

GALLAGHER
ESTATES



Gavray Drive, Bicester

Masterplan - 2 March 2012

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SECTION 1 - INTRODUCTION

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Aerial view of the new development at Gavray Drive showing one key area

1.1 The Master Developer and the Vision for the Site

The Role of the Master Developer

Gallagher Estates has taken on the role of Master Developer for this project, requiring a high level of direction and control of the development process, to ensure that this new development delivers the 'vision' as set out in the Masterplan.

The 'Master Developer' retains responsibility for the construction of the framework of the site which includes infrastructure and the open spaces, as well as facilitating its long-term maintenance.

The 'Master Developer' also ensures that the timing of delivery of those components that transform the development into a 'place' are planned and phased to respond to the pace of development.

As part of its infrastructure works programme, the 'Master Developer' will prepare serviced residential land parcels, which will be sold to housebuilders. The disposal of parcels will be undertaken with the aim of maintaining quality of development throughout the life of the scheme and beyond. This document is a key tool in the process of delivery and development control.

The Master Developer's Vision for the Site

Gavray Drive is part of the new movement of urban extensions being constructed across the UK. Gallagher Estates and its design team have consulted extensively with the local planning authority, the Town Council and the residents of Bicester in order to deliver a new neighbourhood of high quality. Through consultation, the set of briefing material in this document has become more appropriate and relevant. It will encourage a new environment in Gavray Drive in which people will want to live and play, as well as making a significant contribution to the local strategic housing and ecology needs.

The development will deliver up to 500 dwellings on a gross area of 23.25 hectares, of which 30% will be affordable. The average density proposed for residential development is not less than 35 dwellings per hectare, and a density of not less than 30 dwellings per hectare in any particular phase. The site will also include:-

- a primary school for a single form entry;
- recreational areas of open space;
- a County Wildlife Site;
- preserved hedgerow corridors along with other landscape features; and,
- a land reserve for extension to the railway network.

The programme of detailed submissions to the local authority and approvals is crucial. It is required that the Master Plan is submitted to the local planning authority within 12 months of the date of the permission. Application for the first reserved matters approval has to be made not later than the expiration of three years from the date of the permission, and the last no later than five years from the date of the permission.

1.2 Strategic Project Documents

This document should be read in conjunction with national good practice design guidance as these will provide a picture of how Cherwell District Council will view any reserve matters applications. Adherence to national guidance and this Master Plan will promote prompt resolution of applications.

- By Design: Urban Design and the Planning System – towards Better Practice (DETR and CABE, 2000);
- The Urban Design Compendium (EP, 2000) and The Urban Design Compendium 2 (EP, 2007);
- Better Places to Live – A Companion Guide to PPG3 (DTLR and CABE, 2001);
- The Manual for Streets (DCLG, 2007).

Some very useful pointers can be also found in:

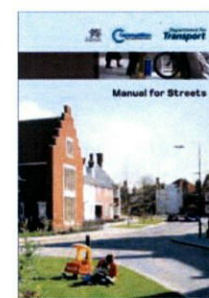
- CABE's Design Reviewed, on what makes a good project (CABE, 2005; pp14-15);
- CABE's Protecting Design Quality in Planning, on the use of planning conditions (CABE, 2003; pp21-25);
- CABE's The Use of Urban Design Codes (CABE, 2003);
- CABE's The Value of Housing Design and Layout (CABE, 2003);



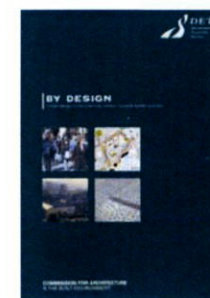
Better Places to Live
A Companion Guide to PPG3
(DTLR and CABE, 2001)



The Urban Design
Compendium parts 1 and 2
(EP, 2000 and 2007)



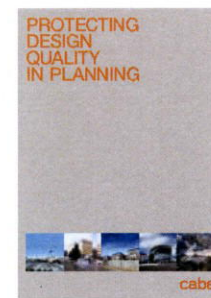
The Manual for Streets (DCLG,
2007)



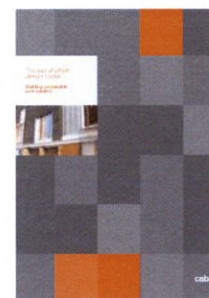
By Design: Urban Design and
the Planning System – towards
Better Practice (DETR and
CABE, 2000)



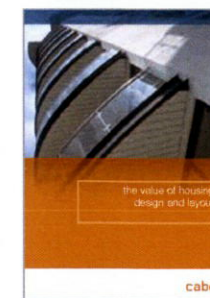
Design Reviewed (CABE,
2005)



Protecting Design Quality in
Planning (CABE, 2003)



The Use of Urban Design
Codes (CABE, 2003)



The Value of Housing Design
and Layout (CABE, 2003)

1.3 The Purpose of this Document

The Master Plan provides a set of design controls that supports the masterplan for Gavray Drive in order to create a distinctive development of high quality. It follows on from an Outline Planning Approval which contains a series of key planning conditions to be met as a part of the control over new development on the site. It provides guidance on design and planning issues for the site and their relationship with the masterplan; it also gives advice on the development of Character Areas, underlining the key components and giving precise indications on the different characteristics of each area.

Note: this document does not constitute a Design and Assess Statement. The governments Circular 'Changes to the planning system' came into effect after outline approval was gained. Therefore, individual reserved matters applications will be required for each development proposal. Refer to section 4.1 Compliance Criteria.

We cannot afford not to invest in good design. Good design is not just about aesthetic improvement of our environment; it is as much about improved quality of life, equality of opportunity and economic growth. If we want to be a successful and sustainable society we have to overcome our ignorance about the importance of design and depart from our culturally-ingrained notion that a poor quality environment is the norm... Good design does not cost more when measured across the lifetime of the building or place.' The Value of Good Design (CABE, 2002)

1.4 The Structure of the Master Plan

This document has been prepared to manage the process of 'development control' and 'product delivery', giving advice on residential, civic and ecology areas within the site, specifically focusing on the public realm, streets and landscaping.

The document is in four main sections:

The first section [Introduction] gives the setting and location of this document in the wider context of design guidance sponsored by the Government and other agencies, and explains the role of the Master Plan.

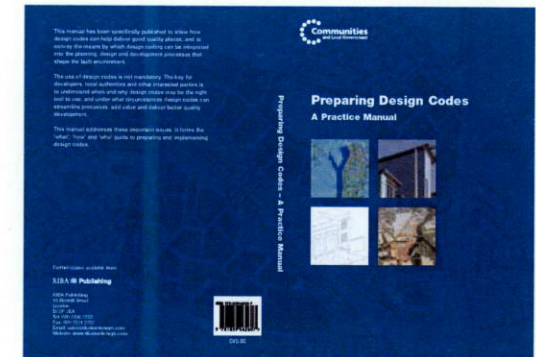
The second section [The Master Plan] addresses the areas of urban design. It explains the context within which the development at Gavray Drive takes place and the constraints to which it is subject. It also illustrates a series of master plan components: land use, density and massing, movement, landscape, car parking strategy, noise mitigation, drainage strategy, community safety and sustainability.

A third section details implementation issues.

The Outline Planning Approval

The Outline Planning Approval [Ref 04/02797/OUT] dated 12th July 2006 contains certain controls on the delivery of a compliant development scheme.

A summary of key conditions which impact on the delivery are to be found on the next page and it is recommended that the participating developers should carefully consider these when preparing their reserved matters or full planning applications. These conditions identify the intentions of the local planning authority in terms of the content and acceptability of reserved matters applications specifically in relation to Urban Design issues.



Preparing Design Codes. A Practice Manual (DCLG & CABE, 2006)

