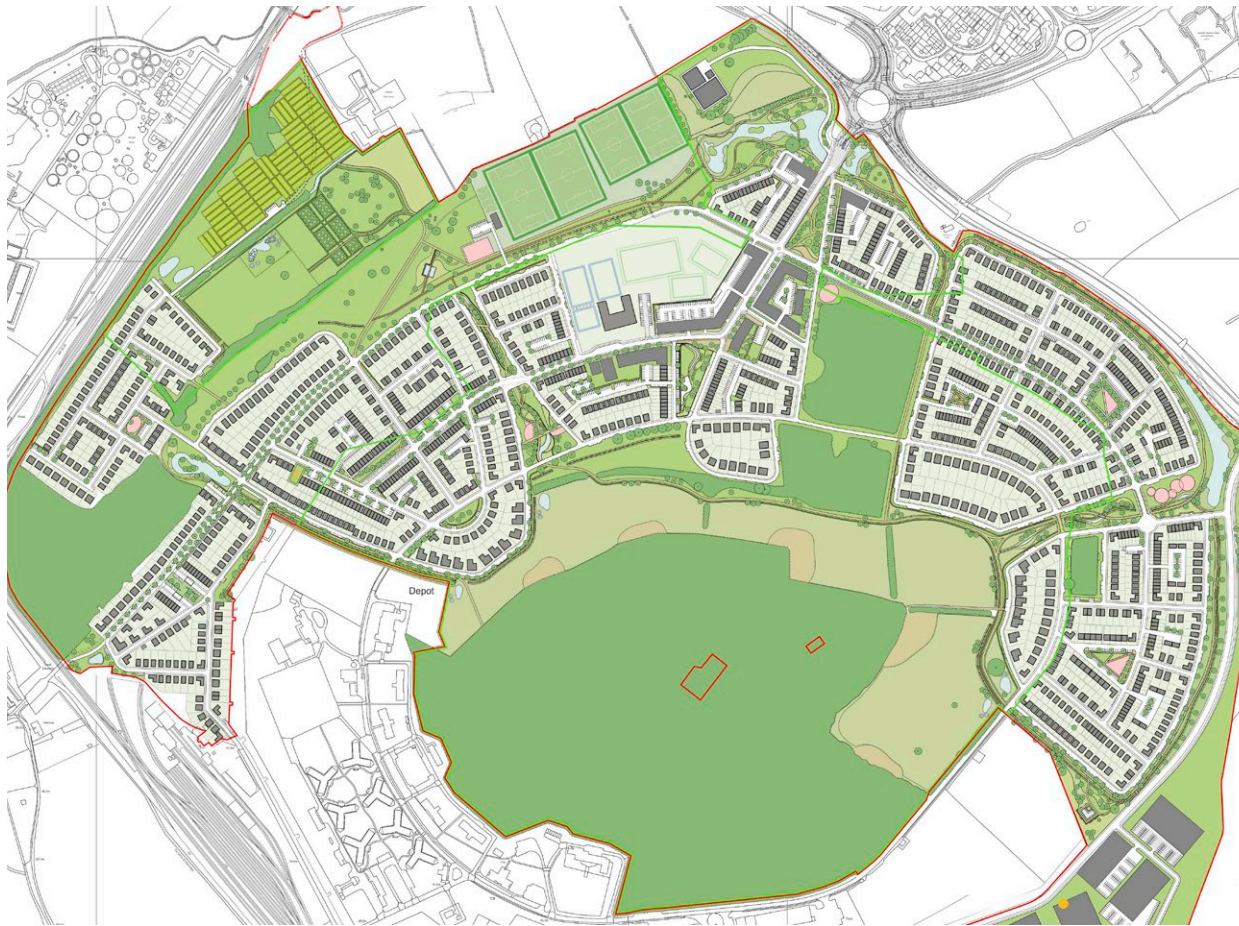


# Masterplan 7

Masterplan 7 took into account the decision to re-use the existing MoD railway lines and incorporate the associated landscape amendments.



## 1. Apartments

Development of the apartments and their parking requirements.



## 2. Junctions

Amended junction radii and roundabouts throughout the masterplan.



## 3. Railway Lines

Extended the amount of existing railway lines to be retained in the masterplan.



## 4. Orchard

Development of the orchard and orchard pathway.



## 5. Newt Ponds

Proposed newt ponds to assist in the ecology of the site.



## 6. Satellite Apartment

Created a satellite apartment to achieve the desired mix of affordable apartments.



## 7. Village Green

Development of the Village Green.



## 8. Landscape

Development of the landscaping such as providing access from the woodlands through the swale park towards the orchard.



## 9. Swales

Position of swales have been amended to match the new proposed landscape scheme.



LEFT  
Masterplan 7



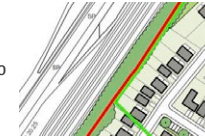
# Masterplan 8

Masterplan 8 followed a 'Soft Launch' event where potential plot purchasers and the Self Build Association provided useful feedback on the unit mix and plot types.



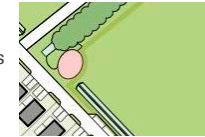
## 1. Micro Homes

After the "soft launch" event, introduced "Micro Units" as these type of units were of interest.



## 2. Verges

Included verges in areas that overlook green open spaces.



## 3. Placement of Units

Indicated placements of houses based on the minimum distance required for overlooking privacy standard.



## 4. Mews

Introduced "Mews Units" and "Mews Streets"



## 5. Play Spaces

Increased the amount of play spaces to fulfil min. travel distance from doorstep to play space.



## 6. Substations

Indicated service substation positions.



## 7. Block

Optimized block layout with the introduction of mews and micro units.



## 8. Parking

Re-calculated parking requirements and amended the unallocated parking space required in parking courts and streets.



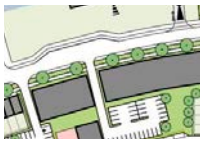
## 9. Mix

Adjusted the total mix of units throughout the masterplan to achieve the desired mix of open market/shared ownership and affordable rented units.



## 9. Community Centre and Nursery

Proposed a different arrangement for the nursery to achieve more privacy and play space.



## 9. Railway Lines

Extended the amount of existing railway lines to be incorporated into the landscape design.



## 10. Woodland Route

Displayed an indicative woodland route.



LEFT  
Masterplan 8



# Masterplan 9

Masterplan 9 has evolved from recent reviews with Cherwell District Council, Oxfordshire County Council Highways and Phil Jones Associates.



## 1. Magic Carpet

Illustrated magic carpet treatment at key junctions throughout the masterplan.



## 3. Grocery Servicing

Developed the village centre layout to allow for rear servicing to the grocery store.



## 4. Sport Pitches

Adjusted the layout and provisions for sport pitches (3G Pitch added).



## 5. Retention of existing drainage features

The block has been set back further north-west to retain existing drainage features and trees



## 6. Demonstrator Access Road

Provided new route for the demonstrator plot access.



## 7. Carriageway

Widened the carriageway for future bus route connectivity.



## 8. Verges

Squared-off verges corners.



## 9. A41 Frontage

Provided more connectivity along the A41 frontage and a smoother public space.



## 10. Home Zones

Illustrated tertiary streets / community streets as 'Home Zones' throughout the masterplan



## 11. Block Amendments

The block west of the school has been amended and repositioned further north to better relate to the sport pitch land.



LEFT  
Masterplan 9