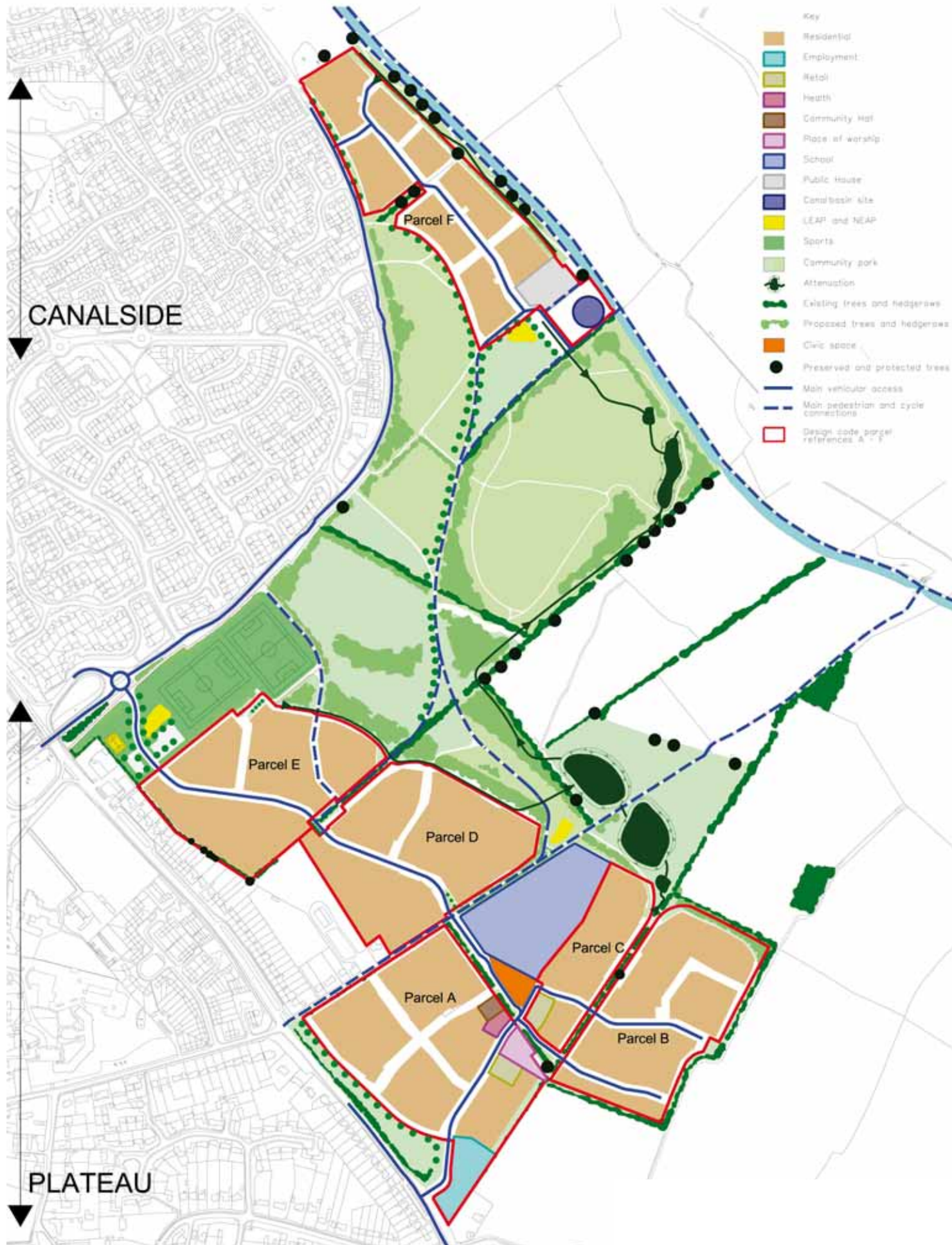


## THE MASTERPLAN



The Masterplan

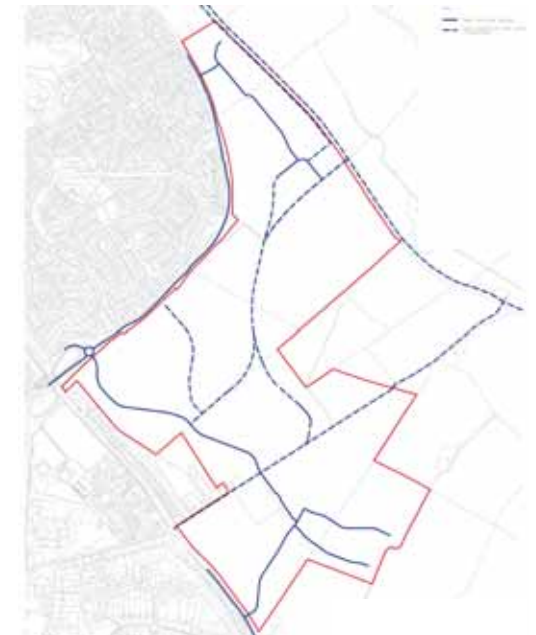


The Assessment Plan

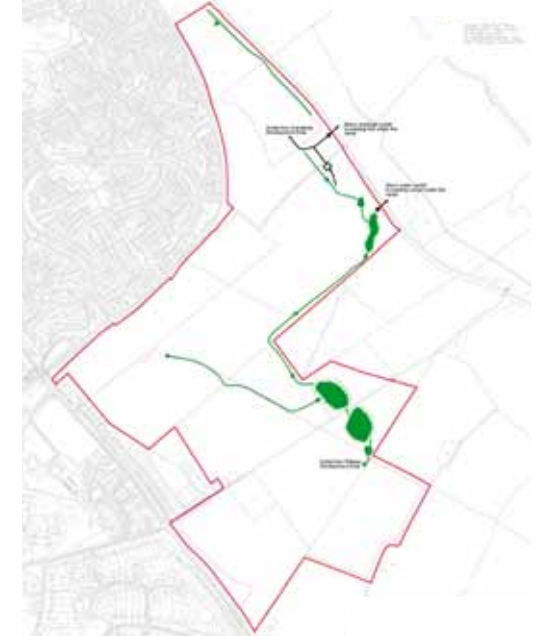
This plan formed part of the approved outline planning permission granted by Cherwell District Council, in September 2009. The approval includes 1,070 dwellings and a range of uses for disposition across the site.

**"A design code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and built upon a design vision such as the masterplan or other design and development framework for a site or area"**

Annex B to Planning Policy Statement 3: Housing (DCLG, 2006)



