

# NW Bicester Outline Application 1

Scaled Parameter plans 25 July 2014

issued November 2014



north  
west  
bicester

a2dominion 

THINKING ABOUT TOMORROW



north  
west  
bicester



azdominion 

FARRELLS

**BARTON  
WILLMORE**

Hyder 

## Application 1 -

Land to the north of the railway line and A4095 Lord's Lane and west of B4100

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Application 1 Parameter plans 25 July 2014

BIMP6 100A Application 1 red line boundary

BIMP6 106B Proposed levels and topography

BIMP6 107C Existing trees and hedgerows removed or broken

BIMP6 108D Landscape parameters - open space strategy

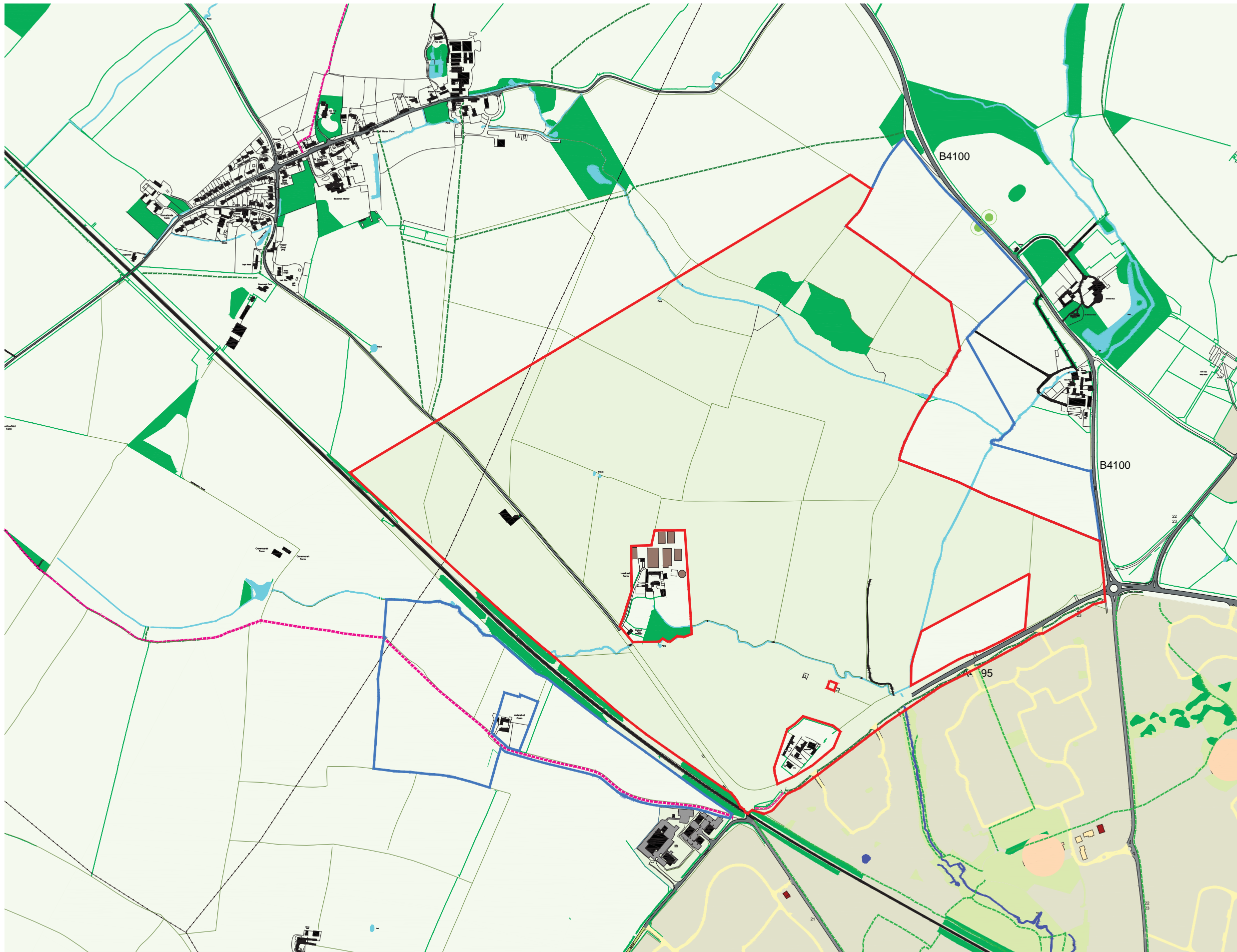
BIMP6 109D SUDS and drainage

BIMP6 110C Movement and Access

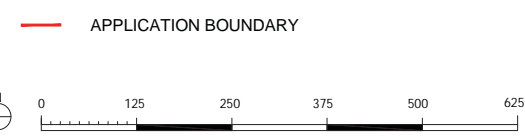
BIMP6 111C Landscape buffers

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BIMP6 116D Application framework plan



