

Land to the west of Fringford Road

CAVERSFIELD

DESIGN & ACCESS STATEMENT

January 2024



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Foreword

We are delighted to present this Design and Access Statement setting out our Vision for the promotion of a strategic development opportunity on 'Land to the west of Fringford Road, Caversfield' and its capacity for delivering new homes in Cherwell District.

This Site is being promoted by Richborough, one of the UK's most successful strategic land promotion businesses, in partnership with landowners and local stakeholders to bring land forward for housing in the most efficient and beneficial manner possible. Richborough's ethos is to deliver the right blend of housing and facilities to meet local needs, ensuring a positive legacy for new and existing residents.

The procurement method employed by Richborough involves the appointment of a development partner following the grant of planning consent. This model has resulted in a proven track record of expedient housing delivery spanning nearly two decades.

The overarching Vision for the Site will be to deliver a high-quality, locally distinguishable and sustainable addition to the village. The proposed development will provide an opportunity to deliver much needed new housing for Cherwell District, enhancing and complementing the existing settlement edge whilst taking advantage of all the extensive services, facilities and amenities that the local area has to offer. This landscape-led masterplan will respond to the opportunities and constraints of the Site, seeking to create a strong and positive legacy for the village.

The Site has the capacity to deliver 99 new homes, including 30% affordable housing. There will be opportunities for informal recreation and improved connections between the existing settlement and the countryside beyond.

Prepared by:



For:



In consultation with:



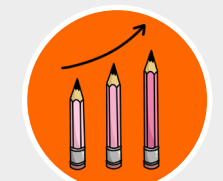
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Introduction
An overall introduction to Caversfield, the site and development proposals, including overarching objectives and Vision.



2

Context Analysis
A detailed summary of all the site assessment work carried to ensure an informed approach to the design development of the Site.



3

Design Evolution
A detailed constraints and opportunities plan, summarising all the findings of the site assessment work, and a concept plan for the Site.



4

Masterplan Strategy
Presentation of the Illustrative Masterplan and the design principles and strategies adopted to ensure a robust development proposal.



5

Conclusion
A summary of the key benefits of the proposal and its merit as the next logical location for new development in Caversfield.

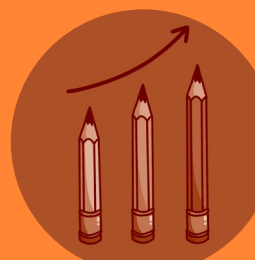
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The Masterplan

Conclusion



Vision

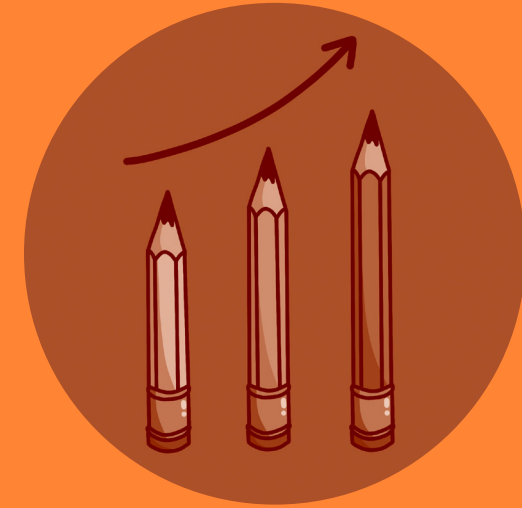


A new community of high-quality homes nestled around the central green heart and connected to species-rich landscaped areas through the network of recreational routes and amenity spaces provided on the land.



Here is an opportunity for a strong sense of community to grow where people and wildlife positively co-exist.





1

Introduction

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Introduction

Caversfield

Caversfield is a village and civil parish immediately north of Bicester, built predominantly in the late 20th century. The 2011 Census recorded the parish's population as 1,788.

Oxford City's housing supply is under strain from its escalating demand and limited supply, due to extensive legal and environmental constraints (such as the Green Belt) hindering its ability to grow. Caversfield's proximity to Oxford (26km south-west) therefore makes it an ideal location to absorb part of this housing demand through continued growth and development.

With Bicester directly to the south, other nearby towns include Aylesbury (28km south-east), Banbury (23km north), and Milton Keynes (38km north-east). Bicester benefits from two railway stations, with direct connections to High Wycombe and London Marylebone Station (a 22 minute and 47 minute journey respectively) and Birmingham, while the M40 on the western periphery of Bicester provides convenient vehicular connections.



