



Design Principles

Key design principles underpin the proposals for the Site, focusing on the themes of creating an integrated neighbourhood, achieving distinctiveness and identity and establishing a strong green and blue infrastructure network.

Creating an integrated neighbourhood

The proposals will:

- Increase local **housing choice** - providing a mix of dwelling types, tenures, and sizes which cater for a variety of households, including the elderly and those wishing to work from home;
- Provide new equipped **play areas** for both new and existing residents;
- Promote **sustainable modes of travel** by creating low-speed, pedestrian and cycle-friendly streets with numerous access points to provide high active travel permeability;
- Create a **distinctive and walkable new place** to live, with extensive new green spaces and green corridors; and
- Create **sensitive transitions** between new development, existing village edges and the wider countryside by providing lower density housing along the edges.

Achieving distinctiveness and identity

The proposals will:

- Create a strong framework of connected and **well-overlooked streets and spaces** - with carefully considered building lines and dual aspect corners;
- **Vary residential density, pattern and form** to create a range of memorable spaces and building groupings that help people find their way around;
- Incorporate positive features of the Site, such as existing **habitats** and **established landscaping** into new green spaces and streets;
- Respect and safeguard surrounding assets, such as **listed buildings** and **conservation areas**, by providing landscape buffers; and
- Create new streets and landscaped spaces which relate well to **topography** and frame **views of the countryside**.

Establishing a strong green and blue infrastructure network

The proposals will:

- Create a connected and accessible **green space network** founded upon the retention of existing landscape features and the provision of new green corridors which integrate swales;
- Provide a range of green space character areas which encourage **physical activity and social interaction** (such as play areas, wild-flower meadows, community amenity space, and tree planting);
- Create streets with trees, SuDS features and locally inspired **hard and soft landscaping themes**;
- **Capture and manage water** creatively using existing swales and attenuation basins - incorporating features suitable for **wildlife**;
- Provide a choice of circular **recreational routes** and spaces for exercise and enjoyment of nature, as well as the opportunity for tranquillity away from built-up areas;
- Provide a **place for wildlife** to live and thrive, achieving a **net gain in biodiversity**.

Housing Strategy

The Illustrative Masterplan proposes a variety of different house types and a range of sizes catering for the needs of different people. The internal layouts will all be designed to meet the National Minimum Standards and will consider market preference and modern ways of living.

Houses will be designed to allow for flexibility and adaptation in order to encourage residents to stay for longer depending on life circumstances, for example, first-time buyers, young families, growing families and downsizers. The scheme will ensure there is a wide range of choice.

The proposed housing mix will be broadly in line with the recommendations for Cherwell District Council as set out in their Local Plan unless local circumstances at the time of an application justified a different mix.

The dwellings will be designed to reflect the character and aesthetic qualities of the wider Cherwell District area and mirror design features of the settlement.

quality, vernacular materials for homes will aid the integration of this development within the settlement.

Affordable Housing Strategy

It is proposed that the development will include 30% affordable housing, which will be spread across the Site (shared ownership, affordable rent and social rented). It is the intention that the affordable dwellings would be distributed evenly across the Site and integrated throughout the development by being tenure blind to create legible streets and an integrated community.

Parking Strategy

Overall parking provision will be in accordance with the Cherwell Design Guide (2018) (unless updated guidance in the Local Plan Part 2 becomes available). This will be resolved at the detailed design stage.

It is proposed that the majority of parking spaces will be provided on plot, either in garages or driveway spaces. In some instances, it will be necessary to provide some on-street in allocated parking spaces.

These spaces will be in close proximity to dwellings for ease of access, including short runs of frontage parking interspersed with tree planting.

Visitor spaces, predominantly along streets, will also be provided. These will be scattered throughout the development to ensure even distribution. Larger, detached properties are likely to be able to accommodate visitor parking on plot.

Electric Vehicle (EV) Charging Infrastructure will also be provided for all dwellings, which will contribute to the schemes overall sustainability.

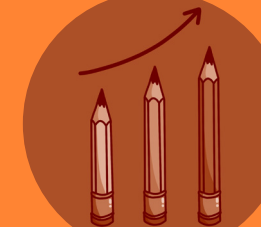
Adequate provision for cycle storage will be made for all properties to encourage the use of alternative modes of transport to the car.