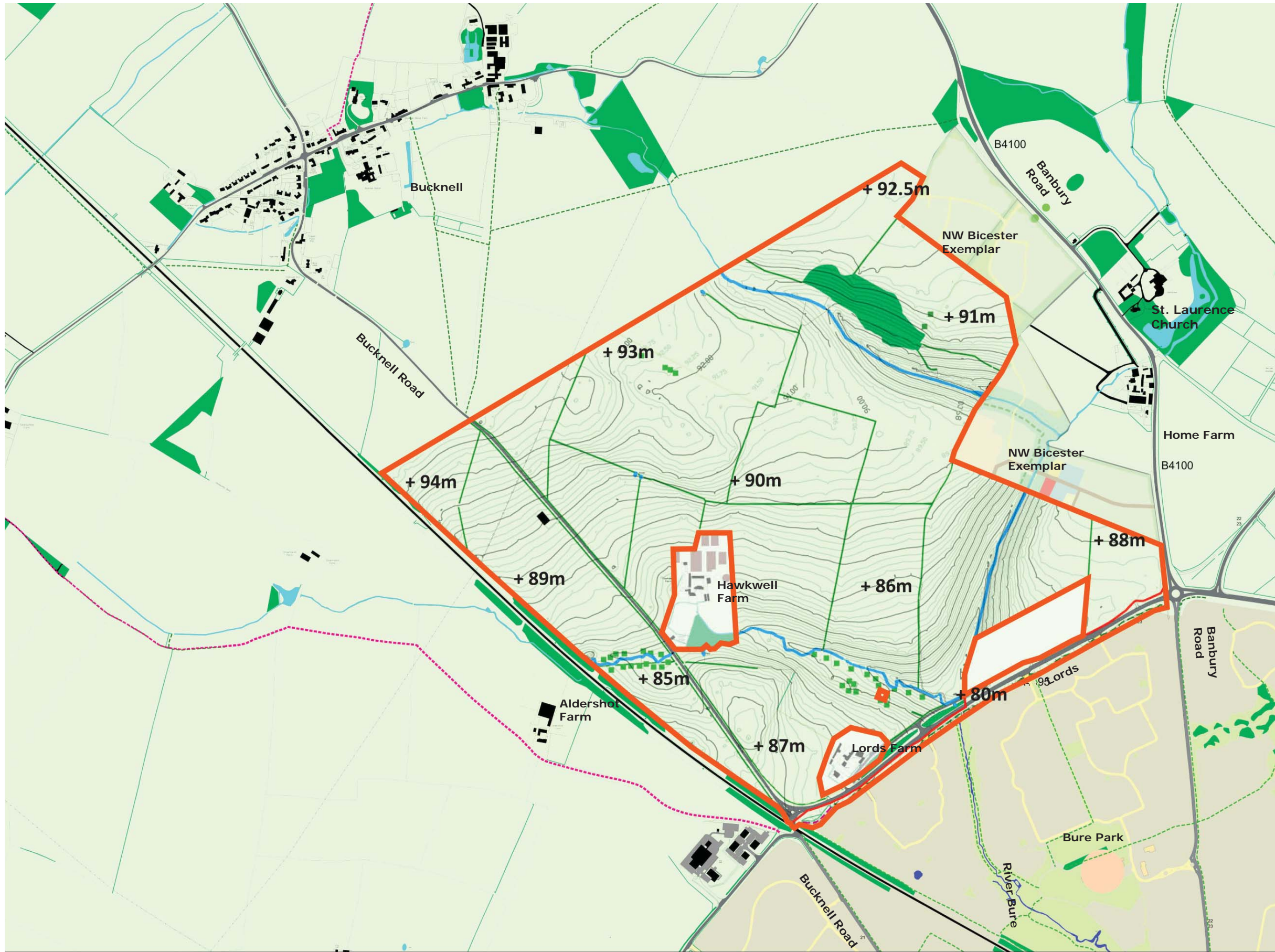
- Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
- Primary Schools
- Landscape Amenity
- Shops
- Motor way
- Main roads
- Secondary roads
- Foot & cycle path
- Bridle path
- Rail Stations
- Water Courses
- Electric Cables



CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
A2 DOMINION		10-06-14	PLANNING	1:5000 @ A1	NW BICESTER MASTERPLAN	APPLICATION 1 RED LINE	BIMP6 100A

**FARRELLS**





# Key

- Existing Uses**
  - Farmland
  - Woodland
  - Field boundaries
  - Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
  - Primary Schools
  - Site boundary
  - Young woodland plantation
  - Existing contours
  - Scattered Trees
  - Scattered Scrub
- Existing Connectivity**
  - Main roads
  - Secondary roads
  - Foot & cycle path
  - Bridle path
- Existing Infrastructure**
  - Water Courses
  - Electric Cables
- Proposed Levels**
  - Proposed contours
  - +93m Proposed spot levels above AOD

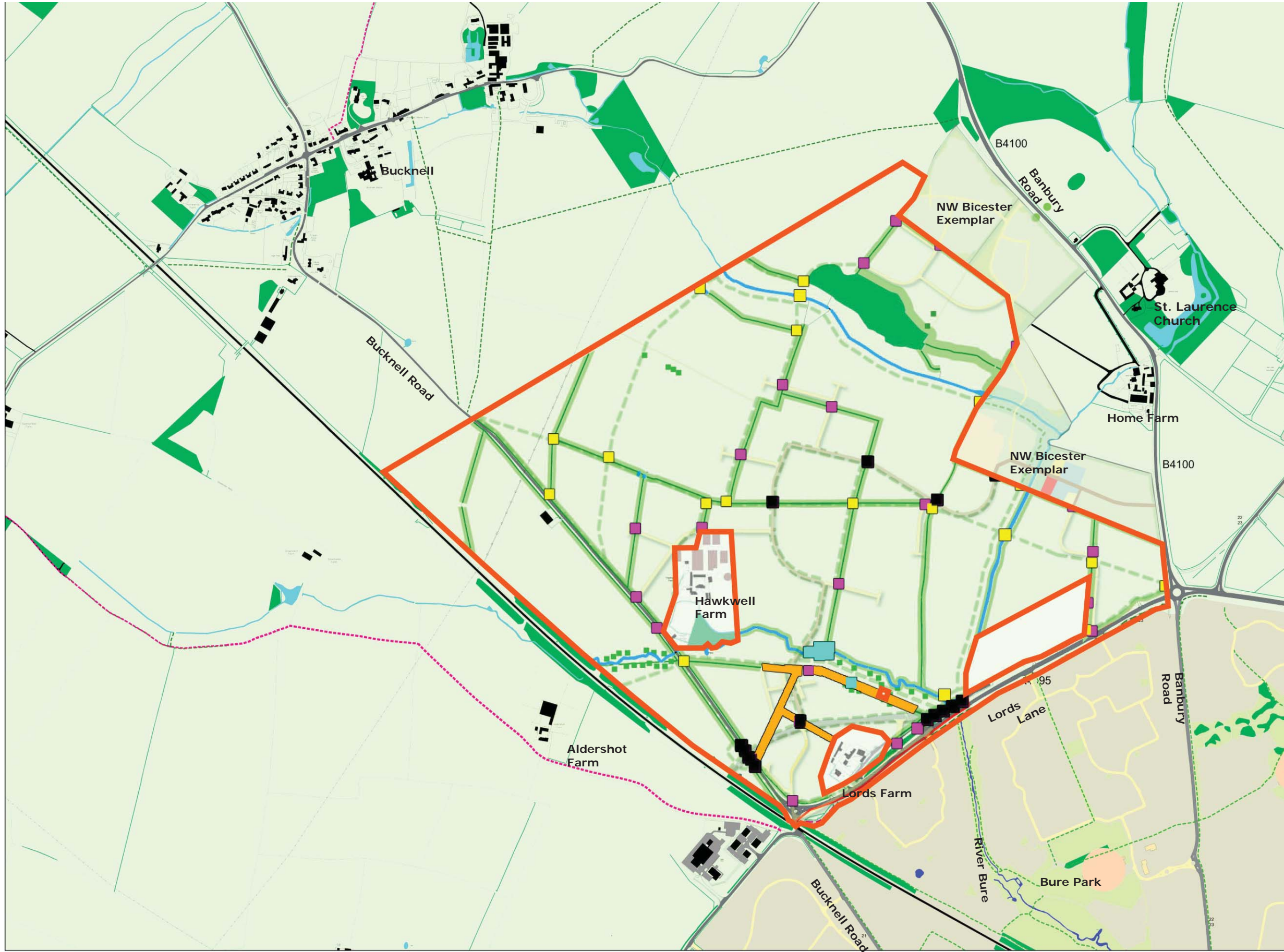
**APPLICATION 1 NORTH OF LORDS LANE - PROPOSED LEVELS AND TOPOGRAPHY**  
 BIMP6 106B NW BICESTER APPLICATION -PARAMETER PLAN