1.5 Outline Planning Approval

Extracts from the Outline Planning Approval	
Condition	Description
Condition 1.	No development shall be started on any phase until full details of the siting, scale, design, layout and external appearance of all buildings, landscaping and all means of access within that phase, the provision of infrastructure and the laying out of open space, (hereafter referred to as reserved matters) have been submitted to and approved in writing by the local planning authority. The reserved matters submission shall be in accordance with the Approved Master Plan and Design Codes, unless otherwise approved by the local planning authority.
Condition 4.	No building on the site shall exceed 3 storeys in height.
Condition 5.	The residential development shall be at a range of densities as set out in the Design Codes but at not less than 30 dwellings per hectare in any phase and to achieve an average density of not less than 35 dwellings per hectare across the site.
Condition 7.	A strategy for public consultation in respect of the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. This shall include details of the consultation process to be carried out whilst construction works are proposed, carried out and completed on the site including consultation on Design Codes, Master Plans, Ecological Construction Method Statement and reserved matter applications....
Condition 8.	No reserved matters applications shall be made or development commenced until a Master Plan has been submitted to and approved in writing by the local planning authority..... The Master Plan shall include: a) an overall layout plan showing the distribution of all principle land uses, including residential, school, open space, County Wildlife Site, including the general alignment of the access roads and principal pedestrian and cycle routes; b) the character areas to be covered by Design Codes; c) landscape structure, mitigation planting and hedge/tree protection corridors, including a scheme for hedgerow retention/removal; d) the phases and parcels of the development to which Affordable Housing Parcel Scheme relate; e) details of the foul, surface and land drainage from the site, including surface water control measures and balancing, sewers and connections; f) the location of the neighbourhood equipped area of play (NEAP) and the boundaries and principal features of the flood plain area.
Condition 9.	No reserved matters applications shall be made or development commenced until Design Codes for the site have been submitted to and approved in writing by the local planning authority..... The Design Codes shall include: a) the character, mix of uses and density of each phase or parcel identified on the Master Plan to include the layout of blocks and the structure of public spaces; b) the character and treatment of the perimeter planting to the development areas; c) the building height, scale, form, design features and means of enclosure that will form the basis of the character of each phase or parcel; d) the street form, hierarchy and features that will be used to restrict traffic speeds and create legibility and requirements for street furniture; e) the approach to car/cycle parking within the phases and parcels and the level of car/cycle to be provided to serve the proposed uses; f) the materials to be used within each character area; g) the treatment of the hedge corridors and retained trees and local areas of play within each phase or parcel; h) measures to ensure energy efficiency and compliance with BRE Eco Homes good/very good ratings; i) measures to ensure the retention of the footpaths through the built development and their enhancement for walkers.
Condition 17.	Details of the siting and design for Local Area of Play (LAPs) shall be submitted to and approved in writing by the local planning authority prior to the commencement of development in any phase or parcel and thereafter provided in accordance with the approved details, prior to the occupation of any dwelling situated within 30 metres of the perimeter of the LAP.
Condition 18.	Prior to the construction of any dwelling in any phase of development a noise assessment, including any necessary mitigation measures, shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of any dwelling any necessary mitigation measures shall be completed in accordance with the approved assessment.
Condition 19.	Hedges and trees identify for retention shall be protected by a buffer zone on either side measured at least one metre beyond the existing canopy spread of the hedgerow and trees prior to any agreed pruning or reduction works. The buffer zone shall be fenced prior to any work on the phase or parcel taking place, in accordance with details that have first been submitted to and approved in writing by the local planning authority. The approved fencing shall thereafter be retained during all construction activity.

1.6 Community Consultation

Process

Over 2,000 local households were invited to attend a mobile exhibition that was located in Gavray Drive. The exhibition (see reduced boards 1-7) took place on 11th and 12th May 2007, and urged visitors to offer comments on the plans presented. The consultation was designed to seek comments from the public on the masterplan and design codes that will define how the development will work. Communiqué facilitated the process and compiled the results. The summary of their finding will be made available at Cherwell District Council.

Results

A total of 338 people visited the exhibition over the two days (about 17% of those written to): 50 of these completed comments forms, and one person, who was unable to get to the exhibition, sent in a letter. Almost half of the comments forms came from four streets: Redwing Close (8), Mallards Way (6), Shearwater Drive (5) and Whimbrell Close (4). The other comments forms were spread between 15 other streets. No comments were received from Langford Village Primary School or from any of the 17 businesses written to on Peregrine Way or Nightingale Place.

Affect on the masterplan

The exhibition was useful in that it allowed those who would be most affected by the development to question the designers. The design team then reflected on the consultation and allowed it to influence the masterplan and design code in three ways:-

- The pedestrian network became more defined. The integration of existing and proposed pedestrian routes became more resolved.
- Comments on aesthetic appearance were useful. Two comments included:

"Personally I prefer some uniformity to the design code and would not like to see the estate to be a hotchpotch of colours/materials. I like the subtlety of one/two/three colours only. I certainly would prefer any render on the building to be natural colours (not pink/green/blue etc.)... I'm not convinced by the keynote buildings - unless they are tasteful they can become an eyesore - but then how do you define taste?" and "I am concerned that red brick will not allow proper integration with the existing Bicester fields development. A new estate in Launton has been completed in Cotswold Stone."

The coding of materials has reflected the avoidance of a 'hotchpotch' and transitional zones of materials have been introduced (Section 3.1).

- A number of insightful comments were made regarding the principles of composition. These comments are used in section 2.1.1 to guide the master plan principles of: legibility, permeability, variety and built form.



Photographs taken during the exhibition



Reduced Boards 1-7

1.6 Community Consultation

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 02

CONTEXT AND LOCAL CHARACTER

CONTEXT ANALYSIS

RECESSIONAL AND COLOUR

SCALE AND MASSING

GAVRAY DRIVE MASTERPLAN NOV 2007

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 03

THE MASTERPLAN

THE MASTERPLAN

GAVRAY DRIVE MASTERPLAN NOV 2007

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 04

KEY RESIDENTIAL GROUPINGS

GAVRAY DRIVE MASTERPLAN NOV 2007

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 05

LANDSCAPE

LANDSCAPE

GAVRAY DRIVE MASTERPLAN NOV 2007

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 06

LANDSCAPE ELEMENTS

GAVRAY DRIVE MASTERPLAN NOV 2007

GAVRAY DRIVE MASTERPLAN

ACCESS AND MOVEMENT 07

NEXT STEPS

The masterplan and design codes for Gavray Drive have been prepared for public consultation and will be submitted to Cherwell District Council by July 2007.

These will define how the development at Gavray Drive will work and look in terms of the character of the residential areas, the landscaping, the land uses, the accesses and many other features of the development. Comment forms are available at this exhibition and on completion, please post them in the box provided.

It is planned that infrastructure works will begin on site towards the end of this year with first houses being built and completed in early 2008. It is planned that the development will be completed by the end of 2009.

Your comments on these plans would be appreciated, which will help us fine-tune our plans and help us in discussions with the local authority.

Project website: www.gavraydrive.co.uk
Project information line: 020 7798 9648

GAVRAY DRIVE MASTERPLAN NOV 2007



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SECTION 2 - THE MASTER PLAN

- 2.1 Introduction
- 2.2 Land Use
- 2.3 Character Areas
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- 2.5 Phasing and Tenure
- 2.6 Drainage
- 2.7 Recreation
- 2.8 Ecology
- 2.9 Overarching Masterplan

2.1 Introduction and 2.2 Land Use

Introduction

This section should be read in conjunction with the Design Code and other technical documents associated with this planning application.

The development at Gravray Drive has been subject to a number of reviewed planning conditions.

This document is specific to the latest planning conditions, and is sequenced to respond to each condition relating to the masterplan individually.

These include from condition 8;

- a) the layout plan
- b) the proposed character areas
- c) details of the landscape framework and proposed mitigation
- d) the phases and parcels
- e) details concerning the drainage systems
- f) the location of the Neighbourhood Equipped Area of Play and the flood plain boundaries.

Land use

The primary land uses within this land parcel will be residential development (maximum 500 units over 23.2Ha gross) arranged as a sequence of individual quarters and public spaces, including a County Wildlife Site.

The eastern neighbourhood embraces and is shaped by the framework of preserved hedgerows, which provide a unique outlook, setting and backdrop for the residential quarters.

Community uses include a new primary school located on the east flank of the western neighbourhood (1.3Ha), with an outlook over the public recreation space, and a network of play spaces within the two neighbourhoods.

The range of open spaces provided include a County Wildlife Site in the centre of the two neighbourhoods, a meadow in the eastern neighbourhood, the retained Field 7 and the NEAP (neighbourhood equipped area of play) located in the western neighbourhood. In addition to these spaces there will be a number of small civic / play areas.

Field 7 is to be retained in its existing state until ecological surveys associated with butterflies are complete. This will comply with the S106 agreement. For the purposes of this masterplan no new land use is proposed, however infrastructure is provided to retain access to Field 7.

Land in the northern corner of the western neighbourhood has been safeguarded for transfer to the rail authority.

Condition 10C Land use & General Access



- Residential
- Primary School
- Areas of Open Space
- County Wildlife Site
- Land transfers to rail authority
- Field 7
- Neighbourhood ecuped area of play (NEAP)
- Primary Street
6m carriageway + 2m footways
- Secondary Street
4.8-5.5m Carriageway + 2m footways
- Lane / Mews Street
3.5-6m carriageway
- Side Street
Variable width with combined footways
- Historic or existing footpath
- New footpath links
- Existing cycle path

Gallagher Estates 23-25 Great Sutton Street LONDON EC1V 0DN +44 (0) 7017 1785 paul@pauldrewdesign.co.uk		PAUL DREW DESIGN	
		Job Ref: GE 00 Drawn: PD	Scale: 1:1,000 @ A0 NTS @ A3 Date: 24.10.2011
Drawing Title: Condition 10C Land use & General Access		Drawing No: 018	Rev: B 20.02.2012

2.3 Character Areas

There are two principle areas which differentiate character across the site. The western village is an area with limited ecological impact and its character is generated from the character of the setting of the school square and the residential streets which lead from it.

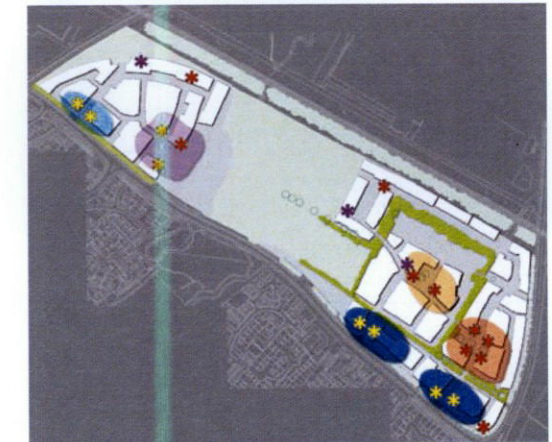
The Hedges is a character area that accommodated all the residential development associated with the ecologically sensitive components of the site. Therefore hedges, mature trees and edge conditions to open space significantly influence the character.

