



Fig 4.3 - Built Form & Storey Heights Parameter Plan

## 4.5 LANDSCAPE & OPEN SPACE

- 4.5.1 The key principles in relation to landscaping are that both the hard and soft landscaping be designed to help define the boundary between the public and private realm and to raise the quality of development. In this way accessibility and legibility is to be enhanced and the relationship with the surrounding area defined.
- 4.5.2 In developing the design proposals for the site, the provision of at least 40% of the site as green space has been maintained, in accordance with Development Requirement 9 of the North West Bicester SPD. The Parameter Plans provides in the region of 56% of the site as green space.
- 4.5.3 Open space provision on the site largely comprises amenity open space for informal leisure and recreation, landscaping and sustainable drainage.
- 4.5.4 The calculations for open space provision are based on Policy BSC 11 of the Cherwell Local Plan (2016) and assume that 75 new dwellings will generate an indicative on-site population of 187, yielding the below requirements.

## Allotments/Community Orchard

- 4.5.5 An area of allotments (around 1,000 sqm in size) is incorporated into the layout to the northern corner of the site. A community orchard is proposed to the north-eastern edge of the site in the form of a green corridor adjacent Banbury Road. A small area of informal car parking is accommodated immediately adjacent to the allotments, for use by both church parishioners and users of the allotments. This provides a tangible benefit to residents of North West Bicester and helps promote the wider community use of the Church.
- 4.5.6 Pedestrian access to the allotments/ community orchard is provided by a new footpath through the informal open space, promoting sustainable forms of travel for local residents. Vehicular access will be provided via the existing Home Farm access off Banbury Road.



	Requirement per 1,000 population	Total requirement for the proposals	Proposed Provision
General green spaces (parks and gardens/ natural and semi-natural/ amenity green space)	2.74 ha	0.51 ha	2.53 ha
Play space (LAPs and LEAPs)	0.78 ha	0.15 ha	0.16 ha
Outdoor sports provision	1.13 ha	0.21 ha	Financial contributions towards off-site provision, subject to viability.
Allotments	0.37 ha	0.07 ha	0.10 ha
<b>TOTAL:</b>		<b>0.73 ha*</b>	
(*excluding outdoor sports provision)			2.79 ha

## Sustainable Drainage

4.5.7 The proposed landscape framework also incorporates Sustainable urban Drainage systems (SuDS) as shown on the Land Use Parameter Plan which shows the indicative location of an attenuation area within open space on-site. This area will be mainly dry other than in storm events and can be used as open space at most times of the year.

4.5.8 The proposed landscape framework also incorporates Sustainable Drainage systems (SuDS) as shown on the Land Use Parameter Plan which shows the indicative location of an attenuation area within open space on-site.

4.5.9 As well as providing a drainage function they also form a part of the biodiversity strategy. The SuDS features will be designed so that they maximise opportunities for habitat creation and wildlife. This will include the introduction of appropriate grassland e.g. wetland mixes, the use of native aquatic and marginal planting and some native broadleaved tree and shrub planting. Detailed design of this area will come forward at the reserved matters stage.

4.5.10 The key landscape principles are to:

- Establish a high-quality landscape to soften the new built development and connect spaces.
- Exploiting the topography as a basis for SuDS, which will be incorporated within the proposed landscape framework to control the rate of surface water run-off.
- Encourage the enhancement of biodiversity value within the area through the provision of suitable species and the creation of wildflower meadow grassland.
- Design for ease of maintenance; the soft landscaping would be managed to ensure the long term beneficial impact for wildlife and ecological habitats.