1:10,000 @ A3  
 1: 5,000 @ A1



Rev B - 25/07/14





**Key**

**Existing Uses**

- Farmland
- Woodland
- Field boundaries
- Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
- Primary Schools
- Site boundary
- Young woodland plantation
- Scattered Trees
- Scattered Scrub

**Existing Connectivity**

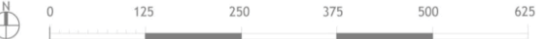
- Main roads
- Secondary roads
- Foot & cycle path
- Bridle path

**Existing Infrastructure**

- Water Courses
- Electric Cables

**Proposed landscape**

- Hedges to be removed
- Hedges to be broken by secondary roads - location is flexible and subject to detailed design (square does not represent true scale). Hedge breaks should be minimised where possible.
- Hedges to be broken by footpaths and cycleways - location is flexible and subject to detailed design (square does not represent true scale). Hedge breaks should be minimised where possible.
- Hedge buffer zones (dependant on hedge quality - see V001-UA001881-01-STD-PHASE1-LF)
- Approximate trees to be removed (shape does not represent true scale, removals to be sensitively minimised where possible and are subject to a full detailed survey)
- Hedge locations to be broken by fixed location of Strategic, Primary Road and Bucknell Road. Hedge breaks should be minimised where possible. (square does not represent true scale)



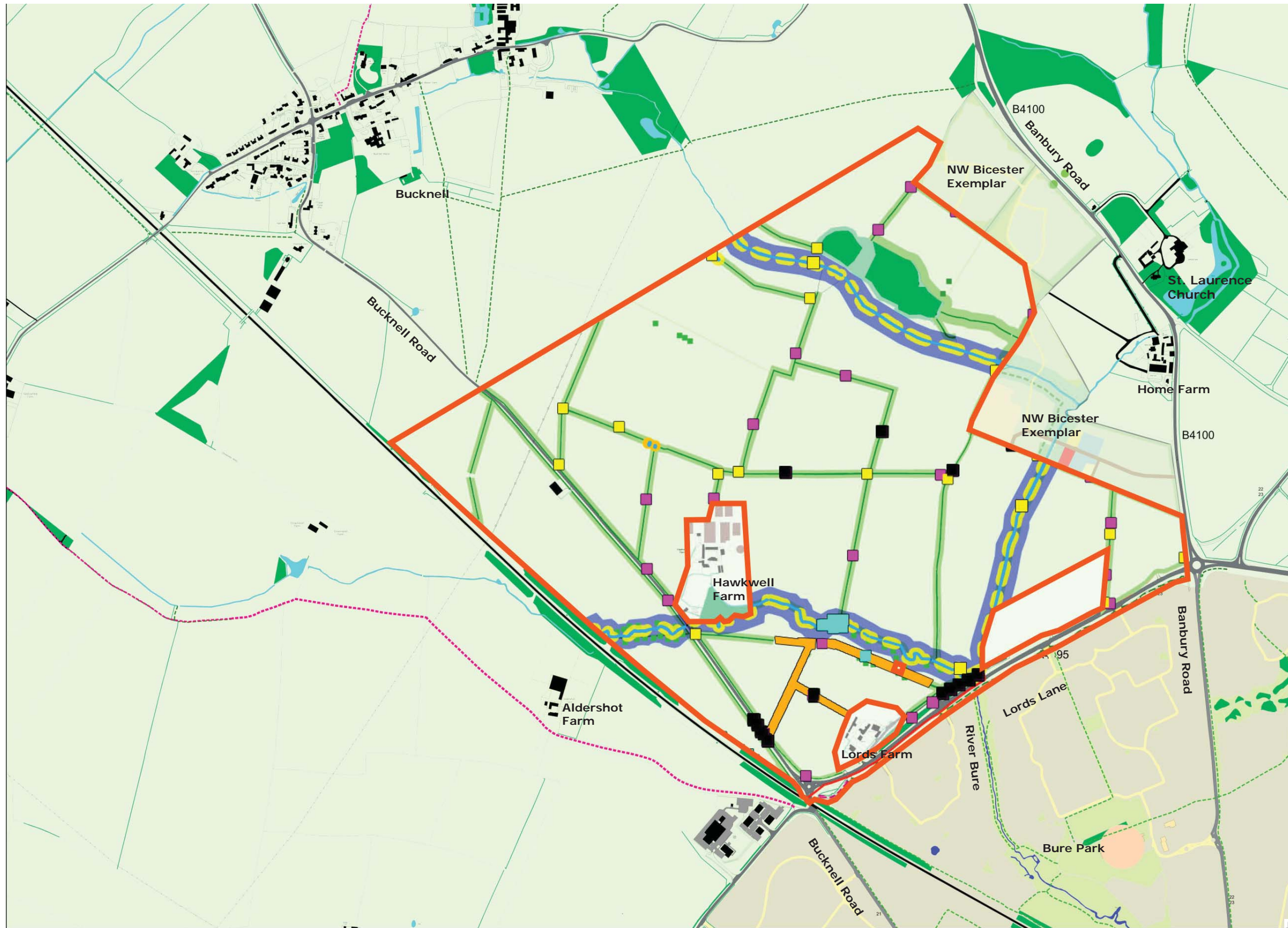
**APPLICATION 1 NORTH OF LORDS LANE - EXISTING TREES AND HEDGEROWS SHOWING AREAS TO BE REMOVED OR BROKEN**

