings (a mix of market and affordable housing) to boost housing delivery at a sustainable location of growth;
- A mix of house types and sizes, including the provision of affordable housing and homes suitable for the elderly and those working from home - catering for varied needs;
- Promotion of social, cultural, economic, and environmental sustainability;
- The delivery of safe, accessible and high quality landscaped open spaces including equipped children's play areas, natural play areas and other recreation opportunities for both new and existing residents;
- Potential for recreational walking and cycling routes to ensure sustainable and attractive connectivity to the wider settlement and immediate countryside;
- Retention and enhancement of existing landscaping to the Site boundaries;
- Creation of landscape buffers (including a 170m internal green buffer on the north-western boundary) to respect the Site's proximity to historic assets, the open countryside, and Bicester;
- An opportunity to reinforce the existing landscape character through enhancing existing landscaping and the planting of new



trees and hedgerows;

- Integration of green corridors which link new and existing habitats together, both within the Site and adjacent countryside, to boost local wildlife and strengthen the relationship between people and nature;
- Creation of a fenced open grassland and wild-flower planting area for ecology and wildlife;
- The potential to create biodiversity enhancements through enhancement of landscaping through new tree planting, SuDS features and the introduction of substantial areas of public open space;
- The provision of Electric Vehicle (EV) Charging Infrastructure for new dwellings;
- Direct, indirect and induced jobs created through the construction of the development, stimulating the local economy.





Building for a Healthy Life

(July 2020)

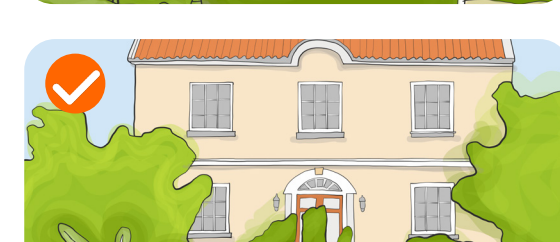
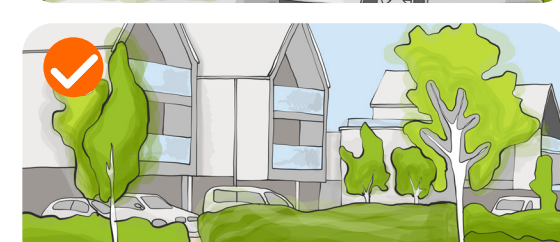
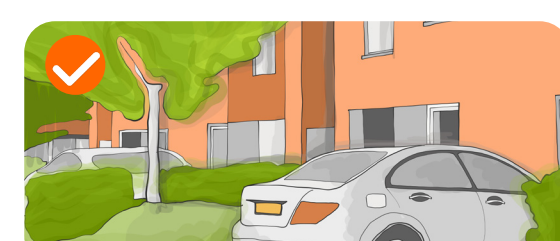
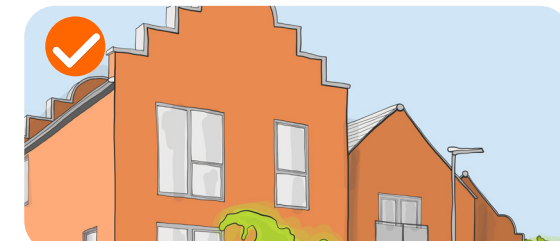
The 12 principles set in the BHL document additionally helped structure the masterplan. These principles have been categorised into three sections:

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

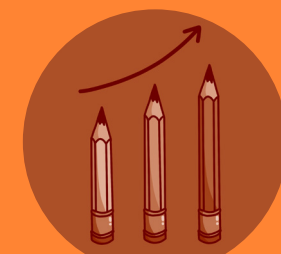
Inspired by BHL, the following checklist ensures that the Caversfield scheme brings plentiful benefits to both people and nature through the creation of a cohesive, attractive, and overall more sustainable development.



Building for a Healthy Life considerations	Justification
1) Natural connections <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i>	Yes , 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.
2) Walking, cycling, + public transport <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 there are existing bus stops nearby, promoting sustainable means of transportation.
3) Facilities and services <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 and new play areas, with recreational links to the existing network.
4) Homes for everyone <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 will meet the local housing requirements with a provision for 30% affordable homes evenly distributed and tenure blind.
5) Making the most of what's there <i>Transform urban + natural threats into unique opportunities through asset enhancement.</i>	Yes , the masterplan framework responds to and enhances existing features on site and in the surrounding context.



Building for a Healthy Life considerations	Justification
6) A memorable character <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 and create characterful streets.
7) Well defined streets and spaces <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.
8) Easy to find your way around <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i>	Yes , 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.
9) Healthy streets <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. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets.
10) Cycle and car parking <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i>	Yes , sufficient car and cycle parking will be provided in legible places and is integral to the streetscape and landscape.
11) Green and blue infrastructure <i>Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.</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.
12) Back of pavement, front of home <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.



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 Caversfield, 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>1) Context "...is the location of the development and the attributes of its immediate, local and regional surroundings".</p>	The surrounding land uses, transport connections, historic assets, and environmental constraints and opportunities have been thoroughly analysed.
<p>2) Identity "...comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them".</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>3) Built form "...is the interrelationship between blocks, streets, buildings and open spaces that creates an attractive place to live, work and visit".</p>	Secure perimeter blocks create outward-looking housing which face onto streets and spaces, ensuring active and safe frontages.
<p>4) Movement "...includes walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport".</p>	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
<p>5) Nature "...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".</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>6) Public spaces "...considers the "quality of the spaces between buildings" which "support a wide variety of activities and encourage social interaction".</p>	Green public spaces and new play areas promote communal interaction, bringing together both new and existing residents by celebrating the outdoors.
<p>7) Uses "...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".</p>	A range of house sizes accommodates a diverse demographic residency and helps establish a blended community, whilst boosting the local supply of housing to meet rising demands.
<p>8) Homes & buildings "...should be "functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them".</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>9) Resources "...respond to the impacts of climate change by being energy efficient" and "adapting to anticipated events... such as the increasing risk of flooding".</p>	Roofscapes provide opportunities for solar panel installations. SUDs mitigate against potential flood risks by absorbing excess water whilst offering further biodiversity benefits.
<p>10) Lifespan "...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.</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.

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