Within the two principle areas the Design Code refers to a sequence of Key Groupings. These represent important clusters of buildings or points of connection that tie the masterplan together. Three of these areas are associated with gateway features along Gavray Drive, the others include School Square, Village Green and Noble Trees. Each of these key groupings is described in further detail in the Design Code in terms of the character of buildings and spaces, the materials used and the streetscape.

Full details of the proposed street hierarchy and suggested materials for the walls and roofs of The Hedges and Western Village are provided in the Design Code. Further information is also provided on the proposed Key Groupings, including possible layouts, street hierarchy, materials and sections.



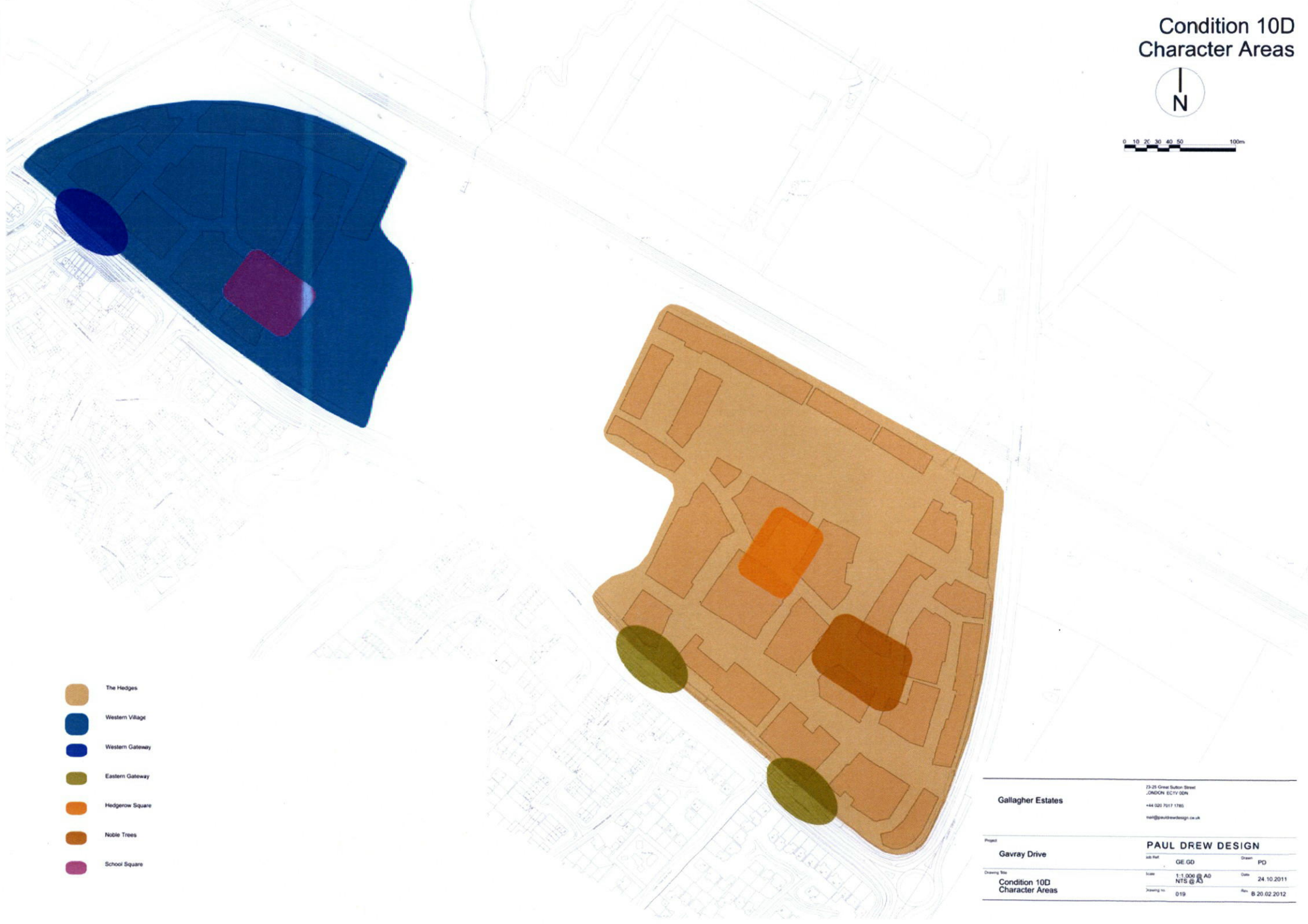
Character Areas as 2008 submitted Design Code



Key groupings as 2008 submitted Design Code

- | | | | |
|---|-----------------|---|---------------------------|
|  | Eastern Gateway |  | School Square |
|  | Western Gateway |  | Landmark on corners |
|  | Hedgerow Square |  | Landmark on end of vistas |
|  | Noble Trees |  | Landmark gateways |

Condition 10D Character Areas



- The Hedges
- Western Village
- Western Gateway
- Eastern Gateway
- Hedgerow Square
- Noble Trees
- School Square

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PAUL DREW DESIGN

Drawing Title
**Condition 10D
Character Areas**

Job Ref	GE 00	Drawn	PD
Scale	1:1,000 @ A3	NTS @ A3	Date 24.10.2011
Drawing No.	019	Rev	B 20.02.2012

2.4 Landscape Framework

Generous publicly accessible space will be provided to balance those areas where ecological considerations dictate that public access needs to be limited or denied, including the County Wildlife Site, the new ponds and the hedgerows themselves. This will take the form of the public recreation area west of the Langford Brook, and a series of local public spaces within the two neighbourhoods, some focused on the preserved trees, and the neighbourhood play space.

The predominant landscape theme in the design of the eastern neighbourhood is the preservation of the mature hedgerows and their associated ecology. Public open space that is centred on the eastern mature trees provides residents with a close proximity and experience of nature. This will be a lifestyle choice for some residents.

As illustrated in the previous character area section the Village Green and Noble Trees form an important part of the plan. Throughout these areas there will be measures to preserve existing mature trees and the historic footpath associated with hedgerow alignment. Located within the neighbourhoods there are other public spaces which will serve as community focal points and meeting places, contrasting in character with the residential quarters which surround them, most notably the School Square.

Designers will have to demonstrate an understanding of shading by trees in close proximity to dwellings. Close proximity is possible, however shade issues will need to be informed by innovative housing design such as dual aspect habitable rooms and larger window areas. All of which are subject to detailed design.

No mitigation planting is possible on land immediately to the north of the site on the railway land as this is not controlled by the developer. The same is true for the land that is transferred to the rail authority through the CPO process.

The illustrations on the next two pages show four of the key landscape areas. Tree selection includes areas associated with large and smaller public open spaces and play spaces. The choice of native species is specific to the site and will follow the prescriptions of the Wildlife Management Plan. Where trees are used within streetscape design, broad reference to the preferred species listed in Oxfordshire County Council guidance will be made (refer to appendix A of the current draft of the Residential Road Design Guide, Oxfordshire County Council) and should include:

Small sizes:

- *Amelanchier Canadensis*
- *Crataegus monogyna*
- *Malus sylvestris*

Medium size:

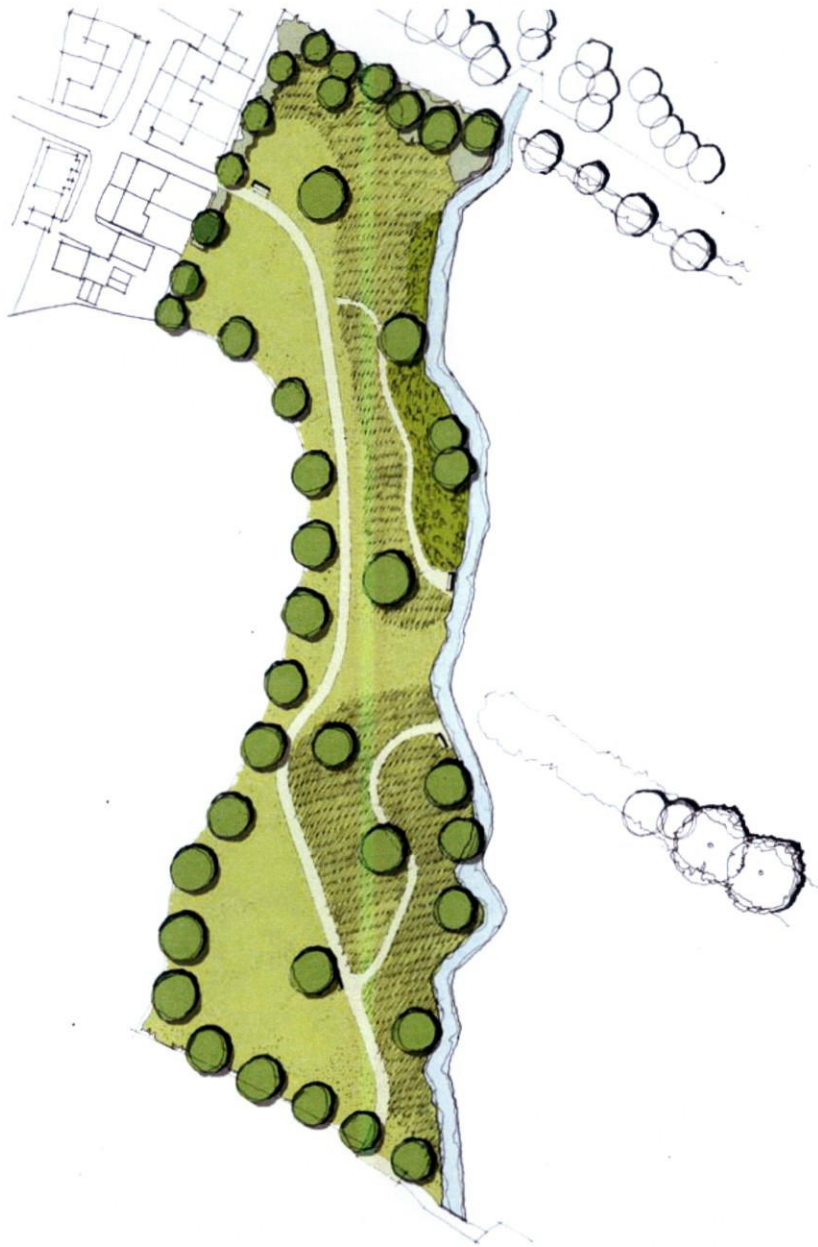
- *Acer platanoides* varieties
- *Alnus incana*
- *Acer campestre*
- *Betula alba*
- *Prunus avium*
- *Sorbus aria*
- *Sorbus aucuparia*
- *Pyrus calleryana*