BIMP6 107C NW BICESTER APPLICATION - PARAMETER PLAN

1:10,000 @ A3 1:5,000 @ A1

Rev C - 25/07/14





### Key

#### Proposed landscape

- Hedges to be removed
- Hedges to be broken by secondary roads - location is flexible and subject to detailed design (square does not represent true scale). Hedge breaks should be minimised where possible.
- Hedges to be broken by footpaths and cycleways - location is flexible and subject to detailed design (square does not represent true scale). Hedge breaks should be minimised where possible.
- Approximate trees to be removed (shape does not represent true scale, removals to be sensitively minimised where possible and are subject to a full detailed survey)
- Hedge locations to be broken by fixed location of Strategic, Primary Road and Bucknell Road. Hedge breaks should be minimised where possible. (square does not represent true scale)
- EXISTING WATERCOURSES with 30m buffer either side
- EXISTING BAT CORRIDOR with 20m buffer either side
- EXISTING HEDGEROWS with 10m buffer either side
- EXISTING WOODLAND with 10m buffer
- EXISTING PONDS with 50m buffer around
- EXISTING PONDS with 10m buffer around
- EXISTING BUILDINGS with surround
- EXISTING RAILWAY with 10m buffer



**APPLICATION 1 NORTH OF LORDS LANE - LANDSCAPE BUFFERS**  
 BIMP6 111C NW BICESTER APPLICATION - PARAMETER PLAN

1:10,000 @ A3  
 1: 5,000 @ A1

Rev C- 25/07/14

**FARRELLS**





### Key

- MASTERPLAN SITE AREA

#### Proposed NW Bicester Land Use

- GREEN INFRASTRUCTURE
- EXISTING WOODLANDS & HEDGEROWS
- EXISTING WATER CORRIDOR & PONDS
- PROPOSED WOODLANDS & HEDGEROWS BUFFER ZONE
- PROPOSED WATER CORRIDOR BUFFER ZONE
- EXISTING BUSINESS (including green space tbc)
- EXISTING FARM MIXED USE (including green space tbc)
- P PLAY
- A ALLOTMENTS
- WAT POSSIBLE WATER TREATMENT
- PROPOSED ATTENUATION PONDS
- PROPOSED SWALES
- EXISTING HERBAGE

#### Proposed Connectivity

- Strategic road corridor with predominantly segregated footpath and cycle route
- Primary road corridor with predominantly segregated footpath and cycle route
- Secondary road corridor
- Bus only route with footpath and cycleway

