

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

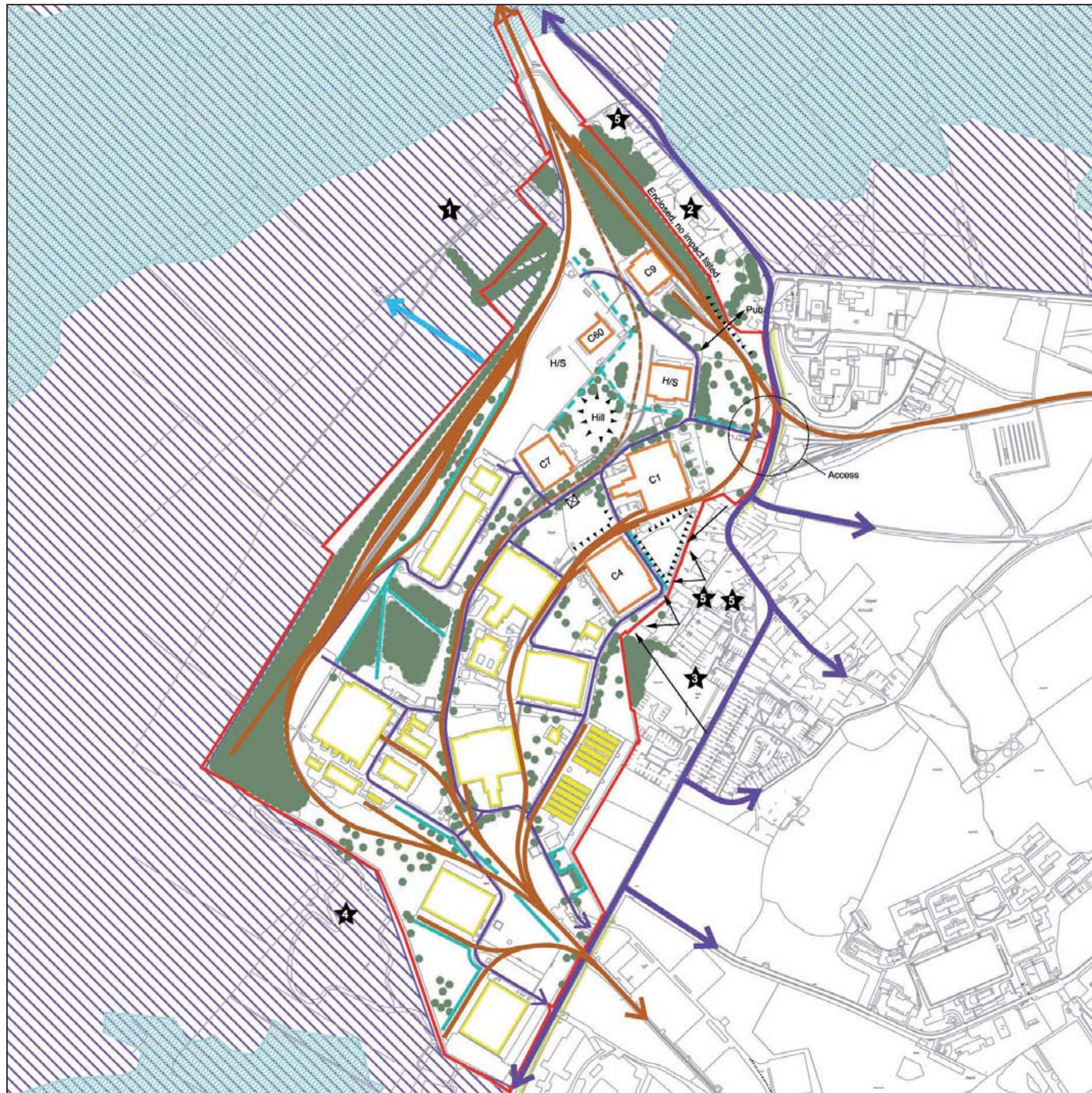
- Application site boundary
- Existing road network
- Railway line
- Bicester town centre
- Inner residential
- Outer residential
- Commercial / industrial uses
- Schools
- Surrounding villages
- Railway station
- Woodland areas
- Open space
- Informal play areas



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 16
Town Context**



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
- ← Views
- Existing trees/woodland to be retained
- Through road
- Existing roads for possible re-use
- Buildings to be retained
- Buildings to be removed
- Rail infrastructure to be retained
- - - Rail infrastructure to be removed
- Ditches to be retained
- - - Ditches to be removed
- ← Main outfall to be retained
- Flood area
- Environmentally sensitive area
- Retained adjoining military site
- ★ Adjoining properties
 - 1. Brook Farm
 - 2. Tally Ho Hotel
 - 3. Upper Arncoft
 - 4. Castle Farm
 - 5. Listed Buildings
- ☒ Water Tower



Redevelopment of MOD Bicester
Plans Document

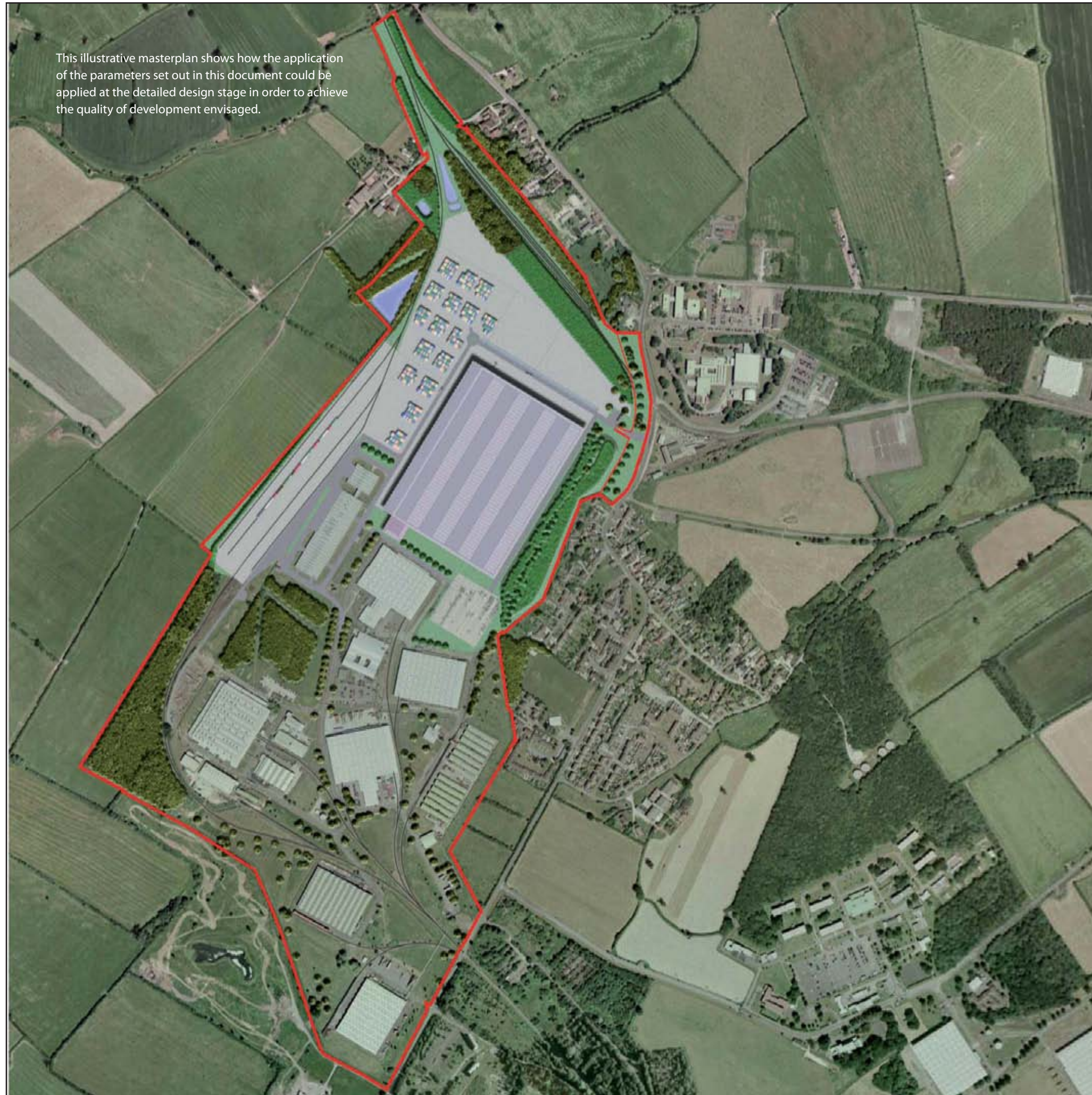
Figure 17
C Site
Opportunities and Constraints



- ★ **Adjoining Properties**
- 1 Langford Park Farm (Listed building)
 - 2 Wretchwick Lodge (Listed building)
 - 3 Bramlow
 - 4 Sewage works
 - 5 Wretchwick Cottages (Listed building)
 - 6 Wretchwick Farm (Listed building)



This illustrative masterplan shows how the application of the parameters set out in this document could be applied at the detailed design stage in order to achieve the quality of development envisaged.