Small and medium sized trees will be chosen for the smaller scale community streets and areas of shared surface, medium sized species for the residential streets and narrower sections of the approach roads, and selected use of larger trees varieties (including some conifers at key locations and associated with areas of public open space).

Large size:

- *Tilia euchlora* var.
- *Tilia cordata* var.
- *Salix alba* var.
- *Fraxinus oxycarpa* var.
- *Metasequoia glyptostroboides*
- *Pinus nigra* var.

2.4 Landscape Framework



Gavray Meadow

The character of this space is given by the composition of different landscape elements: from a wetland area next to the brook and the landscape changes into a drier habitat of meadow, to end with a hedgerow belt along the development boundary.

The eastern side of the public open space is defined by a brook; it is flanked by wetland areas and several new riverside scrub areas. The western, northern and southern sides are composed of different indigenous trees and are dominated by oak (*Quercus robur*) as climax species. The central area of the public open space is dominated by meadow grass areas and amenity grass areas, which are adjacent to the mown grass footpath.

The proposed landscape treatments will maximise the ecological potential of the site and will conform to the prescriptions of the Wildlife Management Plan and Marsh Fritillary Strategy. Typical tree species will include:

- *Salix alba*
- *Salix fragilis*
- *Acer campestre*
- *Betula pubescens*
- *Quercus robur*

Establishment of new hedgerows (predominantly *Prunus spinosa* – Blackthorn) and associated long grass areas with bulb planting will provide contrast to the mown grass 'rides' formed through the space demarcating the route of the main footpath link.

The production of this document has been co-ordinated by members of Gallagher Estates and the Consultant team of Paul Drew Design, Neil Tully Associates.
Acknowledgment is also given to: EDP and Brookbanks Consulting

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2.4 Landscape Framework



Village Green

This civic space is dominated by the presence of two large existing TPO trees. They act as an important focal point for the overall area and emphasise the importance of the square, giving it a strong 'green' character.

The landscape and surfacing treatments will create an 'unbounded' run up to the enclosing facades and providing easy pedestrian access all-round.

The central seating and garden space will also provide a range of stimulating play opportunities promoting interactive role play using a combination of artist designed and selected proprietary play equipment. This facility will be designed to cater for the toddler – 7/8 year old age range and will promote a 'Colour and Form' theme.

The associated planting will develop the Village Green aesthetic using informal tree planting of medium sized Maple varieties set in low cut and rough grassed areas. The central Garden space will be defined by hedgerow and metal estate railings (painted black), dog proofed as necessary to protect the play component.



School Square

School Square is the most important civic space in the western neighbourhood and acts as a point of transition between the large scale of the public open space and the smaller scale of the residential development. In forming the main circulation point for buses and school drop off, the Square opens up on the eastern side to emphasise the visual connection with the primary school.

The whole space is designed as a predominantly hard surfaced, formal square encompassing a central 'Town Garden' which will combine a fine lawn area with an enclosed formal garden space, which in turn will include an active play zone (with selected urban style steel and plastic play equipment) and seating.

Surrounding boundary treatments will be of formal evergreen hedgerow planting and will be punctuated by colourful herbaceous planting beds. The main green structure of the space will be formed by avenue tree planting of *Platanus X Hispanica* (London planes) located in both soft verges and hard tree pits.



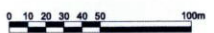
Noble Trees

This woodland setting is characterised by the presence of three mature TPO trees, whose imposing proportions reinforce their importance as a significant landmark for the surrounding area. This is accessible through an important footpath located on the north side of the space.

While connecting the central street of the Village to the Hedgerow Square, it empathises the importance of the group of trees as a focal point for the overall area. As with the Village Green, the setting will be treated informally with mown and rough grass areas enhanced with native tree planting and swathes of bulbs and perennial grasses.

The play facility will be integrated with the landscape treatments and will follow a woodland theme, using mostly timber and stainless steel components positioned in gravelled beds with informal log style seating. Similarly, boundary treatments will be naturalistic using rustic timber palisades and log walls to define the space.

Condition 10E Landscape Framework



Character area references

- 1 Gavray Meadows
- 2 Village Green
- 3 Noble Trees
- 4 School Square

Ecology and infrastrucra references

- A County Wildlife Site
- B New newt ponds
- C Preserved hedgerows
- D Existing railway hedgerow and planting
- E Existing highway hedgerow and planting
- F Additional highway hedgerow planting to close gap
- G Recreational hub (see Condition 10H)
- H Additional play references (see Condition 10H)

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Project

Gavray Drive

PAUL DREW DESIGN

Job Ref. GE.GD Drawn PD

Drawing Title

Condition 10E
Landscape Framework

Scale 1:1,000 @ A0 Date 24.10.2011

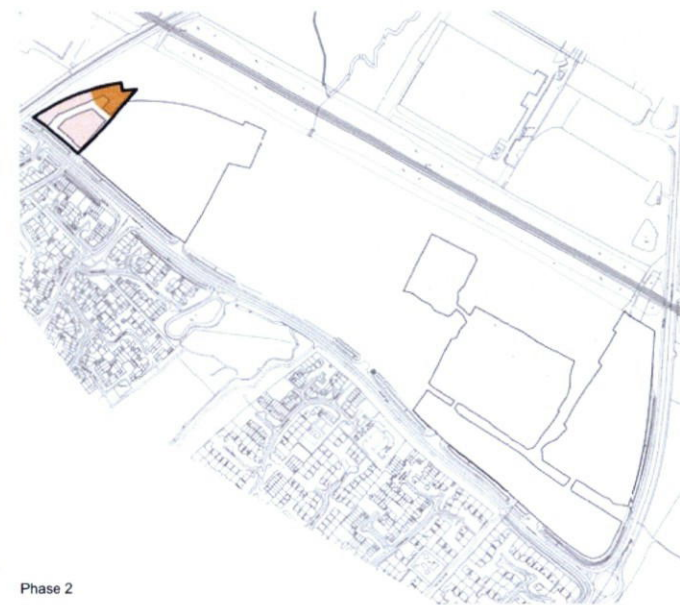
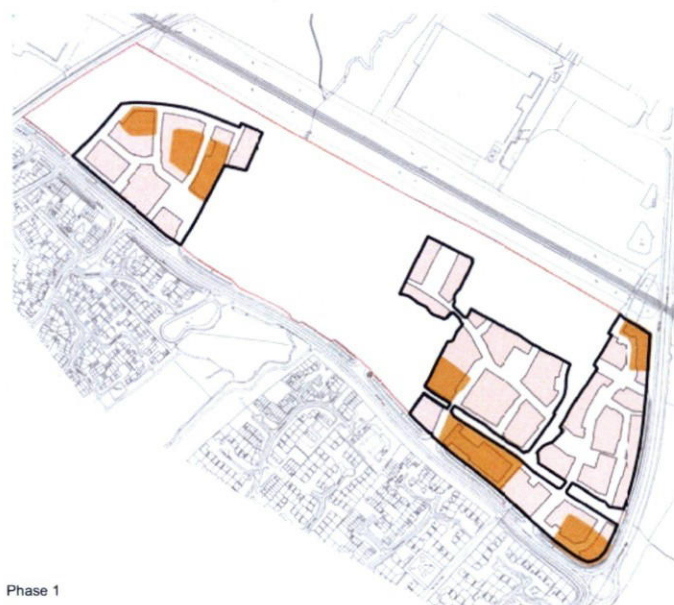
Drawing no. 020 Rev B 20.02.2012

2.5 Phasing and Tenure

The delivery of different phases will be directly affected by the provision of infrastructure that preserves the ecological setting. Therefore the majority of the site will be developed as one. However, due to the rail authority's CPO of land to the west and north there will be a phased delivery of additional residential parcels as and when temporary construction compounds are released for development. Each of these additional parcels will meet its own affordable housing requirement, so as to fit the wider masterplan.

