



### The Proposal

An Illustrative Masterplan has been prepared to demonstrate one way in which the Site could be developed, taking on board the technical and environmental assessments that have been undertaken. The Site has the capacity to deliver 99 dwellings, 30% of which will be affordable.

#### Landscaping and Biodiversity

The landscaping will be soft and native with a formal structure of new trees throughout the development to soften streets and buildings. The introduction of new vegetation planting and swales across the landscape buffers and green corridors will provide attractive places to walk and cycle, whilst contributing to the Site's green and blue infrastructure palette. Further attenuation features will also help mitigate against any drainage issues and create new habitats for wildlife and plant species.

The masterplan will be ecologically sound and will respect valuable habitats and existing green infrastructure on-site, seeking for residents to live in harmony with local wildlife. The green corridors will utilise views northwards across the countryside, promoting good neighbourhood placemaking and will establish a strong and positive legacy for the village.

#### A Sense of Community

The development can provide a scale and mix of housing which increases local housing choice and supports the continued vitality of the services and facilities within Caversfield.

Another key benefit of developing this Site is that an increase in residents will help to maintain the viability, sustainability and vitality of the wider area by increasing local spend and using existing local facilities and businesses.

Proposed recreational routes throughout the scheme will improve connections between residents and the countryside, promoting access to nature and encouraging walking, jogging, and recreation within the public realm, opening up areas of landscape not previously publically accessible.

#### Creating Character

The masterplan proposes a landscape-led residential scheme with the ability to deliver something new and special for Caversfield.

Whilst the design of the masterplan and the integration with the existing landscape fits with the context of the settlement, there is also an opportunity to provide enhanced placemaking and an architecture of varying character - particularly due to the Site's proximity to the recently built-out schemes at Elmsbrook and the Garden Quarter redevelopment.

A distinguished built form and a strong design hierarchy will help to create character and identity, with opportunities to create a new place to live which offers something new to the housing market.

This could be a more contemporary character that would complement the existing character of Caversfield, using materials and landscape design to achieve different character areas and diversity within the development, whilst retaining a separate character to Bicester, to distinguish between the different settlements.



The existing avenue, to be retained for pedestrian/cycle access



The section of the Site to be retained for a landscape buffer



Generous areas of landscaping frame homes and create a landscape-led development



Generous areas of landscaping create a green edge to protect Bicester and Caversfield from coalescence