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776



Application site boundary



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 19
C Site
Illustrative Masterplan**

September 2011
27808-L422.indd smitv





Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

Application site boundary



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

Figure 20
Graven Hill
Illustrative Masterplan (North)

September 2011
27808-L420.indd smitv





Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

Application site boundary



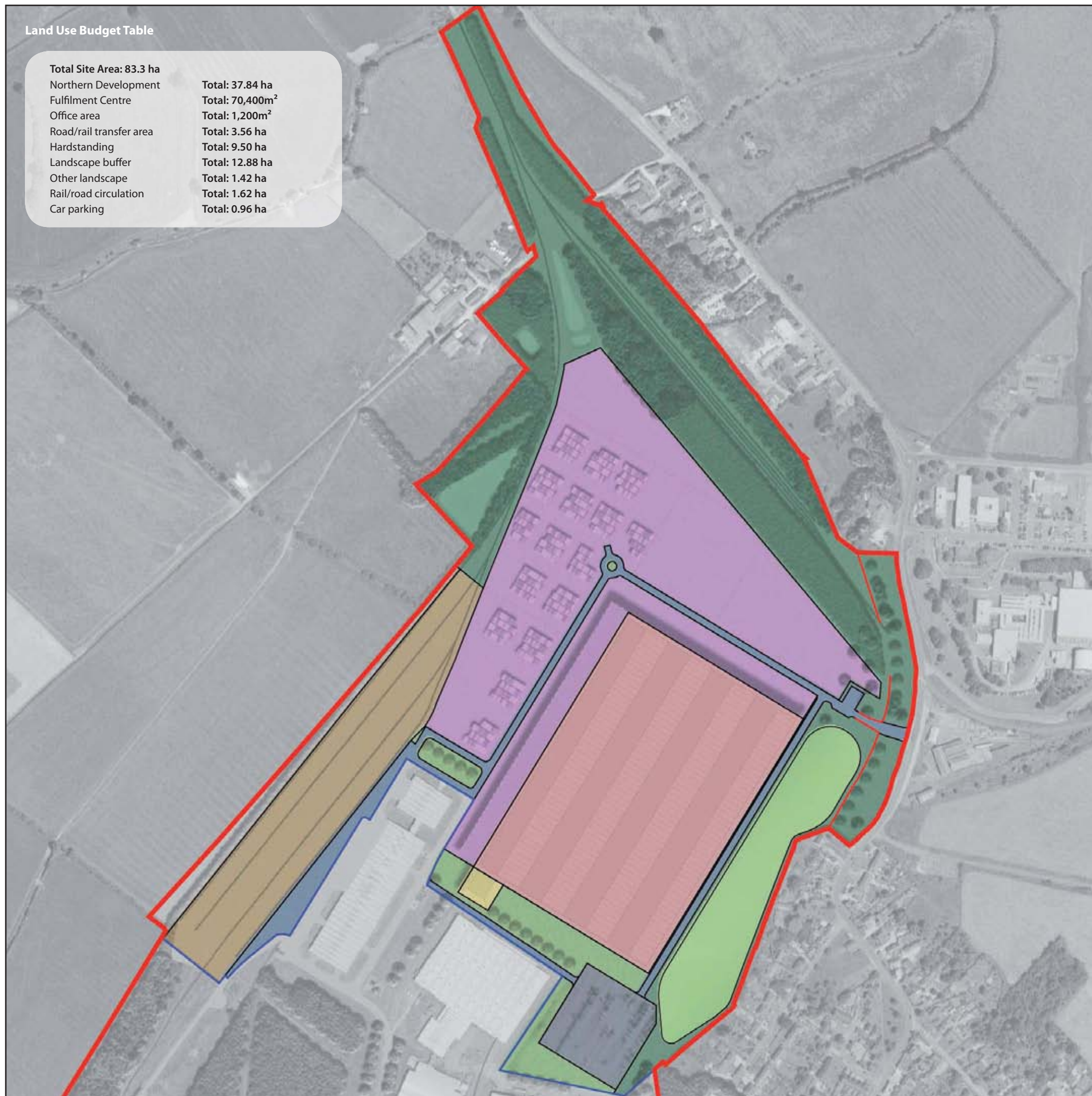
**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 21
Graven Hill
Illustrative Masterplan (South)**

September 2011
27808-L421.indd smitv





Land Use Budget Table

Total Site Area: 83.3 ha	
Northern Development	Total: 37.84 ha
Fulfilment Centre	Total: 70,400m²
Office area	Total: 1,200m²
Road/rail transfer area	Total: 3.56 ha
Hardstanding	Total: 9.50 ha
Landscape buffer	Total: 12.88 ha
Other landscape	Total: 1.42 ha
Rail/road circulation	Total: 1.62 ha
Car parking	Total: 0.96 ha



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary (83.3 ha)
- Northern development area (37.84 ha)
- Fulfilment Centre (70,400m²)
- Office area (1,200m²)
- Road/rail transport area (3.56 ha)
- Hardstanding area (9.50 ha)
- Other landscape areas (1.42 ha)
- Landscape buffer area (12.88 ha)
- Car parking area (0.96 ha)
- Road/rail/circulation area (1.62 ha)




**Defence
Infrastructure
Organisation**



















Redevelopment of MOD Bicester
Plans Document

Figure 22
C Site
Land Use Area Plan





Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Entec UK Ltd. AL 100001776

	Application site boundary	207.23 ha
	Residential	55.4 ha
	2FE primary school	3.4 ha
	Hotel/pub/restaurant	1.5 ha
	Community hall	0.4 ha
	Grocery store	0.6 ha
	Local shops	0.8 ha
	Offices	0.6 ha
	Mixed employment	5.7 ha
	Storage	18.6 ha
	Public open space	29.6 ha
	Woodland / buffer	64.8 ha
	Interim Private OS	9.9 ha
	Allotments	4.0 ha
	Potential Energy use	0.9 ha
	St Davids Barracks	30.0 ha
	Peripheral road	3.7 ha
	Rail infrastructure	10.0 ha



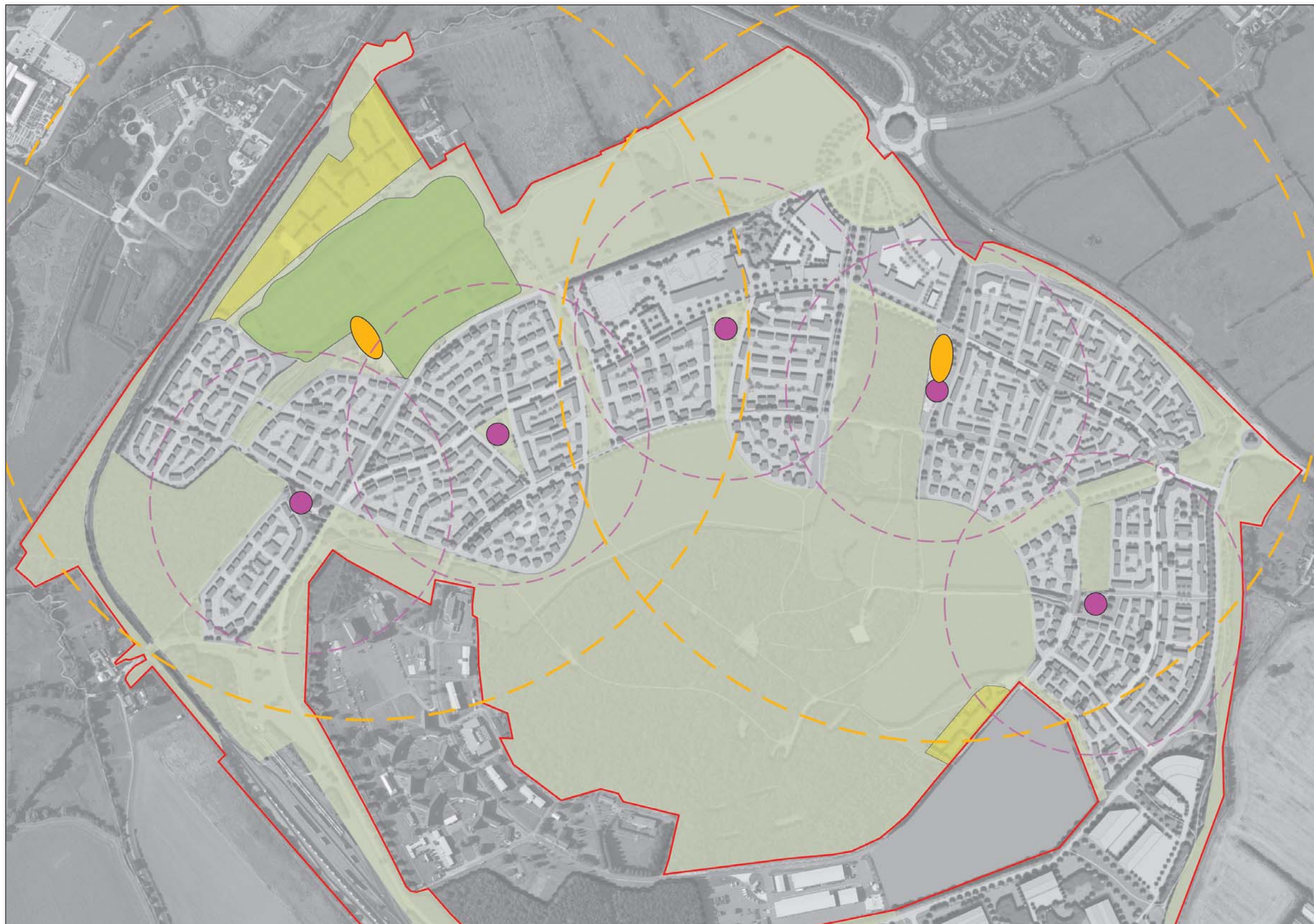
Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
- Up to 4 Storey
- Up to 3 Storey
- Up to 2.5 Storey
- Up to 2 Storey