The housing will be designed to promote a balance of open market and affordable dwellings across the site as a whole and in different parts of the site. The housing mix is defined within the planning conditions and Section 106, Schedule 1-4 of the Planning Approval. These conditions include:

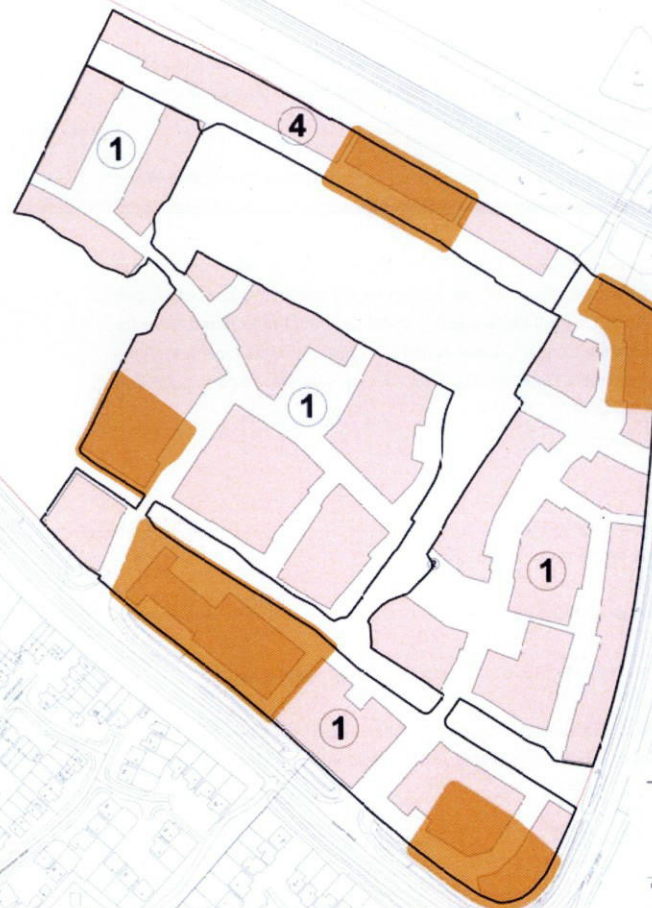
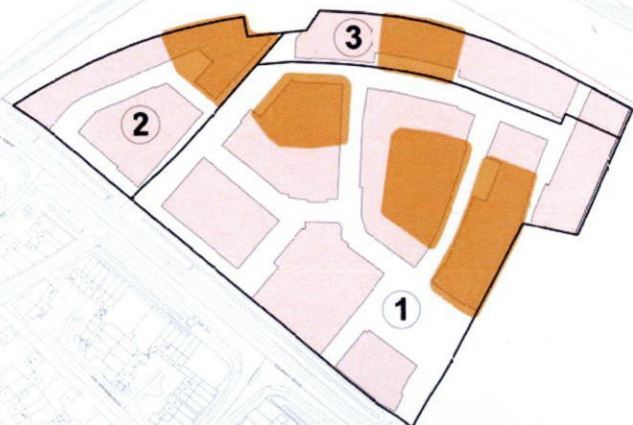
- 30% affordable dwellings to be provided;
- location of Affordable Housing to be identified and evenly parcelled across the site;
- Affordable Housing to be defined in terms of the number, size, tenure, distribution and mobility specification;
- no more than 10 Affordable Housing Units will be constructed together if all the units are Social Rented Dwellings;
- no more than 15 units will be constructed together if there is a mix of Social Rented Dwellings and Shared Ownership Housing, but no more than 10 units have to be Social Rented Dwellings.



Condition 10F Phasing and Tenure



0 10 20 30 40 50 100m



- Residential blocks
- Affordable zone
- Phases of development

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Project
Gavray Drive

PAUL DREW DESIGN
Job Ref: GE.00 Drawn: PD

Drawing No:
Condition 10F Phasing
and Tenure

Scale: 1:1,000 @ A0
NTS @ A3 Date: 24.10.2011
Drawing no: 021 Rev: Rev B 20.02.2012

2.6 Drainage

Environmental Statement - Mitigation

"8.1 The Environment Agency recommends that floor levels of all new developments be set a minimum of 600 mm above the 1 in 100-year flood levels. The estimated 1 in 100-year water level in the vicinity of the site was 66.74 m AOD. Floor levels of the proposed development should therefore be constructed at a minimum elevation of 67.34 m AOD".

'Site Enabling Earthworks and Pond Retention Proposals' April (2010) is a report prepared by Brookbanks Consulting to provide a technical assessment of drainage conditions on the site in support of the Masterplan. The strategy is to provide fall by gravity to existing connections in Gavray Drive and Charbridge Lane. It is also intended to service the three existing and six new ponds with sufficient water to manage them as healthy ecological features.

With the principle of gravity fall, development platforms will raise most existing ground levels by 400-600mm, which is typical of normal site development. However, in the northwestern and northeastern corners of the eastern section of the development more fill is required. The plan opposite shows graphically the depth of the fill required.

Fill levels in these areas will be carefully harmonized with the prevailing topography. This is particularly important as the preserved hedgerows in the area will not be subject to run off, and a wash effect should be avoided; indeed designs will ensure there is no change to the hydrology of hedgerows.

Rain catchments will be required to keep the existing pond in good condition. The Brookbanks Consulting report provides a strategy for this. It also includes rain catchments details for the six new ponds.

Final detail will be resolved by way of clearing Committee Report Condition 9. Detailed specification of drainage will comply with Committee Report 9, and final residential layout will be subject to the ecological conditions that this imposes. Sustainable Urban Drainage System (SUDS) will be required in order to control run off and allow for treatment if rear parking courts are to be used Oxfordshire County Council support the use of porous paving systems within adopted highway areas. A useful guide is Sustainable Drainage Systems – A Guide for Developers, published by the Environment Agency (EA, 2003).

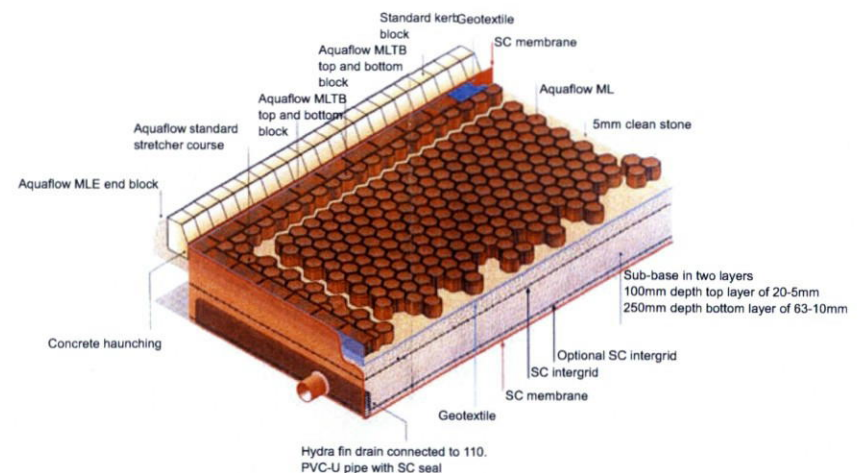
Principles to consider at the outset are:-

- Likely highway levels
- Distance between centre of road and hedge
- Potential reduced building platforms set back from road
- Level patio areas to rear of houses
- Step down between patio areas and lawn areas of gardens
- Garden falls
- Rear parking courts close to hedge to include SUDs proposals such as permeable paving

There are a range of manufacturers who produce SUDS products to resolve the difficulty of porous paving areas, the majority of them rely on a stone blanket beneath block work road finishes and control measures such as "Hydra fin drain Connections".