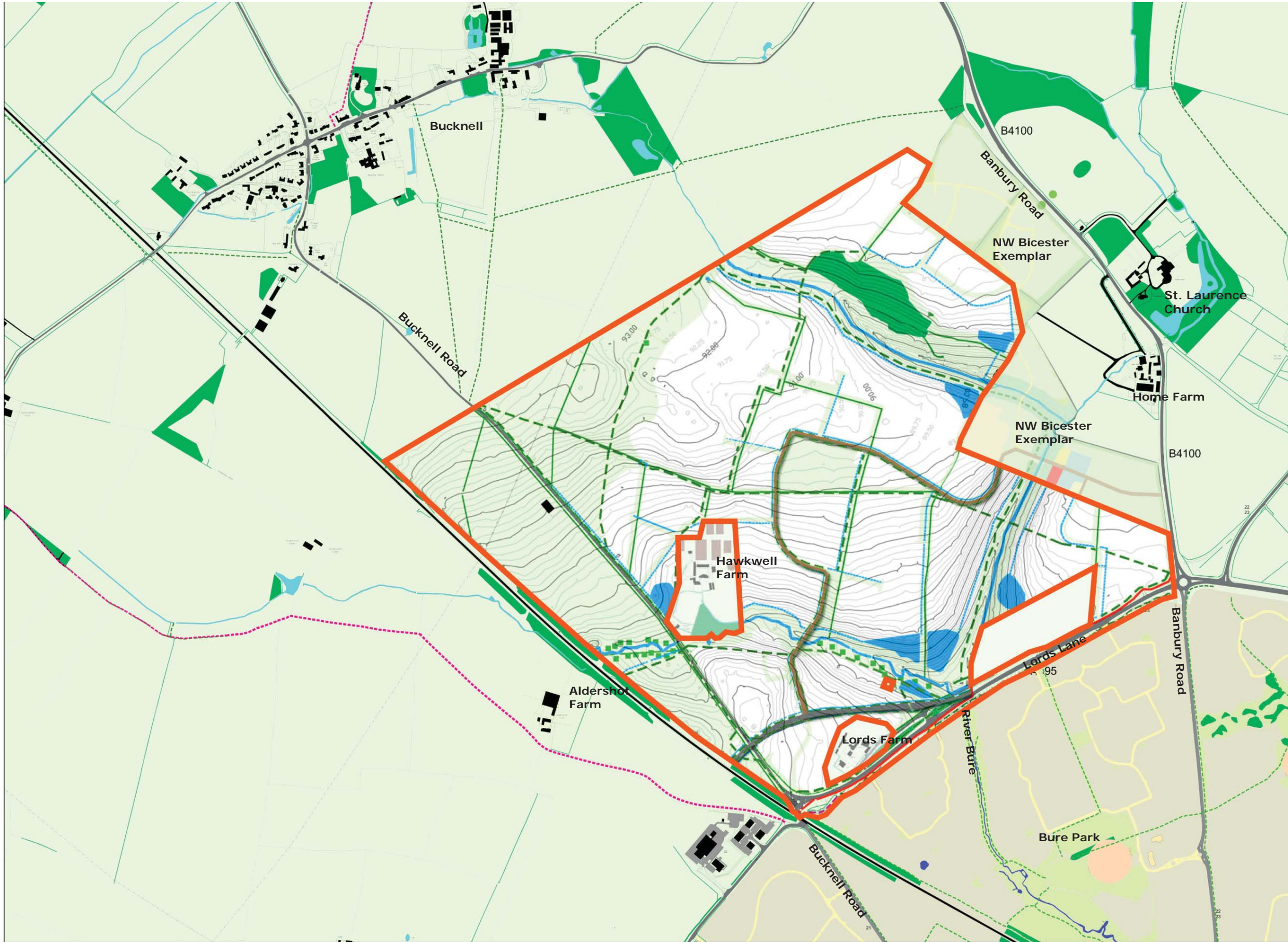
NB: Strategic and Primary road locations are fixed whilst secondary road locations

- footpath cycleways
- bridle path

**Potential Burial Ground \***  
- subject to separate applications and consents

**APPLICATION 1 NORTH OF LORDS LANE - LANDSCAPE PARAMETERS - OPEN SPACE STRATEGY** 1:10,000 @ A3  
 BIM6 108D NW BICESTER APPLICATION - PARAMETER PLAN 1: 5,000 @ A1





### Key

**Existing Uses**

- Farmland
- Woodland
- Field boundaries
- Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
- Primary Schools
- Site boundary
- Young woodland plantation
- Existing contours
- Scattered Trees
- Scattered Scrub

**Existing Connectivity**

- Main roads
- Secondary roads
- Foot & cycle path
- Bridle path

**Existing Infrastructure**

- Water Courses
- Electric Cables

**Proposed SUDS**

- Proposed contours
- +93m Proposed spot levels
- Proposed attenuation ponds
- Proposed swales
- Hedge buffer zones (dependant on hedge quality - see V001-UA001881-01-STD-PHASE1-LF)

**Proposed movement and connectivity**

- Strategic road corridor with predominantly segregated footpath and cycle route
- Primary road corridor with predominantly segregated footpath and cycle route
- Secondary road corridor
- Bus only route with footpath and cycleway

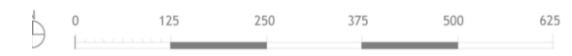
NB: Strategic and Primary road locations are fixed whilst secondary road locations are flexible

NB: Primary roads form part of the network which connects swales and attenuation ponds.