Redevelopment of MOD Bicester
Plans Document

Figure 24
Graven Hill
Building Heights



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Entec UK Ltd. AL 100001776

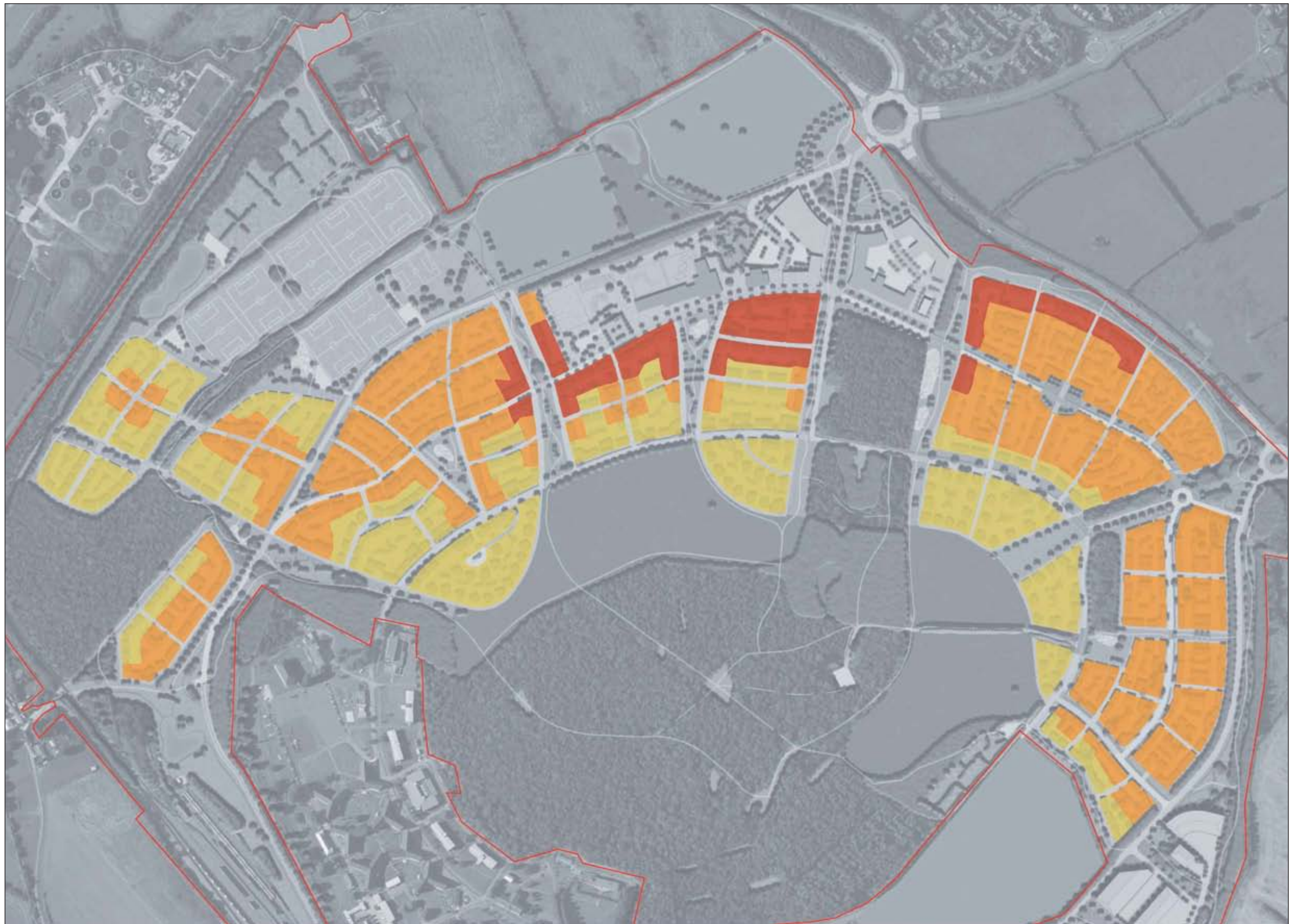
- Application site boundary
- Playing fields
- Allotments
- LEAP play space
- NEAP play space
- LEAP walking distance (400m, 240m straight line)
- NEAP walking distance (1000m, 600m straight line)



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 25
Graven Hill
Public Open Space**



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

Application site boundary

Higher Density
(35 - 45 dph)

Medium Density
(30 - 40 dph)

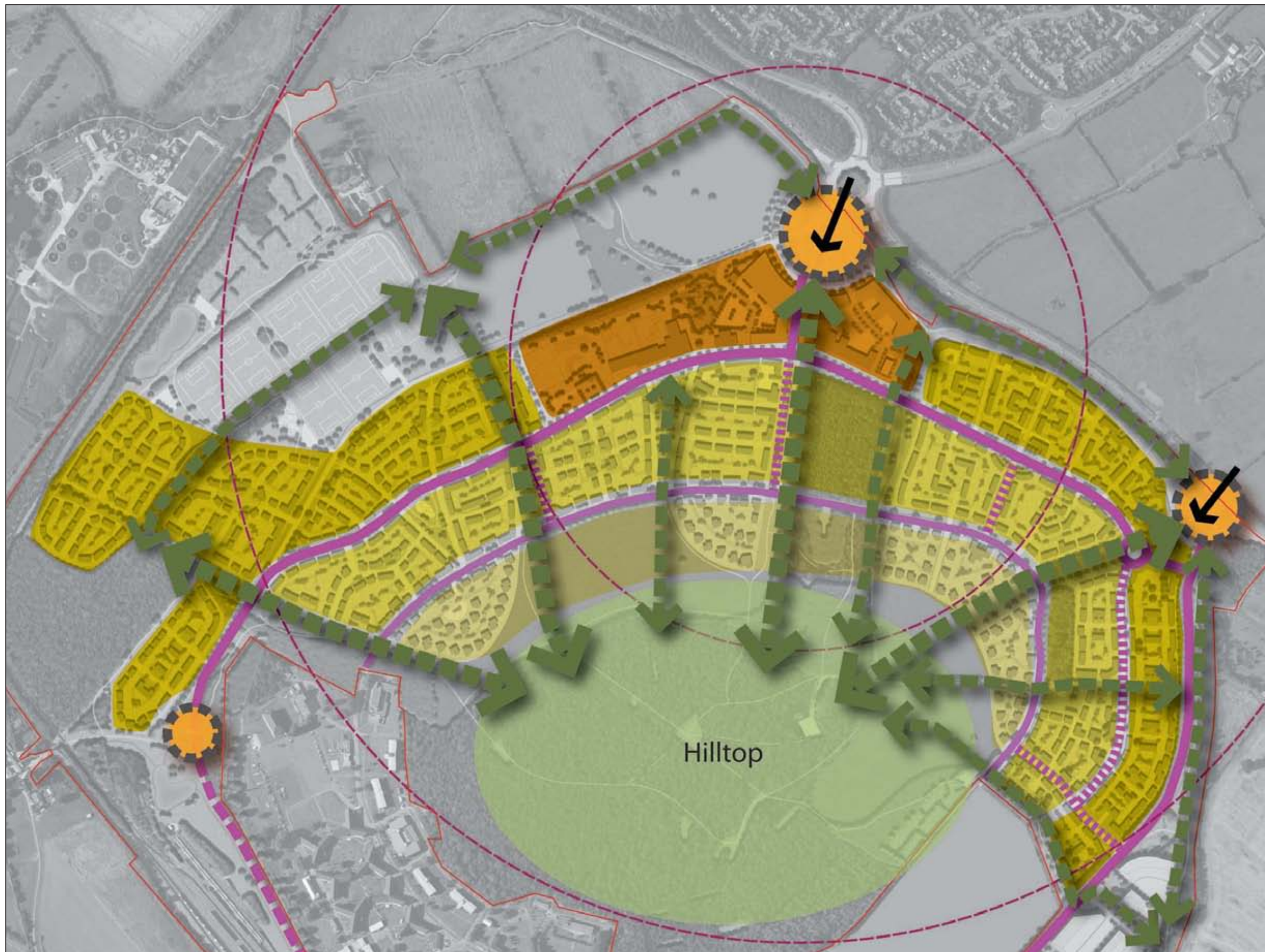
Lower Density
(25 - 35 dph)