Site infilling - Porous Paving System

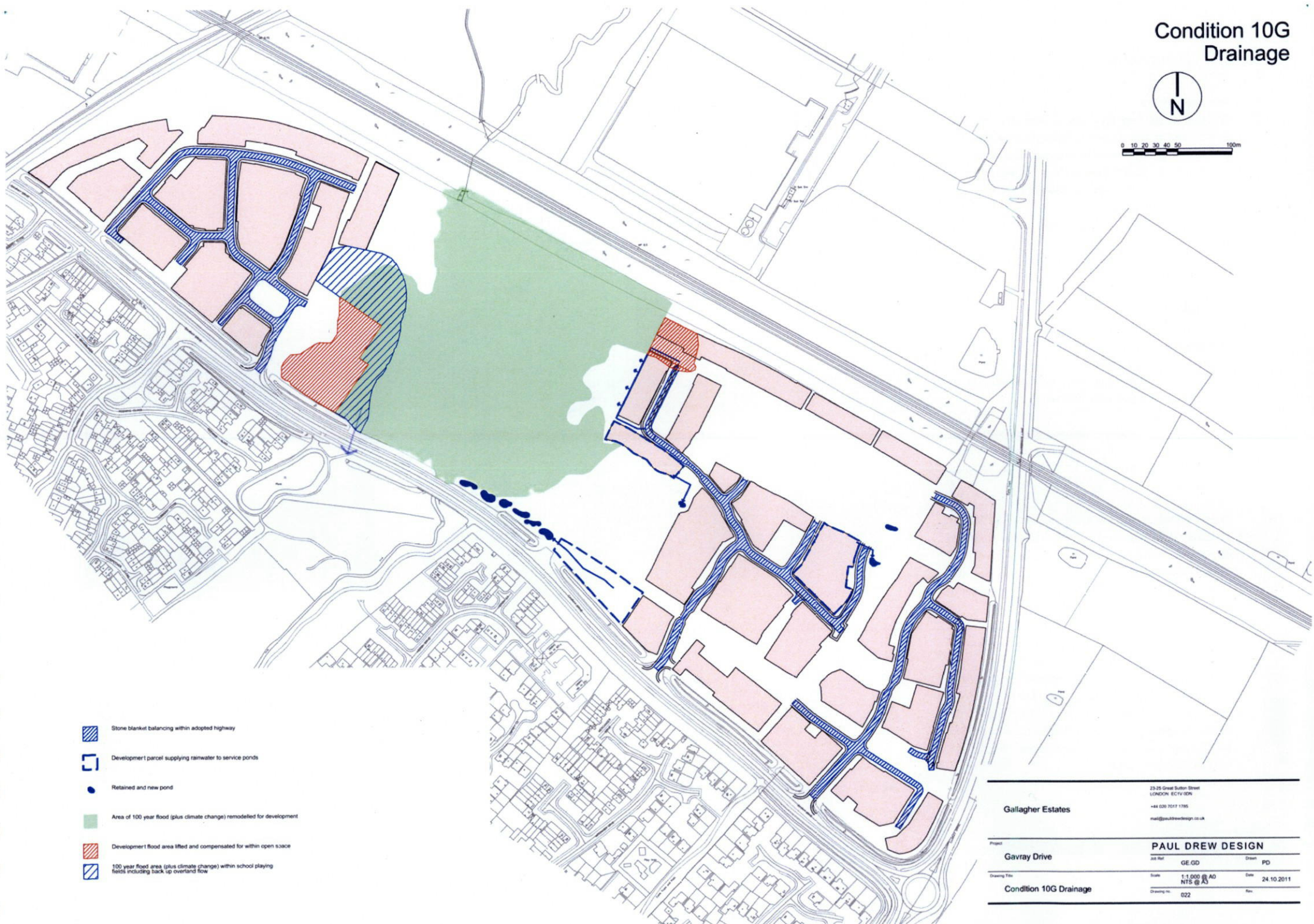








Typical composition of porous paving system

Condition 10G Drainage



0 10 20 30 40 50 100m



-  Stone blanket balancing within adopted highway
-  Development parcel supplying rainwater to service ponds
-  Retained and new pond
-  Area of 100 year flood (plus climate change) remodelled for development
-  Development flood area lifted and compensated for within open space
-  100 year flood area (plus climate change) within school playing fields including back up overland flow

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Project Gavray Drive		PAUL DREW DESIGN	
Drawing Title Condition 10G Drainage		Scale 1:1,000 @ A0 NTS @ A3	Drawn GE GD Date 24.10.2011
		Drawing No. 022	Rev. Rev.

2.7 Recreation

Recreational Hub

The outline planning approval requires that the new development in Gavray Drive includes a local equipped area for play (LEAP). This will be provided within the eastern neighbourhood, close to Gavray Drive but well protected from the traffic by a low growing variety of planting.

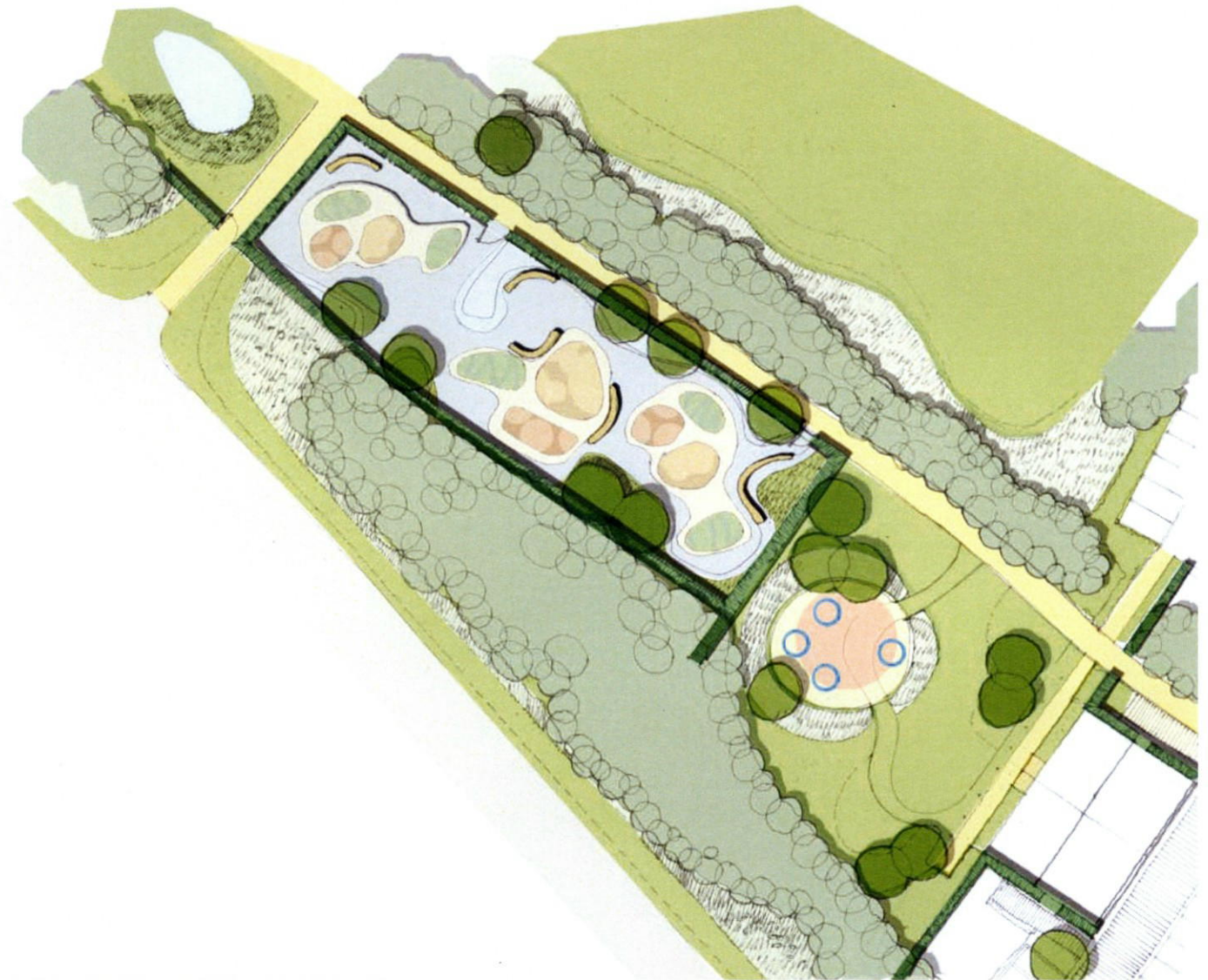
The LEAP constitutes the most important recreational centre within the new development and will be designed in association with a LAP facility (local area of play) to provide play opportunities for a wide age range from toddlers to 8 year olds. Catering for older children will be by way of developer obligation to off site facilities.

This 'play hub' will allow for a low key, semi-natural facility including ground remodelled for play, boulders and sand. Equipment in the area will be robust and sited within areas of wet-pour surfacing in natural colours.

Sculptural seating arrangements will be included within the LEAP as the area will promote and anticipate informal use. The layout and items of furniture will be designed accordingly.

The associated LAP will cater for the toddler. The equipment will follow a 'House and Home' theme of a timber children's play house with additional home related play items. This will be separated from the surroundings, including the LEAP by child-friendly low railings and intervening planting beds.

Over and above recreation within the hub there are an additional seven LAPs distributed evenly throughout the masterplan. Designers are to ensure that there is a minimum of 5m between the active area of play and any active building frontage. The specification for LAPs will be subject to negotiation with Cherwell District Council and the Town Council to ensure that the facilities are fit for purpose and economical to maintain.



The recreation hub including the NEAP and accompanying LAP

Condition 10H Recreation



0 10 20 30 40 50 100m



- 1. Local Equipped Area of Play (L.E.A.P.)
- 2. Local Area of Play (L.A.P.) as part of L.E.A.P. hub
- 3. School Square play L.A.P.
- 4. Village Green L.A.P.
- 5. Noble Trees L.A.P.
- 6. Footpath L.A.P.
- 7. Western Village L.A.P.
- 8-9. Hedges L.A.P.s
- Indicative 400m catchment of NE.A.P.
- Indicative 100m catchment of L.A.P.