Caversfield from above (Site in top right corner)

Bicester's advantageous geographical position has resulted in proliferated urban development, accommodating large residential developments such as Kingsmere (1,595 dwellings) and Graven Hill (1,900 self and custom build plots), in addition it supports innovative and sustainable eco-developments such as Elmsbrook (393 homes, as part of the North West Bicester Masterplan) and commercial schemes such as Bicester Gateway (including 4,400m² of office and Research and Development space).

This wider district is also a major node for tourism, where visitors from across the world are attracted to its unique assets such as Bicester Village, the SWB Motorsport experience, Bicester Heritage, and Bicester Hotel Golf and Spa. This range of recreational activities also supports the local population, offering diverse employment opportunities and leisure facilities for a varied demographic.

Caversfield is therefore an increasingly desirable place to live, whereby residents can benefit from the vibrancy and extensive opportunities of a large town, with the tranquillity and communal strength of a village.

Site Description

The rectangular Site extends to approximately 6.9 hectares (17 acres) and comprises agricultural grade 3b land, largely of low value grassland bounded by mature trees and hedgerows. A farmhouse and equine buildings occupy part of the Site.

Fringford Road runs along the east of the Site, separated via a substantial mature hedgerow which offers a strong visual buffer. Four dwellings are located on the crossroads between Fringford Road and the road bounding the Site's southern edge (known informally as Aunt Em's Lane), just to the south-east.

Further vegetation bounds Aunt Em's Lane, a road of which provides direct access west to the B4100 and Elmsbrook EcoTown development.

Land to the west of Fringford Road, Caversfield, can deliver the following:



99 new, high-quality family homes in a mix of tenures, 30% of which will be affordable;



Increased biodiversity on the Site with an area fenced off for ecology and wildlife, as well as the introduction of enhanced landscape planting throughout the Site and green corridors to complement existing mature vegetation and ponds;



A range of green spaces - such as children's equipped play areas and natural play/trail spaces - to encourage physical activity and social interaction;



Promotion of sustainable transport with new recreational footpaths and cycle routes;



Buildings that are energy-efficient, meeting the highest sustainability standards;

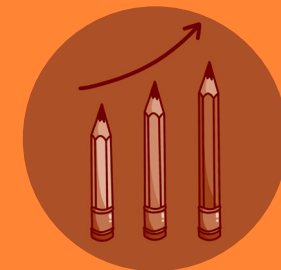


Locally inspired housing designs that form a high quality new neighbourhood in Caversfield; and



Reinstatement of a historical track, and the provision of a 60m landscape buffer within the Site to respect the setting of existing listed buildings.





Caversfield House and the Church of St Laurence are also located to the north-west of the Site - the latter of which is Grade II* listed. Although these cannot be seen from the Site, it is important to consider the setting of these historic structures when designing the masterplan proposals.

Arable fields are located across Aunt Em's Lane to the south of the Site - the land of which mitigates coalescence between Caversfield and Bicester, and should therefore remain undeveloped. The Site has the opportunity to strengthen the settlement boundary of Caversfield, linking St Laurence Church and Caversfield House to the more contemporary estates of the village, without coalescing with Bicester and whilst retaining this valuable southern parcel of land.

Site Proposals

The main objective of this proposal is to create a distinguishable, high quality and landscape-led development, providing new homes sensitively integrated into the community in a highly sustainable location.

The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets. It is important to create a development with a locally distinctive character to form a logical and fitting extension to the existing settlement.

This will be achieved by understanding existing uses and on-site structures, enhancing landscape characters (Upper Thames Valley & Cotswolds), integrating with existing connectivity, and respecting and celebrating local vernacular features.

The Site is proposed to deliver 99 dwellings, landscaped open space, green corridors, landscape buffers, play spaces and areas for ecology and wildlife. These homes will be delivered through a series of distinctive character areas set within high-quality landscaping and open spaces, with vehicular access provided from Fringford Road.

It is proposed that the development will consist of a mix of densities and tenure, helping to meet the needs of market and affordable housing in the local area and the wider Cherwell District Council.

The proposed development will create an enhanced community for Caversfield, supported by existing connectivity and transport routes, coupled with cross-site connectivity, linking spaces and places and integrating into the existing settlement. Access to green space and play space will ensure a pleasant environment for people to live and work whilst improving health and well-being for new and existing nearby residents. Promoting access to nature will encourage walking, jogging, cycling and other recreational activities.



Context Analysis