Average Density 34dph







Redevelopment of MOD Bicester
Plans Document

Figure 26
Graven Hill
Density Plan



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
-  Gateways
-  400m (5min) and 800m (10min) walking distance to local centre
-  Radial Green Fingers
-  Main Accesses
- Main Street
- Primary Links
- Circular Road
- Local Centre
- Residential Bands



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

Figure 27
Graven Hill
Urban Design Framework



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

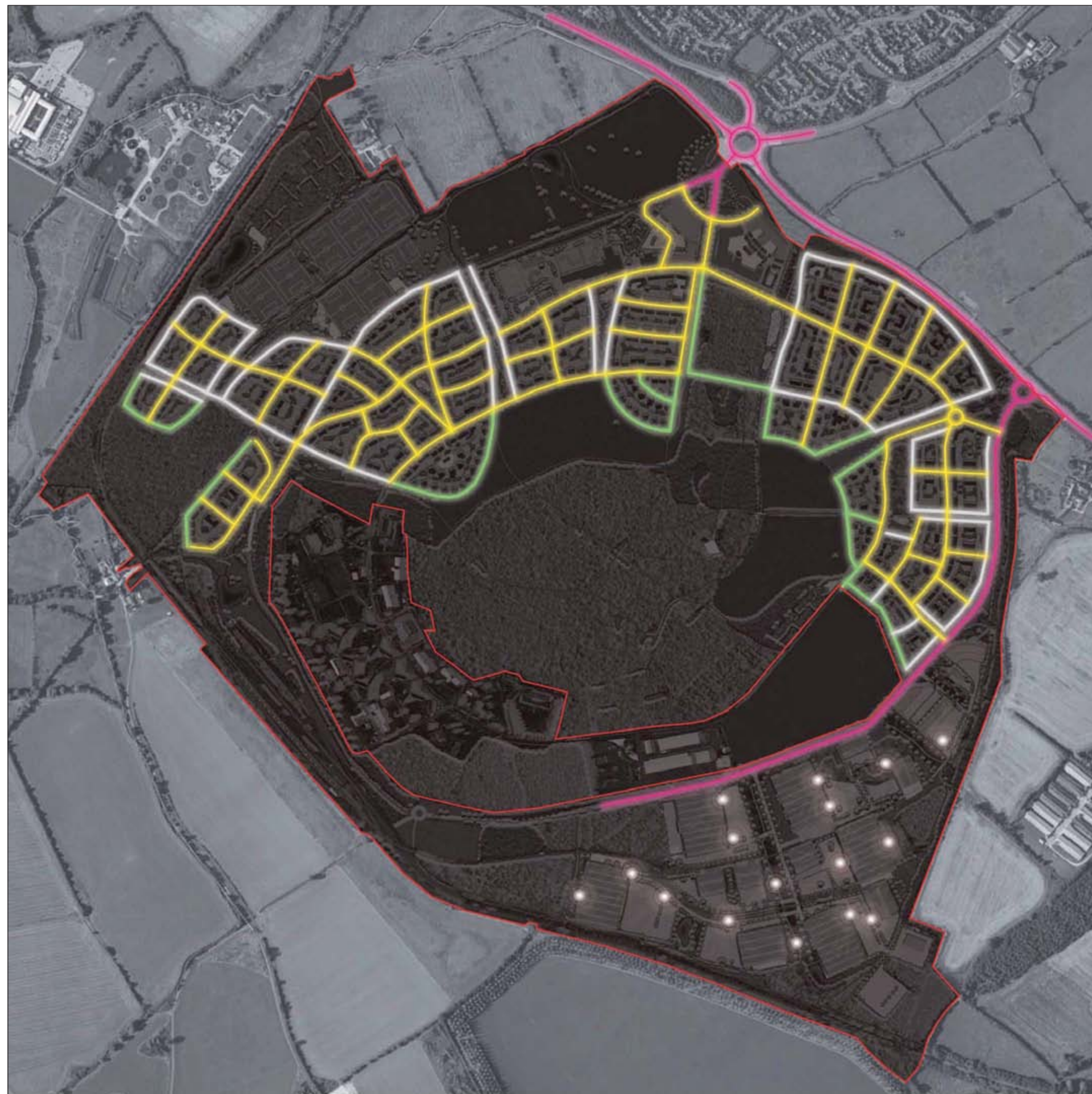
- Application site boundary
- Westacott
- Langford
- Pioneer
- Graven Hill
- Bicester Gateway Wood
- Gateway Sidings
- St Davids
- Bicester Gateway West
- Bicester Gateway East



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

Figure 28
Graven Hill
Character Areas



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Entec UK Ltd. AL 100001776

- Application site boundary
- Highway Lighting
- Residential Lighting High
- Residential Lighting Medium
- Residential Lighting Low



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 29
Graven Hill
Lighting Strategy**



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776



Application site boundary



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 30
Graven Hill
Landscape Masterplan**

September 2011
27808-L436.indd smitv





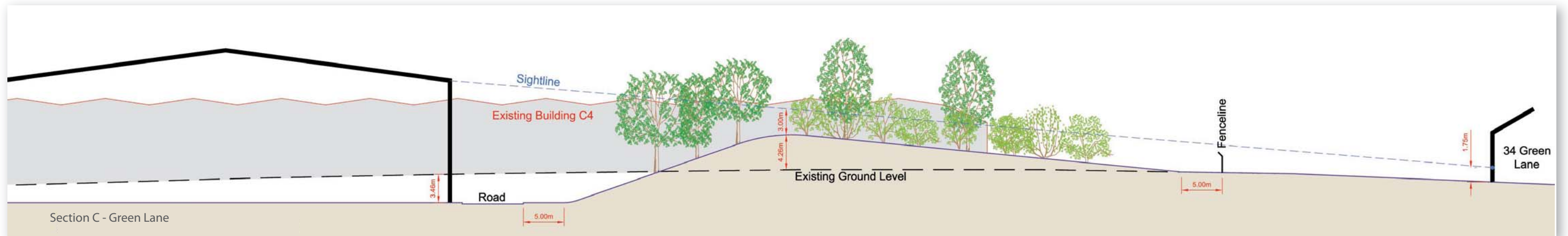
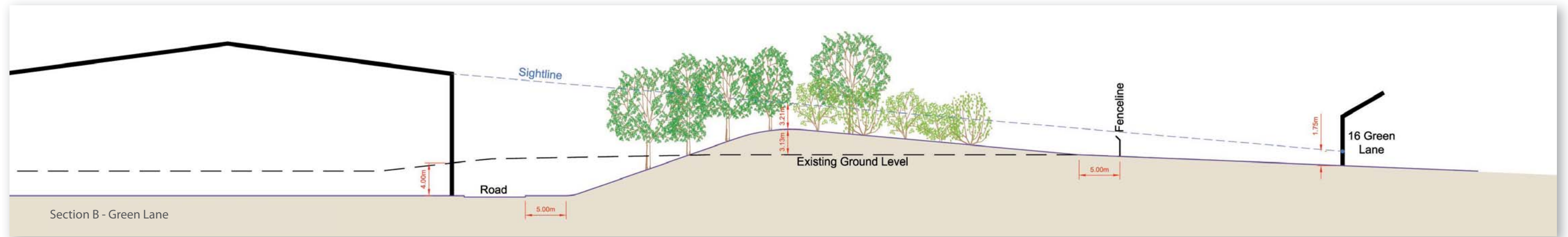
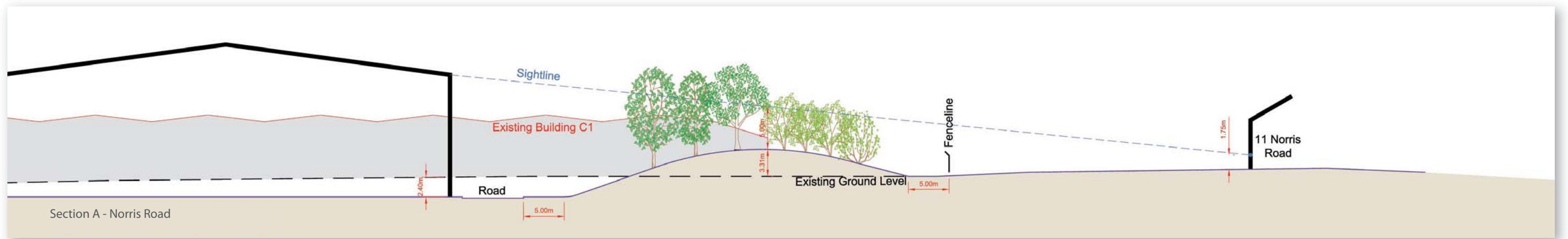
Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