Note: Condition 10H "principal features of flood plain area" see Condition 10G drawing

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Project		PAUL DREW DESIGN	
Gavray Drive		Job Ref: GE GD	Drawn: PD
Condition 10H Recreation		Scale: 1:1,000 @ A0 NTS @ A3	Date: 24.10.2011
		Drawing No: 023	Rev: rev B 20.02.2012

2.8 Ecology

The ecological measure to be implemented prior to, during and in perpetuity following the completion of the development are set out in the following key documents:

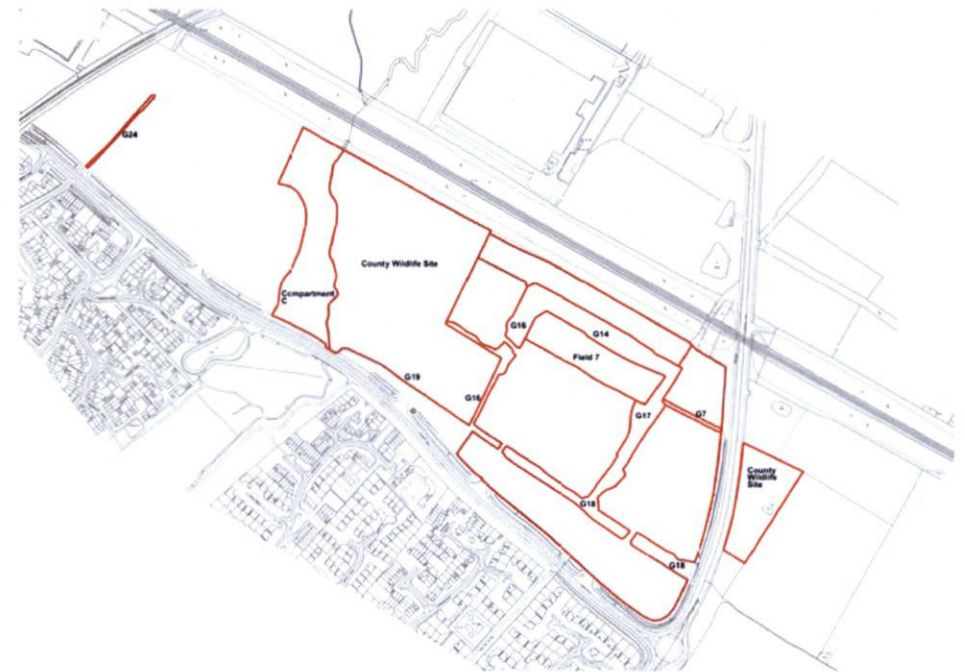
- Ecological Construction Method Statement (ECMS); and
- Wildlife Management Plan (WMP).

The ecological measures will avoid, protect and minimise affects on ecological resources during the construction works while also delivering measures which will create, restore and enhance habitats; which includes those of key species currently present within the site. Where pertinent, the numbering within the following summary is cross-referenced to Masterplan Condition 10I (pg23). The key ecological measures are summarised below.

The general measures include:

- The appointment of an Ecological Clerk of Works (ECW), this is also secured via the S106 Agreement). The remit of the ECW is defined within the ECMS.
- The establishment of the Wildlife Management Group (WGM). The establishment and composition of the WGM will be the responsibility of Cherwell District Council. The WGM will be responsible for the implementation, monitoring and periodic review of the WMP. Funding for the implementation of the WMP has been secured via the S106 Agreement.
- Construction worker awareness measures.
- Protection measures for retained habitats.
- Measures with respect to preventing pollution incidents.
- Measures to minimise artificial light spillage within the built development (1).
- The installation of interpretation boards to raise awareness and promote the nature conservation value of the site (2).
- The provision of information packs to all new residents within respect to the conservation value of the site, including information on joining local wildlife organisations and creating habitats within garden spaces (3).
- The provision of a "School Education Pack" to raise awareness and promote the nature conservation value of the site and identifying opportunities for using the site as a learning resource (4)

During detailed consultation with ecology consultees, it was agreed that a street would not abut the County Wildlife Site. It was considered that private rear gardens of houses would be the most appropriate interface to the boundary of the Council Wildlife Site. Although garden shade should be considered, this arrangement would be little different that of typical north facing gardens of houses.

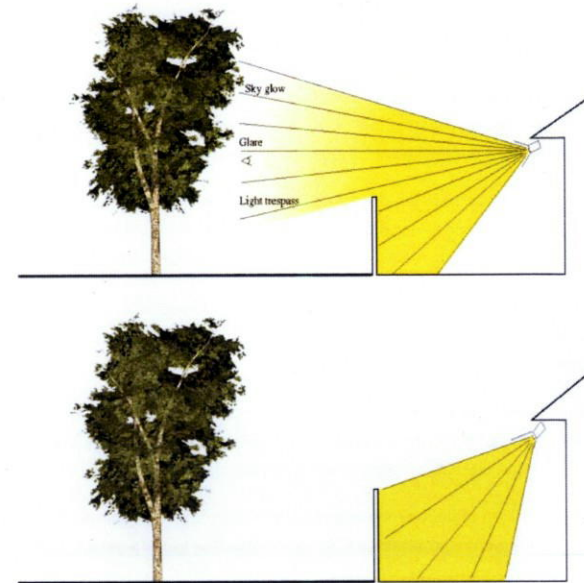


Ecology areas

2.8 Ecology

Specific habitat and species measures include:

- The creation of grassland habitat to the west of Langford Brook to increase its botanical diversity (area referred to as "Compartment C" in both the ECMS and WMP). This area has been in recent arable use. The proposed development will deliver measures to establish species-rich grassland habitat in this area; which covers approximately 1.34Ha. Specific habitat creation measures are set out in the ECMS, while post-creation management measures are set out in the WMP (5).
- The creation of a scrub/hedgerow edge treatment along the western edge of Compartment C (6). This will create a new north/south linear habitat linkage between the railway corridor and Gavray Drive. The species composition of the habitat is set out in the ECMS and includes species suitable for use by hairstreak butterfly species. Post-construction management measures are set out in the WMP.
- The restoration of grassland habitat within the retained County Wildlife Site both within and outside the development boundary as set out in the ECMS and WMP (7). Restoration measures include the stock-proofing of the retained areas, the establishment of an extensive grazing regime, the prohibition of the use of organic/inorganic fertilisers and the management of scrub/tree seedling encroachment. In addition, the drainage design of the proposals includes a measure to secure the ecohydrological requirements of the retained CWS (8). Post-construction management measures for the retained County Wildlife Site are set out in the WMP.
- The majority of the existing hedgerow resource within the development site is proposed to be retained (9). Measures to protect the retained hedgerow resource during the construction phase are set out in the ECMS while post-construction management measures, designed to be sensitive to the requirements of hairstreak species, are set out in the WMP.
- New hedgerow planting will be included within the proposed development, particularly where necessary to delineate the new boundary of the retained CWS and to restore existing hedgerows within the retained CWS (10). The planting will include species suitable for use by hairstreak butterfly species. The new hedgerows will be managed through measures set out in the WMP.



Trespass lighting



Example of interpretation board

2.8 Ecology

- The three historic field ponds within the site are to be restored (11), in particular, to contribute to the favourable conservation status of great crested newts. Measures include those to secure the water balance of the retained ponds. The historic field ponds will be managed through measures set out in the WMP.
- The proposals include the creation of six new ponds and associated hibernacula (12) which have been purposely designed to contribute to the favourable conservation status of great crested newts. The ponds are located in a pond complex adjacent to the retained CWS. The created ponds will be management through measures set out in the WMP.
- The installation of great crested newt tunnels for ensuring terrestrial habitat connectivity at key infrastructure crossings (13).
- The installation of Schwegler-type bat boxes on retained mature trees to the land to the east of Langford Brook. The bat box type will vary to give diversity of refuge conditions and will be erected at a density of 2 to 3 per retained, sufficiently mature, tree (14).
- The installation of seven new hibernacula adjacent to the retained and created ponds (15) and five new hibernacula within the retained County Wildlife Site to the east and outside the development boundary (16).
- The installation of bird boxes of a varying type to be installed on retained mature trees on the development land to the east of Langford Brook. The boxes will be erected at a density of 2 to 3 per retained, sufficiently mature, tree (17).
- The restoration of pollarding to mature willows (18) and the rotational management of retained/created hedgerow habitats to ensure a continuity of habitat for hairstreak butterfly species. Measures are set out of this within the WMP.
- The design of development drainage to ensure no significant changes in the water quality and flow of Langford Brook (19).



Typical example of amphibian tunnel



Bat boxes for trees



Bird boxes for trees

Condition 10l Ecology



- | | |
|--|--|
| 1 Measures to avoid light spillage | 11 Retained field ponds |
| 2 Ecology information board | 12 New ponds to favour great crested newts |
| 3 Residential information packs | 13 Newt tunnel at key infrastructure |
| 4 Education information packs | 14 2-3 bat boxes per retained mature tree |
| 5 Species rich grassland habitat | 15 7 new hibernacula |
| 6 Scrub / hedgerow corridor | 16 5 new hibernacula |
| 7 Grassland habitat restoration | 17 2-3 bird boxes per retained mature tree |
| 8 Retain drainage to support hedgerows | 18 Restoration of pollard willow |
| 9 Retained hedgerows | 19 Drainage to retain water quality and flow |
| 10 New hedgerows | 20 Field 7. Development subject to satisfaction of S106 obligations |
| | 21 Potential retention of elm hedgerow subject to white letter hairstreak survey |

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Project: **Gavray Drive**

Scale: 1:1,000 @ A0
N.T.S @ A3

Drawing No: **Condition 10l Ecology**

Drawn: GE.GD
Date: 24.10.2011
Rev: 024
rev B 20.02.2012

2.9 Overarching Masterplan

The plan opposite is a synthesis all of the plans that relate to planning Condition 10. It and its accompanying Conditions Plans will be used for consultation with a range of statutory stakeholders including English Nature and Oxfordshire County Council. It should also be read in conjunction with;

- The Design Code
- The Ecological Construction Methods Statement
- The Wildlife Management Plan
- The Site Enabling Earthworks and Pond Retention Proposals
- The Section 106 Agreement
- Draft detailed design for surface water drainage; and
- Draft detailed design for internal road networks.