- footpath cycleways
- bridle path

**APPLICATION 1 NORTH OF LORDS LANE - SUDS AND DRAINAGE**  
 BIMP6 109D NW BICESTER APPLICATION - PARAMETER PLAN

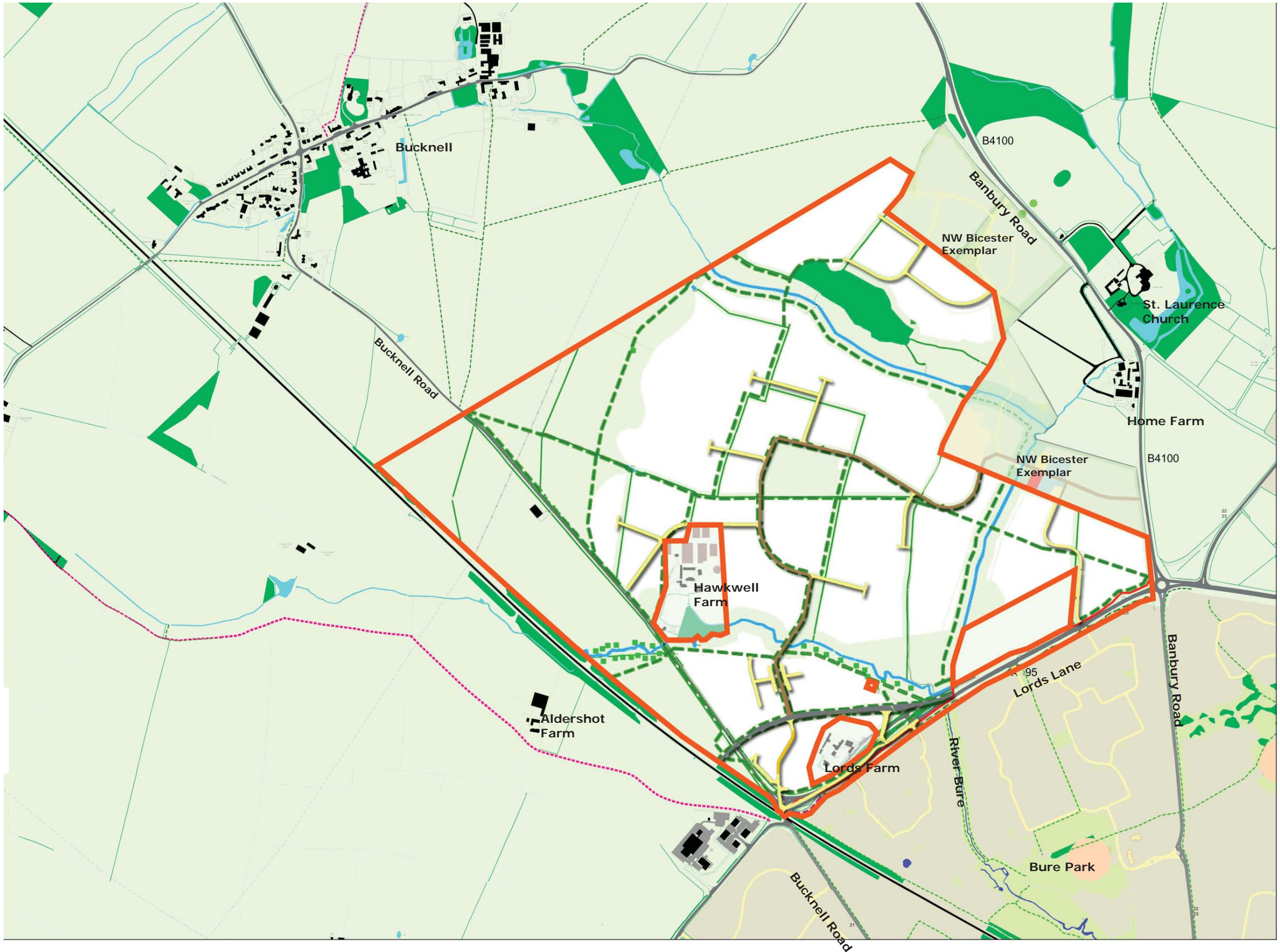
1:10,000 @ A3  
 1: 5,000 @ A1



Rev D - 25/07/14







### Key

- Existing Uses**
    - Farmland
    - Woodland
    - Field boundaries
    - Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
    - Primary Schools
    - Site boundary
    - Young woodland plantation
    - Scattered Trees
    - Scattered Scrub
  - Existing Connectivity**
    - Main roads
    - Secondary roads
    - Foot & cycle path
    - Bridle path
  - Existing Infrastructure**
    - Water Courses
    - Electric Cables
  - Proposed movement and connectivity**
    - Strategic road corridor with predominantly segregated footpath and cycle route
    - Primary road corridor with predominantly segregated footpath and cycle route
    - Secondary road corridor
    - footpath cycleways
    - bridle path
    - Bus only route with footpath and cycleway
- NB: Strategic and Primary road locations are fixed whilst secondary road locations are flexible

**APPLICATION 1 NORTH OF LORDS LANE - MOVEMENT AND ACCESS**  
 BIMP6 110C NW BICESTER APPLICATION - PARAMETER PLAN

1:10,000 @ A3  
 1: 5,000 @ A1



Rev C - 25/07/14





### Key

#### Existing Uses

- Farmland
- Woodland
- Field boundaries
- Housing (inc. roads and residential play space and private gardens + allows for some green infrastructure)
- Site boundary
- Young woodland plantation
- Scattered Trees
- Scattered Scrub

#### Existing Connectivity

- Main roads
- Secondary roads
- Foot & cycle path
- Bridle path

#### Existing Infrastructure

- Water Courses
- Electric Cables

#### Proposed

- Strategic road corridor with predominantly segregated footpath and cycle route
- Primary road corridor with predominantly segregated footpath and cycle route
- Secondary road corridor
- bus only route with footpath and cycleway
- NB: Strategic and Primary road locations are fixed whilst secondary road locations are flexible