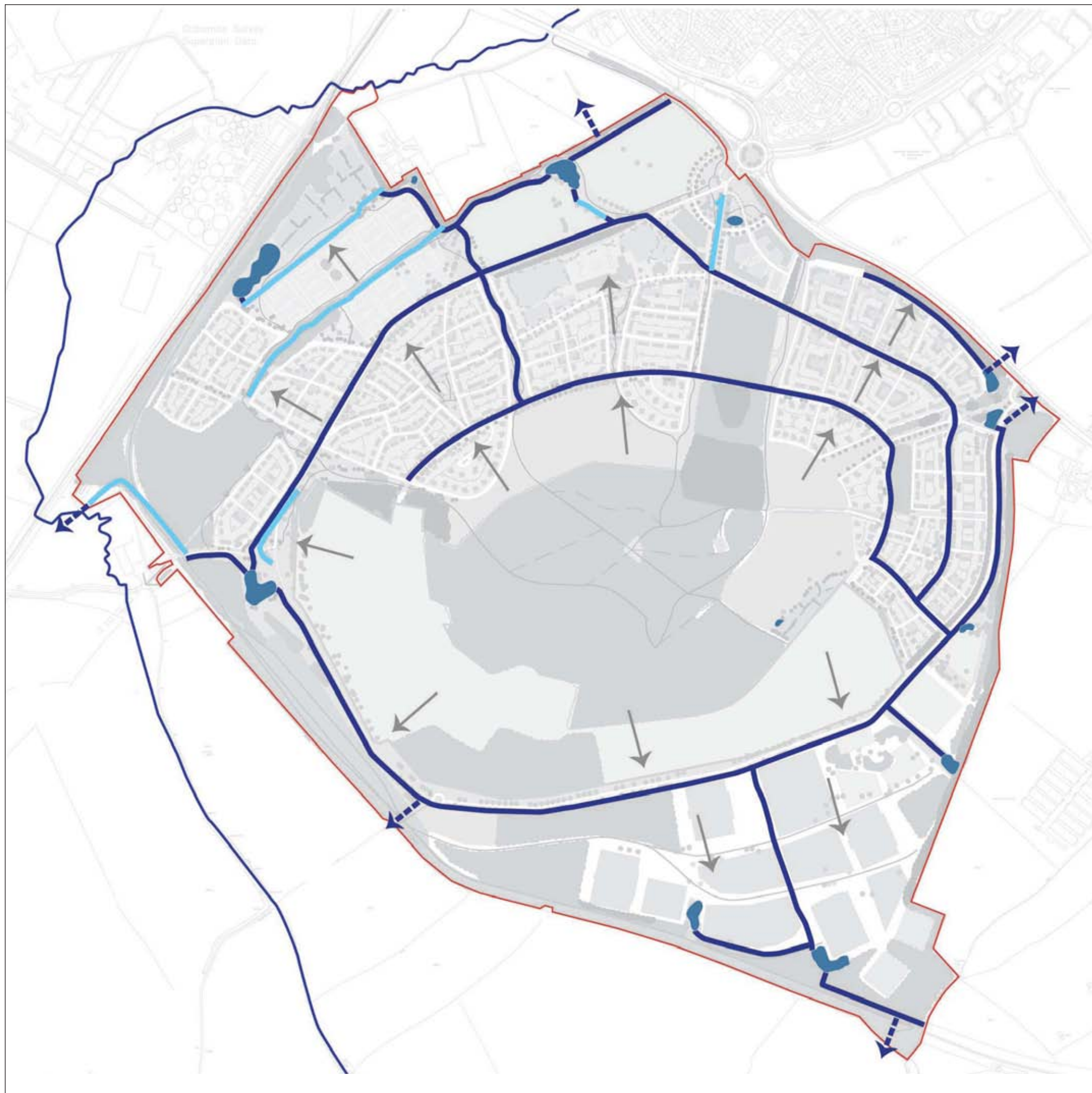
- Application site boundary
- Green Circuit
- Primary Green Link
- Secondary Green Link
- LEAP
- NEAP
- Sports Pitches



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
- Areas of vegetation to be retained
- Areas of vegetation lost
- Areas of vegetation proposed





Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
- Existing Ditch
- Proposed SUD Channel
- Attenuation Pond
- River
- - - Outflows
- Direction of Flows

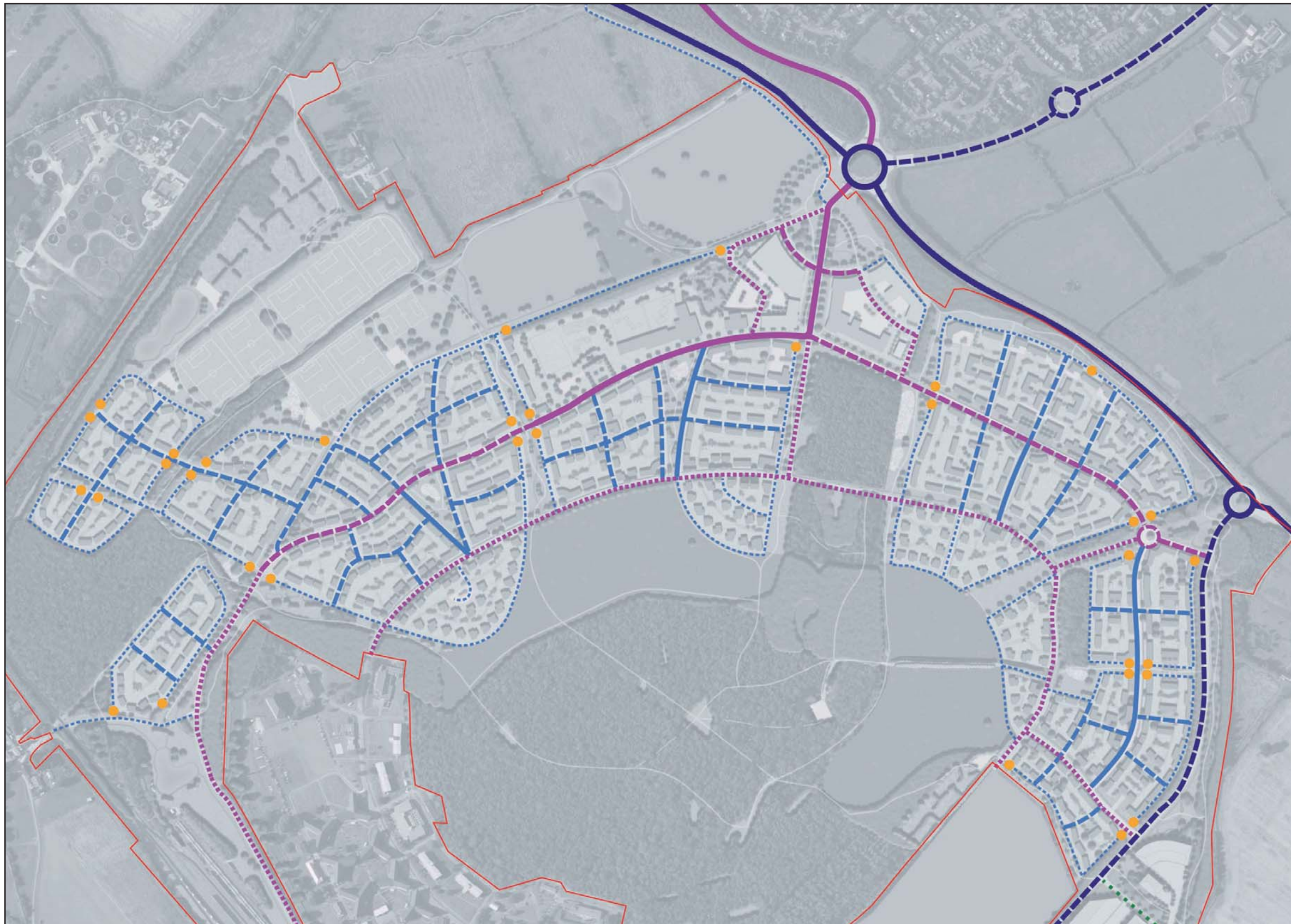


Redevelopment of MOD Bicester
Plans Document

Figure 34
Graven Hill
Sustainable Urban Drainage Strategy
(SUDs)