- County Wildlife Site boundary
- Field 7 - excluded from current masterplan
- Boundary to development compartments
- Gavray Meadows public open space including:
Compartments of grass and wild flower meadow planting
Amenity grass areas
Indigenous shrub planting
Wetland seed mix
- Existing hedgerow to be retained
- New hedgerow to be planted
- Existing highways hedgerow and planting
- Existing railway hedgerow and planting
- Existing trees protection zone
- Potential retention of elm hedgerow subject to write letter/hairstreak survey
- 100 year flood area (plus climate change) within school playing fields including back up overland flow
- Retained new ponds
- New new ponds
- Development blocks - general build line
- Village green including L.A.P.
- 'Noble Trees' special landscape area including L.A.P.
- School Square including L.A.P.
- Local Equiped Area of Play including L.A.P.
- Space for Additional L.A.P.

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Project: **Gavray Drive**

Scale: 1:1,000 @ A0 Date: 24.10.2011

Drawing No: 017 Rev: B 20.02.2012

Paul Drew Design
GE_GD Drawn PD

Consultation Draft Masterplan



3

SECTION 3 - IMPLEMENTATION

- 3.1 Compliance Criteria
- 3.2 Quality and Control

3.1 Compliance Criteria

Compliance with the Code

This section provides guidance to the designers of reserve matter applications and to the local planning authority in the determination of these subsequent applications. It sets out the key requirements of the Code in tabular form as a checklist, but it should not be used as a substitute for the full Code. Full compliance with the Design Code is expected. However there may be good reason to differ from the Code in certain locations. A full justification and explanation for this is required.

Process

- 1 Designers of reserve matter applications should fully acquaint themselves with the provisions of the Code prior to starting design work.
- 2 Any arborecultural or habitat surveys that may be required due to the length of time since the previous surveys should be undertaken prior to starting design work.
- 3 Designers should prepare a composite plan for their parcel that brings together all the spatial components of the Code, to inform the design of the 3D parcel, taking account of any updated survey information
- 4 This is required to be "signed off" by the LPA as an agreed interpretation of the Code for that parcel.
- 5 The designer should use the compliance check list as an aid memoir throughout the design process as an iterative tool. This should not be restricted to 2D layout but be designed holistically including landscape, built form and materials.
- 6 The designer should undertake on going pre application negotiations with the LPA, submitting sketch proposals at least one week prior to any meeting so that the LPA can liaise with ecology and highway colleagues from other organisations if required (although the purpose of the Code is to avoid this, there may be exceptional circumstances, which the designer should flag up as non compliant proposals).
- 7 The designer should complete the compliance checklist, fully explaining and justifying any non compliant aspects of the proposal. The Plan illustrating the spatial components of the parcel and the completed compliance checklist should be submitted to the LPA as part of the reserve matter application.
- 8 The LPA should examine the application not only against the code but also against national and local policy and generic quality thresholds, which should in any case be embedded in the Code.
- 9 The LPA should endeavour to process the application swiftly, making consultees aware of the provisions of the Code.
- 10 The application should be compliant with the Code and, if not it should be refused unless, if in the opinion of the LPA this is fully explained and justified and acceptable in all respects.
- 11 The LPA will seek to undertake evaluation of the implementation of the Code, say on an annual basis depending upon the build rate and feed the results back to the master developer.

Process actions list

Parcel and reserve matters designers	1	2	3		5	6	7				
LPA				4		6		8	9	10	11

Key sources of information and advice

Cherwell District Council
tel. 01295 252535

<http://www.cherwell-dc.gov.uk>
for general planning advice:
Planning and Development Services
tel. 01295 221883

County Ecologist, Oxfordshire County Council
tel. 01865 810469
advice on wildlife & habitats

Natural England
tel. 01993 886540
<http://www.naturalengland.org.uk>
regional advice on wildlife & habitats

Oxfordshire County Archaeological Services
tel. 01865 810115 or 01865 810825
for archaeological advice

Environment & Economy, Oxfordshire County Council
tel. 01865 815700
for environmental, roads and transport advice

The Environment Agency
tel. 01491 828455
for advice on drainage & flood risk

3.1 Compliance Criteria

Check list

Does proposal comply with provisions of Design Code with respect to:	Cross reference to paragraph no	Comment
Master Plan		
Density	2.5	
Layout of blocks	2.3	
Landmark buildings	2.3	
Building height and scale	2.3	
Means of enclosure	3.3	
Key areas	3.2	
Landmark buildings	3.2	
Landscape Strategy		
Master Plan	2.7	
Tree and hedge protection	2.2	
Pond offset	2.2	
Treatment of hedge corridors and retained trees	2.2	
Landscape design approach and species	2.7	
Key areas	2.7	
Amenity areas	2.7	
Children's play areas	2.7	
Public art	2.7	
Movement strategy		
Street hierarchy and design	2.6, 2.8	
Footpath network	2.6	
Highway materials and kerbing	2.8	
Footway materials	2.8	
Footpath materials	2.8	
Traffic calming	Ref. Manual for Streets	
Car parking	2.9	
Noise mitigation	2.10	
Drainage	2.11	
Community safety	2.12	
Character area table		
Elevational materials	3.1	
Roofing materials	3.1	
Storey heights	3.1	
Set backs	3.1	
Built elements / Building design features	3.1	
Landscape	3.1	
Sustainability criteria		
BRE E Eco Homes good/ very good	2.13	
External stores, meter cupboards, sub stations, vents	3.3	

Details to be submitted with Reserved Matter / Full Application

	Description	Submitted
		✓
1	A composite plan that brings together all the spatial components of the Code	
2	Compliance checklist and reasoned justification for non compliance	
3	A1:200 scale plan showing areas for adoption <ul style="list-style-type: none"> • by the highway authority • by the authority for open space and landscaping maintenance • for sale • for transfer to a RSL • details of maintenance outside these areas 	
4	1: 1250 scale OS based location plan; [with a site area edged red]	
5	1: 500 block plan; [with a site area edged red] [Surrounding land uses must be annotated to provide a context.]	
6	1: 100 / 50 site plan[s], to include external works / boundary treatment / existing and proposed levels.	
7	1: 100 / 50 elevations [in colour] including details of all materials to be used. Elevations must ensure all aspects of detail are clearly drawn / annotated (e.g. windows - materials to be used and nature of opening) and show massing of adjacent buildings based on data within the Development Codes. <i>All plans must be clearly and accurately drawn with roads dimensioned, visibility plays shown and parking within communal areas clearly assigned to plots. Where a number of drawings are submitted they must correspond with each other.</i>	
8	1: 100 / 50 street scenes [in colour] including details of all materials to be used, and adjacent context	
9	1: 100 / 50 cross-sections (consistent with the floor plans) if appropriate	
10	3D impression for key groupings with materials and colours shown.	
11	A schedule of proposed materials for buildings, roads and hard landscaped areas.	
12	A full landscaping scheme must form an integral part of the submission (unless otherwise agreed Landscaping will not be dealt with by condition).	
13	Details of tree protection measures should be included.	
14	Existing trees must be accurately plotted and the location of the proposed underground services shown where known.	
15	An aboricultural survey should be submitted relating to the condition and potential of trees to remain within the site.	
16	Full details of services (if known), e.g. substations, bus shelters, lighting, telephone boxes should be included.	
17	Details of intended maintenance proposal for any communal areas should be provided.	

3.2 Quality And Control

The 'Master Developer' is committed to ensuring that the development of Gavray Drive follows an open and transparent process with participation of the local community leading to active involvement in the new neighbourhood.

Achieving a successful piece of town requires good quality control throughout the whole development process, before, during and after development. The Design Code and Development Briefs mark only one part of that process.

The master developer's designer should run a workshop with the local planning and highway authority staff, including DC officers, highways adoptions officers, Section 38 Engineers, open space adoptions officers etc explaining the purpose and content of the Code. There should then be testing exercise to familiarise officers with the content and how to use it.

The master developer should monitor the implementation of the Code on site through purchaser / developer agreement, and should report any breaches promptly to the LPA.

The phasing of development is crucial to the economic viability of the site. It is therefore important that early delivery of marketable sites is undertaken and this needs to be managed whilst other infrastructural works continue.

At the site construction stage, the 'Master Developer' will ensure that the procurement of building and spaces maintain a level of quality through site supervision, in particular when mitigating effects on the environment and the amenity of local residents.