- Minimum height 4m  
Maximum height 11m
- Minimum height 4m  
Maximum height 15m
- Minimum height 4m  
Maximum height 20m

NB: All proposed heights are indicated in meters AOD (above ordnance datum)

**+ 93m** Proposed ground level spot heights  
**All proposed heights are in meters above proposed ground level. Proposed ground levels are indicated in meters above ordnance datum AOD**

## APPLICATION 1 NORTH OF LORDS LANE - BUILDING HEIGHTS

### BIMP6 113C NW BICESTER APPLICATION - PARAMETER PLAN

1:10,000 @ A3  
 1: 5,000 @ A1



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### Key

**Existing Connectivity**

- Main roads
- Secondary roads
- Foot & cycle path
- Bridle path

**Existing Infrastructure**

- Water Courses

**Proposed NW Bicester Land Use**

- GREEN INFRASTRUCTURE
- EXISTING WOODLANDS & HEDGEROWS
- EXISTING WATER CORRIDOR & PONDS
- PROPOSED WOODLANDS & HEDGEROWS BUFFER ZONE
- PROPOSED WATER CORRIDOR BUFFER ZONE
- HOUSING (INC. ROADS AND RESIDENTIAL PLAY SPACE AND PRIVATE GARDENS + ALLOWS FOR SOME GREEN INFRASTRUCTURE)
- PRIMARY SCHOOL (including green space tbc)

**WAT POSSIBLE WATER TREATMENT**

**Potential Burial Ground \***  
- subject to separate applications and consents

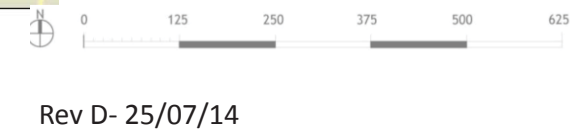
- COMMERCIAL / BUSINESS
- SOCIAL / COMMUNITY
- RETAIL / LEISURE
- P PLAY
- A ALLOTMENTS
- EC ENERGY CENTRE
- SS SUB STATION
- PROPOSED ATTENUATION PONDS
- PROPOSED SWALES

- Strategic road corridor with predominantly segregated footpath and cycle route
- Primary road corridor with predominantly segregated footpath and cycle route
- Secondary road corridor
- bus only route with footpath and cycleway

NB: Strategic and Primary road locations are fixed whilst secondary road locations are flexible

**APPLICATION 1 NORTH OF LORDS LANE - APPLICATION FRAMEWORK PLAN**  
 BIMP6 116D NW BICESTER APPLICATION - PARAMETER PLAN

1:10,000 @ A3  
 1: 5,000 @ A1



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