September 2011
27808-L439.indd smitv





Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary
- A Road
- Peripheral Road
- Primary Main Street
- Secondary Main Street
- Tertiary Main Street
- Main Residential Street
- Residential Street
- Lane
- Employment Access
- No Vehicular Through Connection



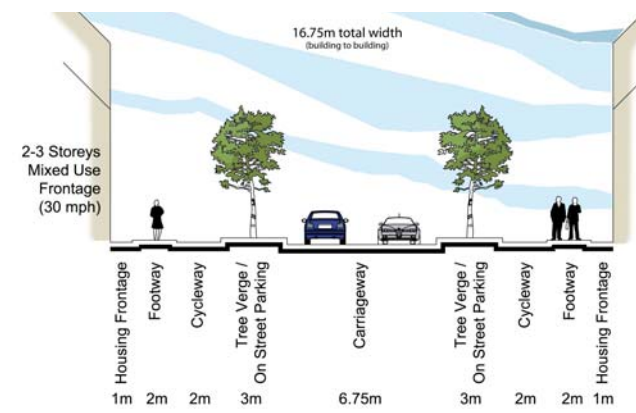
**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

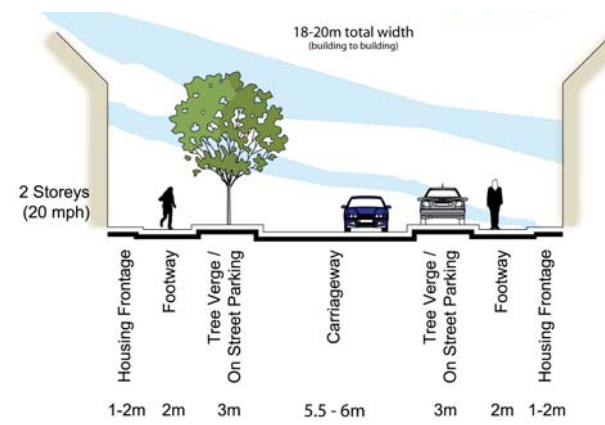
**Figure 35
Graven Hill
Street Hierarchy**

September 2011
27808-L425.indd smitv

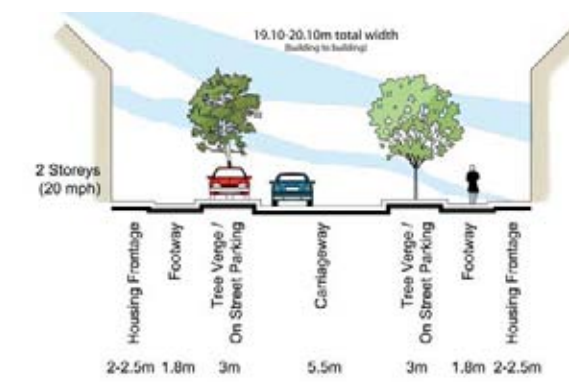




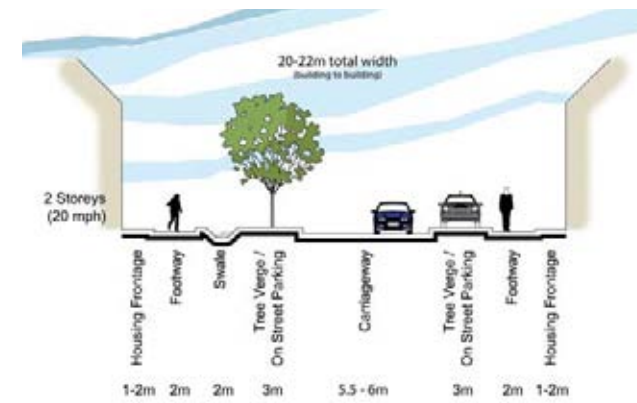
Primary Main Street



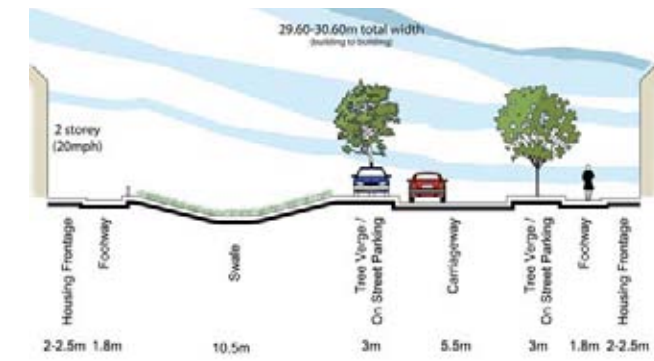
Secondary Main Street



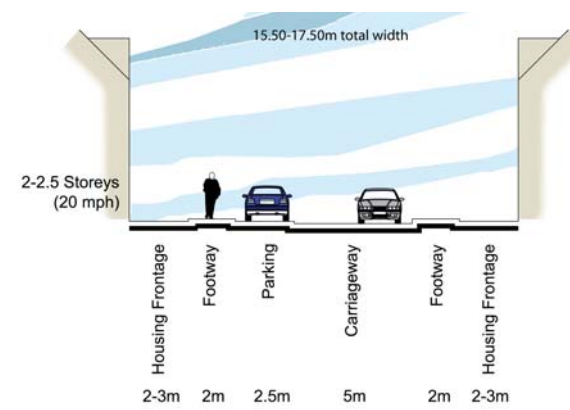
Tertiary Main Street



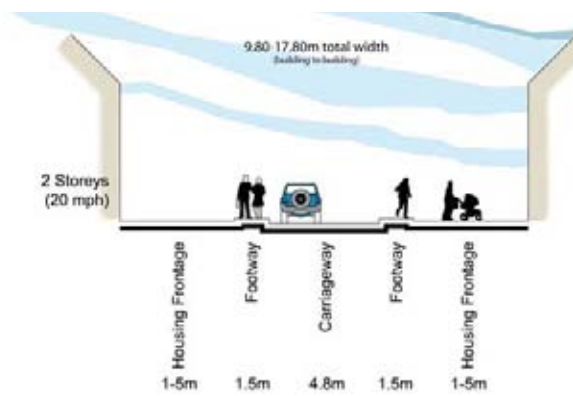
Secondary Main Street - Variant



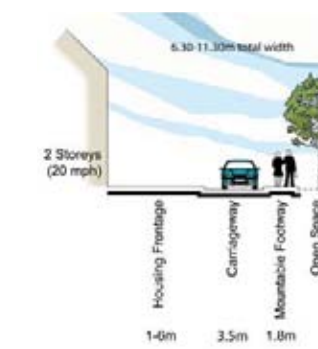
Tertiary Main Street - Variant



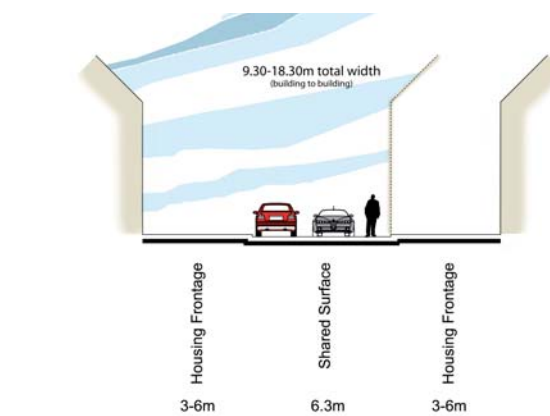
Main Residential Road



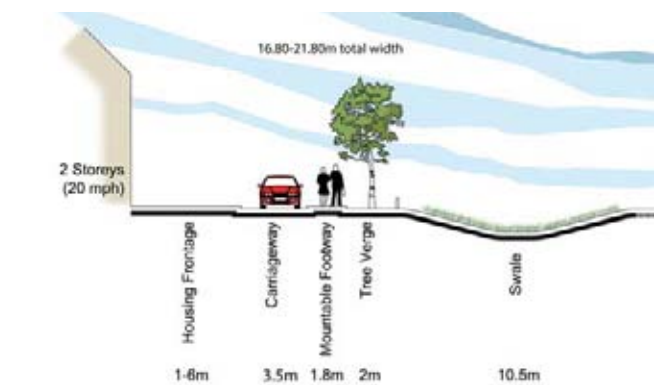
Residential Road



Lane



Residential Road - Variant



Lane - Variant



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

— Application site boundary

Public

- Main Public Car Park
- Secondary Public Car Park
- Primary School Drop Off / Parking

Private

- Apartments Rear Courts
- On-Street Parking
- Housing Square
- On Plot Parking



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 37
Graven Hill
Parking Strategy**



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

— Application site boundary

■ Buildings with
Non-south facing roofs

■ Buildings with
South facing roofs

NB: 'South facing roofs' are those
within 30 degrees of due south



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

Figure 38
Graven Hill
Solar Orientation



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776



Bus Only Barrier/Gate



Bus stops (8)



