



Fig 4.1 - Land Use Parameter Plan

4.2 KEY DESIGN PRINCIPLES

4.2.1 In designing the final proposal, a number of key design principles consistent with the design context ensure that the final scheme would provide an environment appropriate to the application site and the surrounding area. These include:

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- Creation of a high quality sustainable development incorporating a mix of house sizes, comprising 1- to 4-bed homes, including 30% affordable housing to meet local needs.
- A well-designed development of up to 75 homes.
- New housing well connected to wider North West Bicester eco-town facilities.
- Provision of informal car parking for the church and allotments.
- Pedestrian and cycle connectivity with the surrounding North West Bicester areas.
- 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.



Fig 4.2 - Illustrative Master Plan

4.3 LAYOUT

- 4.3.1 A sense of place is established through the creation of a network of green spaces with new walking and cycling routes which provide an attractive outlook for residential dwellings. An area of multi-functional open space has been provided to the eastern part of the site which is visible and a safe environment for children to play. The provision of Public Open Space meets the requirements of Cherwell District Council's open space provision and Development Requirement 9 of the North West Bicester SPD.
- 4.3.2 The development layout has also been configured to respect the setting of local heritage assets at Home Farmhouse and the Church of St Laurence, with the vista of the church informing the disposition of the residential avenue within the site (see also Section 3.4 of this Statement).
- 4.3.3 At the reserved matters stage, the internal roads will be designed to inform, and through the use of materials, reduce car speeds to a minimum. The layout facilitates pedestrian and cycle movement, and accessibility.

4.4 SCALE

- 4.4.1 The principle adopted in relation to scale is to ensure that development sits within the local setting and landscape and its scale is in keeping with the character of development at North West Bicester.
- 4.4.2 Most of the surrounding buildings in the area are residential and two storeys. Residential densities are proposed to be comparable to the residential area surrounding the site and to allow a minimum of 1-, 2-, 3-, and 4-bed dwellings at an average density of 35 dwellings per hectare.
- 4.4.3 A lower density of development is proposed at the edge of the residential area to provide a soft transition to the open space. Lower density housing in this location would comprise detached properties of 2 stories in height, providing 'gap' views between dwellings. The streets will comprise low key private drives (without footpaths) which will be defined by a mix of low-level hedges to blend in the existing hedgerows and strategic tree planting.
- 4.4.4 There is the potential for 2½ / 3 storey dwellings at the end of the residential avenue adjacent the area of open space to frame the street and the vista towards the church.