

Fig 7.10 - Boundary Treatment Perspective



LIGHTING

7.1.37 The approach to lighting within the development will need to be mindful of Secured by Design and public safety while remaining sensitive to wildlife and heritage assets.

7.1.38 The design and siting of lighting will be an important consideration at the detailed design stage to the appearance of the road for both road users, pedestrians and cyclists.

7.1.39 The lighting strategy will also need to reflect the lighting within the wider North West Bicester area to facilitate a consistent approach to lighting.

7.1.40 The lighting will be of a standard appropriate for residential areas.

7.1.41 The green corridors and open spaces (and habitats within) will be retained as unlit corridors to benefit biodiversity and nocturnal foraging.

7.1.42 In conformity with the wider North West Bicester development parcels, the lighting classes identified for the proposed development will be required to comply with BS 5489 and BS EN 13201, comprising:

- Lighting class S7 (5m columns) along the tree-lined avenue; and
- Lighting class S7 (3 or 4m columns supplemented by building mounted luminaires and bollards or ground level lighting) along the low key access roads and private drives, including those fronting the play area.

COLOUR AND MATERIAL PALETTE

7.1.43 To achieve high authenticity across the site, colours and materials used in the local context – particularly within the North West Bicester eco-town - will be used to inform the colour and material palette for Plot SGR 1.

7.1.44 The objective has been to identify a constrained palette, capable of creating a sense of cohesion across the site and wider context but including opportunities for careful architectural detailing to both aid legibility and create a unique image for the eco-town.

7.1.45 The palette of colours and materials for the site will need to respond to the following, reflecting the aspirations of the North West Bicester SPD:

- Materials consistent with achieving high sustainability performance.
- The use of materials that are sustainability produced and locally sourced, to enhance the local Oxfordshire vernacular and to reduce the carbon footprint.
- New paving materials should be simple, functional, and reflect the character of the wider North West Bicester eco-town.
- Materials which are durable and require minimal maintenance.
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7.1.46 The style and approach of the external appearance are to be determined at the detailed design stage and will contribute to the performance and vision of the eco-town.

7.1.47 The potential material palette could include reconstituted limestone, brick and render with controlled elements of timber boarding. The roofing material could typically be slate, stone or clay tiles.



SUSTAINABLE DESIGN

Energy

7.1.48 High levels of energy efficiency are a fundamental design principle of the development, requiring:

- Optimisation of energy demand where possible, through nationally recognised energy hierarchy principles and through design principles such as orientation of buildings to optimise the site's potential for solar gain and incorporation of open spaces;
- Provision of a proportion of the development's energy supply by potentially using low carbon and renewable energy sources that are feasible at the site, such as solar PV panels on southward facing roofs of houses, solar water heating or air source heat pumps;
- Reduction in the consumption of natural resources and greenhouse gas emissions through sustainable, energy, water and materials procurement strategies, as well as considerate construction practices; and
- Use of energy efficient materials.

Waste

7.1.49 The use of locally sourced materials (with a high recycled content) in addition to the careful management, ordering and storage of material will be required to prevent wastage. The reuse and recycling of materials on-site during the construction process will also minimise waste.

7.1.50 All properties will be supplied recycling bins for organics and recyclables to minimise waste.

Water

7.1.51 Water efficiency measures will be introduced, including rainwater harvesting and reuse, and water efficient fixtures and fittings. These measures will enable all homes to reduce average water consumption levels.

7.1.52 Surface water management will protect the receiving waters from pollution and reduce the risk of flooding, including through the use of permeable paving.

7.1.53 The use of Sustainable urban Drainage Systems (SuDS) will provide storm water management and help to recharge the underlying groundwater resource, whilst minimising run-off at source. SuDS will also provide a biodiversity function by enhancing the creation of new habitats.



8.0 CONCLUSIONS

- 8.1.1 The outline planning application is for up to 75 dwellings, of which 30% are proposed to be affordable (to be secured within the Section 106). The proposed development would provide a full range of tenures and dwelling sizes, in accordance with government objectives of sustainable development.
- 8.1.2 The proposed development offers a number of benefits, including:
- Creation of a high quality sustainable development incorporating a mix of house sizes, including 30% affordable housing.
 - A well-designed development of up to 75 homes.
 - New housing well connected to eco-town facilities and services.
 - Provision of car parking spaces for the church and allotments.
 - Provision of allotments and a community orchard to provide an edible landscape to encourage local food production.
 - New combined pedestrian/cycle link through the site between the adjacent development parcels providing enhanced connectivity across the North West Bicester eco-town.
 - Residential layout configured to respect the setting of local heritage assets.
 - New green open space, incorporating Sustainable Urban Drainage and enhanced ecological value.
 - A high quality landscaped setting for the development.
 - The proposals will facilitate a pedestrian link through the Site towards the Church of St Laurence, ensuring that a pedestrian crossing to the Church can be delivered separately.
- 8.1.3 This Design and Access Statement has explained how the design of the proposed development takes full account of its physical and policy context, including the design vision and key principles for the development. Those principles are given spatial expression in the Parameter Plans.
- 8.1.4 Effective application of those principles at the detailed design stage, secured by a condition on any Outline permission requiring compliance with the Parameter Plans, would ensure the proposed development is of a high design quality and appropriately response to its context.