400m (5min)
Walking Distance



Re-routed 55 Service



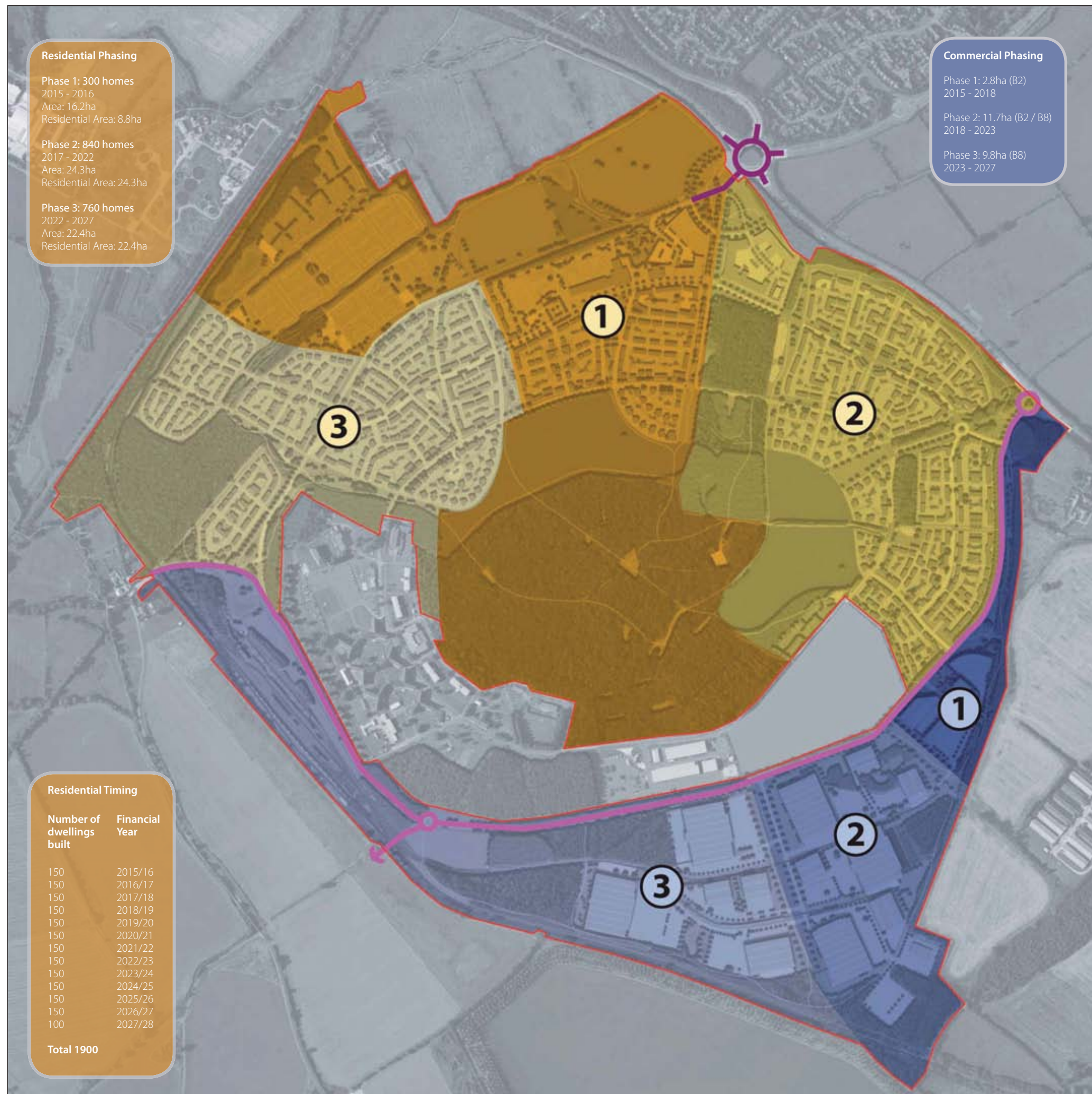
**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 39
Graven Hill
Sustainable Transport Plan**

September 2011
27808-L431.indd smitv





Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright, Entec UK Ltd.
AL 100001776

- Application site boundary
- Access Yr 1 access 2015 onwards
- Access Yr 5 2020 onwards
- Residential Phase 1
- Residential Phase 2
- Residential Phase 3
- Commercial Phase 1
- Commercial Phase 2
- Commercial Phase 3



**Defence
Infrastructure
Organisation**

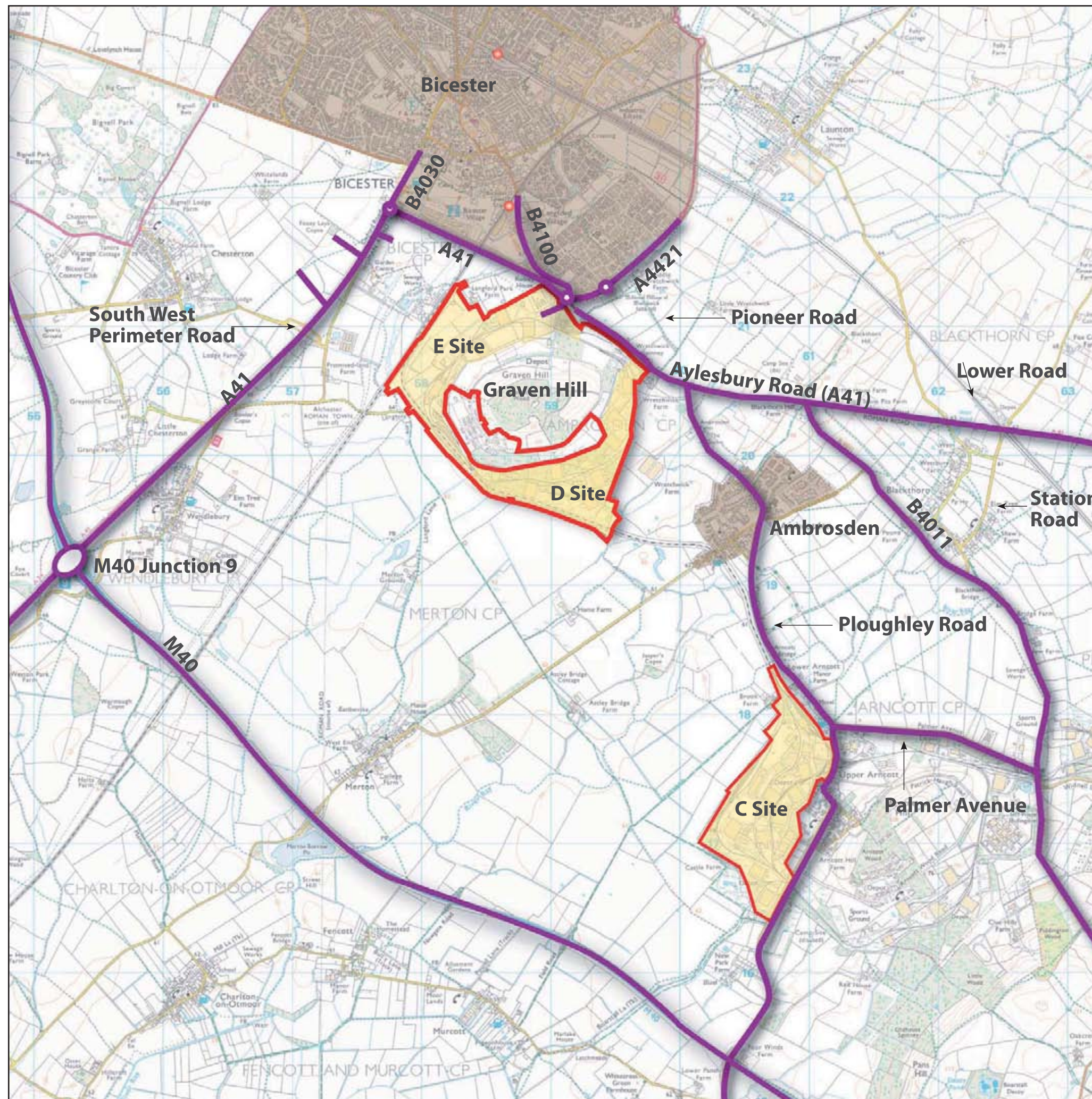
Redevelopment of MOD Bicester
Plans Document

**Figure 40
Graven Hill
Phasing Plan**



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

- Application site boundary (83.3ha)
- Employment
- Existing building retained
- Buildings to be demolished
- Open space
- Woodland/screening
- Hardstanding
- Existing railway retained
- Proposed railway
- New main entrance guardhouse position
- Pond
- Proposed tree planting
- Trees to be removed