Refuse Strategy

Adequate provision for refuse storage will be made in either garages or back gardens of all properties. This will ensure that bins are not left on the streets. Homes should be designed with adequate storage space to encourage recycling and composting to minimise overall waste.

All roads will be designed to adequate widths and turning to accommodate refuse collection vehicles.





Placemaking Strategy

'Placemaking is about creating thriving, healthy and socially active communities, designed and led by the unique characteristics of people and place' (Community First Oxfordshire, 2018).

Throughout the process of designing the proposal, we have continually reviewed numerous district wide documents - from the 'Placemaking Charter for Oxfordshire', to the 'Strong and Healthy Communities' Topic Paper 5 in the Oxfordshire Plan 2050. We have ensured that the core principles within these guidances align with our masterplan strategy.

Our proposals demonstrate strong urban design and placemaking principles that promote people's prosperity, health, happiness and well-being. The masterplan adds social, economic, environmental and cultural value to the wider context. It will create a place that people will want to live and work in as well as creating spaces for informal recreation with safe and liveable streets.

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 to contribute to the neighbourhood's distinctiveness and sense of place.

Character and identity can be achieved through distinguished built form and a strong design hierarchy. This character could be a contemporary interpretation of the existing character of Caversfield, or a number of linked complimentary landscape character areas can create a sense of differentiation as you move from one area of the development to another.

Good placemaking, health and well-being will be promoted by a network of routes throughout the proposal, ensuring maximum accessibility to and from the Site with the wider existing communities.



Gateways

The Site's proximity to historic assets and the open countryside enforces the need to provide soft development edges, thereby creating clear and defining gateways into the Site. It will be paramount that the gateways are designed to create interest and set a tone for the quality of the rest of the development. The gateways should be locally inspired and sensitive to the surrounding landscape character.

Nodes

At key locations throughout the development, there will be a transition of character to create interest and variety. Different characters will be achieved through the implementation of different architectural styles, densities or use of different form and materials. Landscape, through planting and landform will also be used to enhance these transition nodes, providing soft and additional qualities to those provided by architectural detailing.

Focal Spaces

The key focal spaces for the Site will consist of a play space (LEAP) at the centre of the development, a large open green area for flexible activities along the western landscape buffer and multiple natural play/trail spaces scattered throughout the Site to create easy and convenient access to everyone.

These focal points will be accessible to both new and existing residents of Caversfield, and will be well overlooked by new homes to ensure safety, thereby promoting its use and connecting into new circular footpath routes around the development to facilitate outdoor exercise and enjoyment.

Recreational Routes

Accessible and well maintained footpaths and cycleways are one key way to encourage outdoor exercise, enjoyment and time investment in the area by locals and visitors - including both new and existing Caversfield residents. New routes can improve the sense of place, of use and of safety during the day and



night. Paths will be constructed to a high standard incorporating quality surfacing where appropriate, natural mown path will also be incorporated within the design to create a soft and natural feel.

The proposed recreational routes connect together the wildflower meadows, attenuation pond, green corridors and play areas to the central village green. These routes include the reinstatement of the historic track connecting to Caversfield House, and the re-purposing of the existing vehicular tree-lined avenue into a pedestrian/cycle route.

Landmark Buildings

Landmark buildings can assist in creating an exciting and interesting development, and aid in way-finding. They could be distinguished through their use, through architectural materiality or design. The masterplan proposes a number of landmark buildings at key locations across the Site. This includes gateways, transition nodes and specific buildings highly visible from outside the Site.

Landscape

Through planting and landform a place can become more engaging and interesting, providing seasonal change and incidental play. It can also strengthen the existing green infrastructure, continuing habitats through the Site benefiting wildlife and areas of new planting.

Density

With an average gross development density of 32 dwellings per hectare, the density of housing towards the south and west is reduced to preserve the rural character of Aunt Ems Lane; to respect the historic setting of the nearby listed buildings and Conservation Area; and to provide a soft settlement edge between Caversfield and Bicester without risking coalescence. This housing will likely be formed of larger detached properties, whilst semi-detached and terraced housing will be integrated within the Site to ensure that a diverse housing mix is provided to cater for wide demographic range.

KEY:

- Site boundary
- Development Parcels
- Gateway
- Green Focal Points
- Transition Nodes
- Landmark Buildings
- Primary Street
- Footpath
- Green Corridor