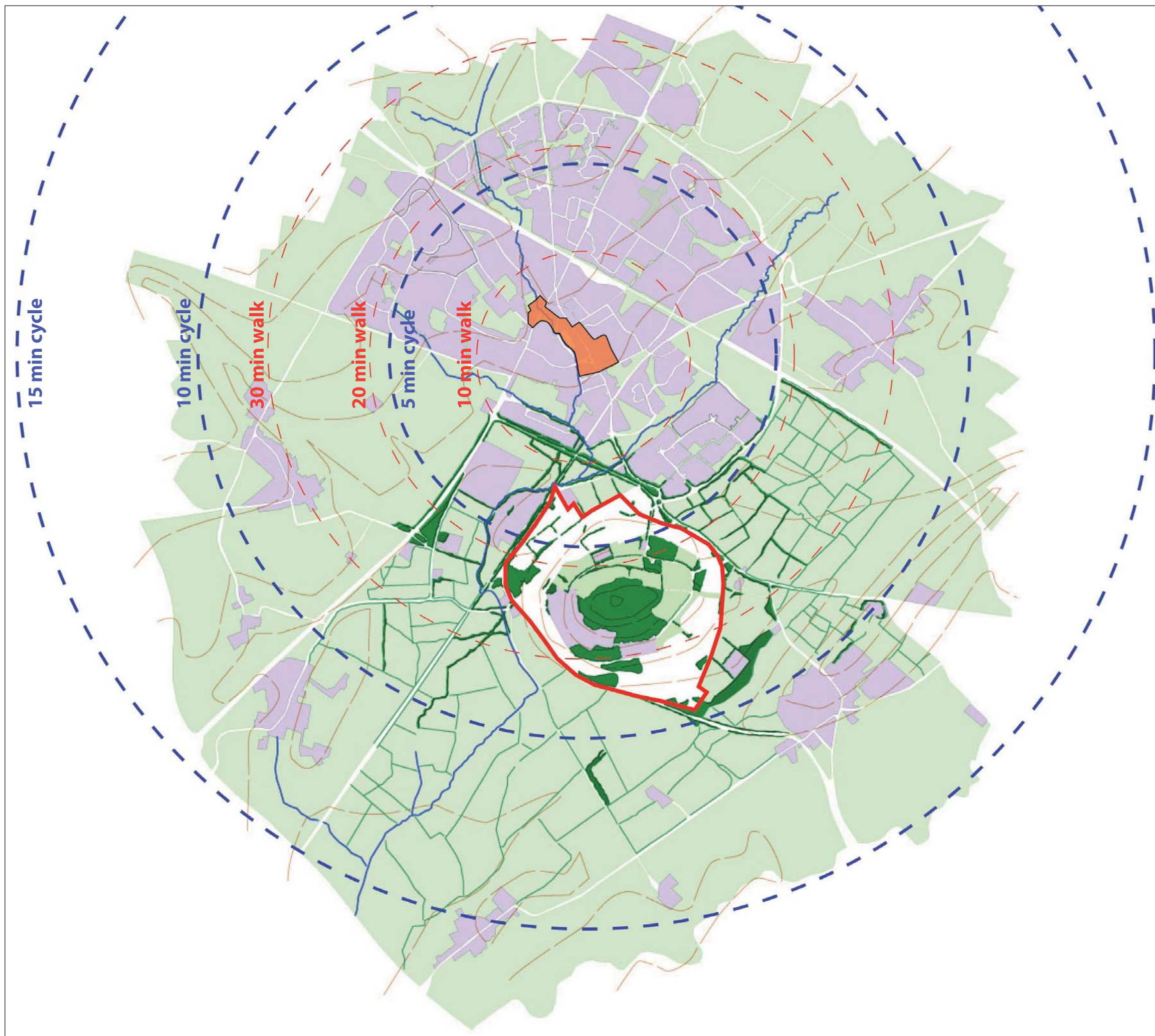
Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Entec UK Ltd. AL 100001776

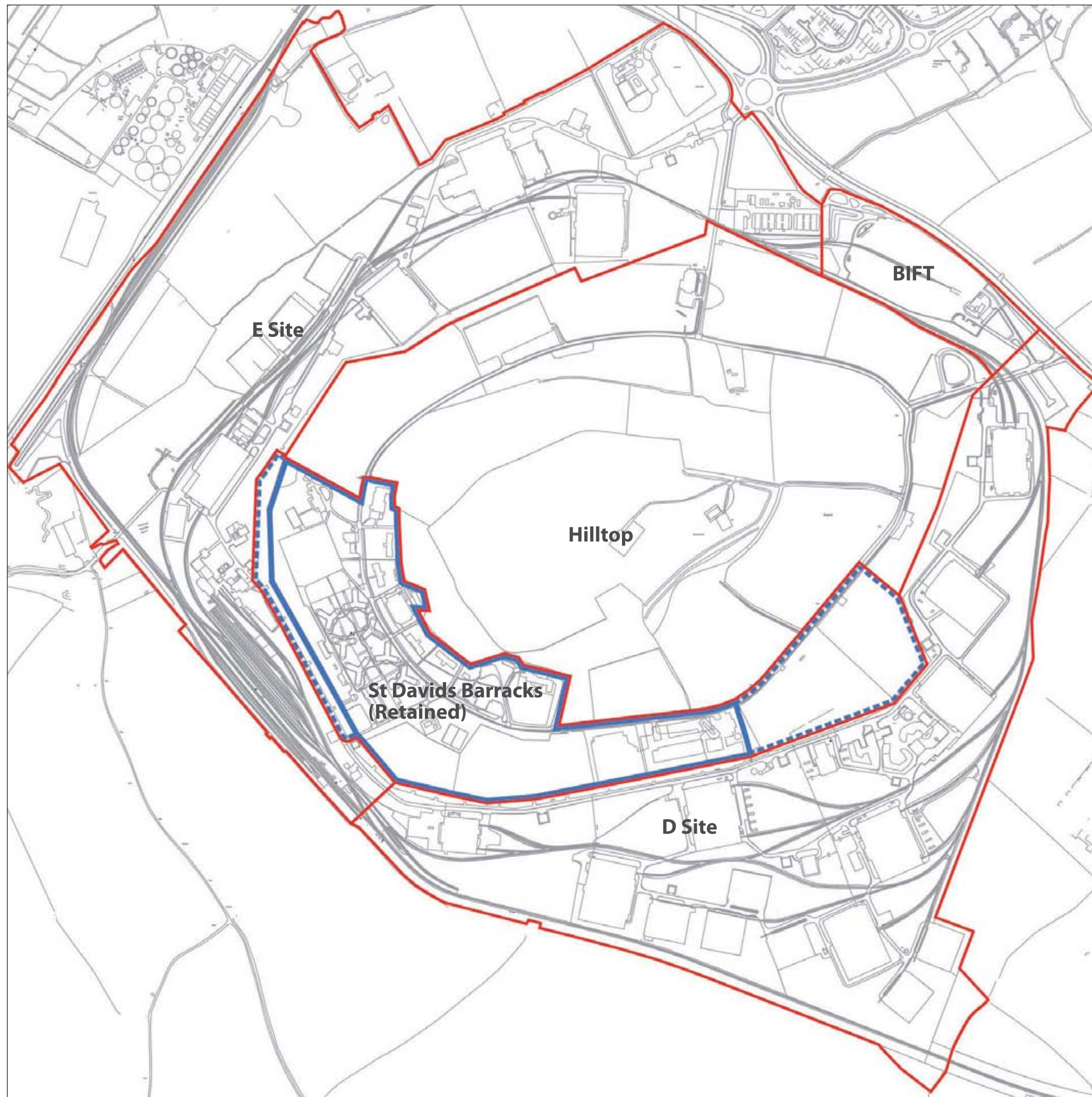
- Application site boundary
- Key route
- Railway stations
- Built up area



Redevelopment of MOD Bicester
Plans Document

Figure 42
Wider Area
Transport Improvements Plan





Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

Application site boundary

Boundary Areas

(D Site - 56.87 ha)

(E Site - 70.50 ha)

(Hilltop - 73.60 ha)

(BIFT - 6.26 ha)

Total Surplus Site Area - 207.23 ha

Retained St. Davids Barracks Area (22.00 ha)

Safeguarded Future Expansion Area to St. Davids Barracks



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 44
Graven Hill
Current Land Uses**

September 2011
27808-L473.indd smitv





Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Entec UK Ltd. AL 100001776

- Application site boundary
- Residential
- 2FE primary school
- Hotel/pub/restaurant
- Community hall
- Grocery store
- Local shops
- Offices
- Light industrial (B2)
- Storage (B8)
- Public open space
- Woodland / buffer
- Amenity grassland
- Allotments
- Potential Energy use
- St Davids Barracks
- Rail infrastructure



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 45
Graven Hill
Strategic Masterplan**



Based upon the Ordnance Survey Map
with the permission of the Controller
of Her Majesty's Stationery Office.
© Crown Copyright. Entec UK Ltd.
AL 100001776

Application site boundary



**Defence
Infrastructure
Organisation**

Redevelopment of MOD Bicester
Plans Document

**Figure 46
Graven Hill
Detailed Masterplan**

September 2011
27808-L475.indd smitv