Principal Movement



Principal Drainage

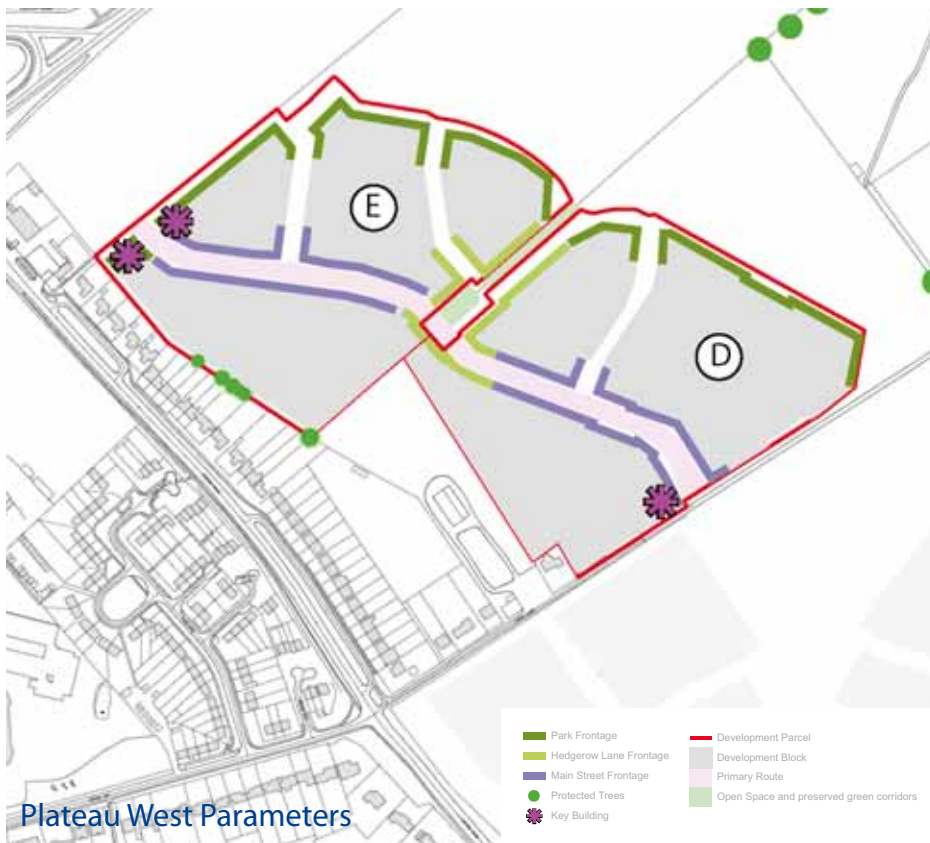
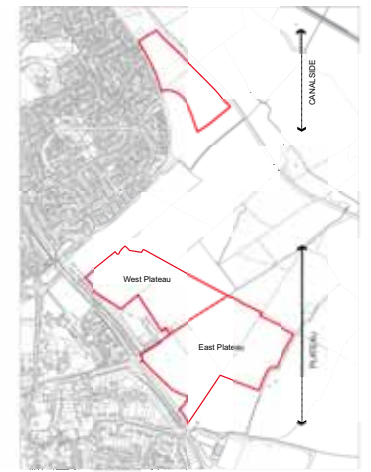
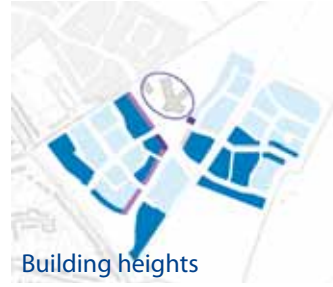
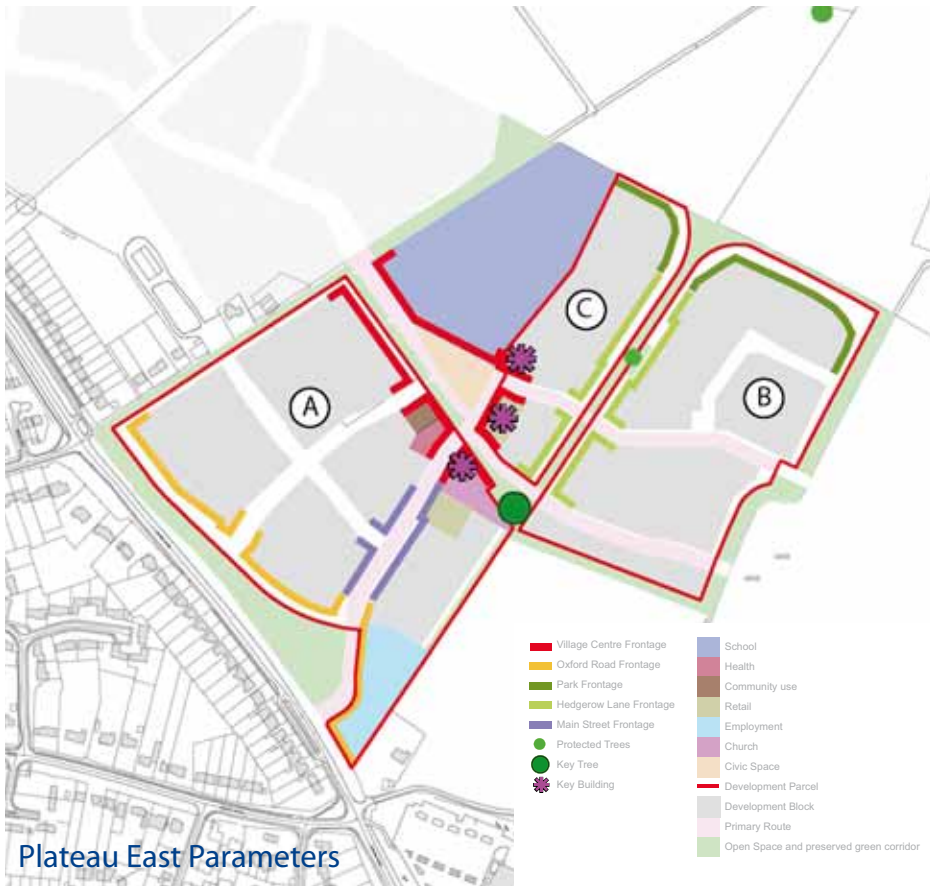


Principal Open Space



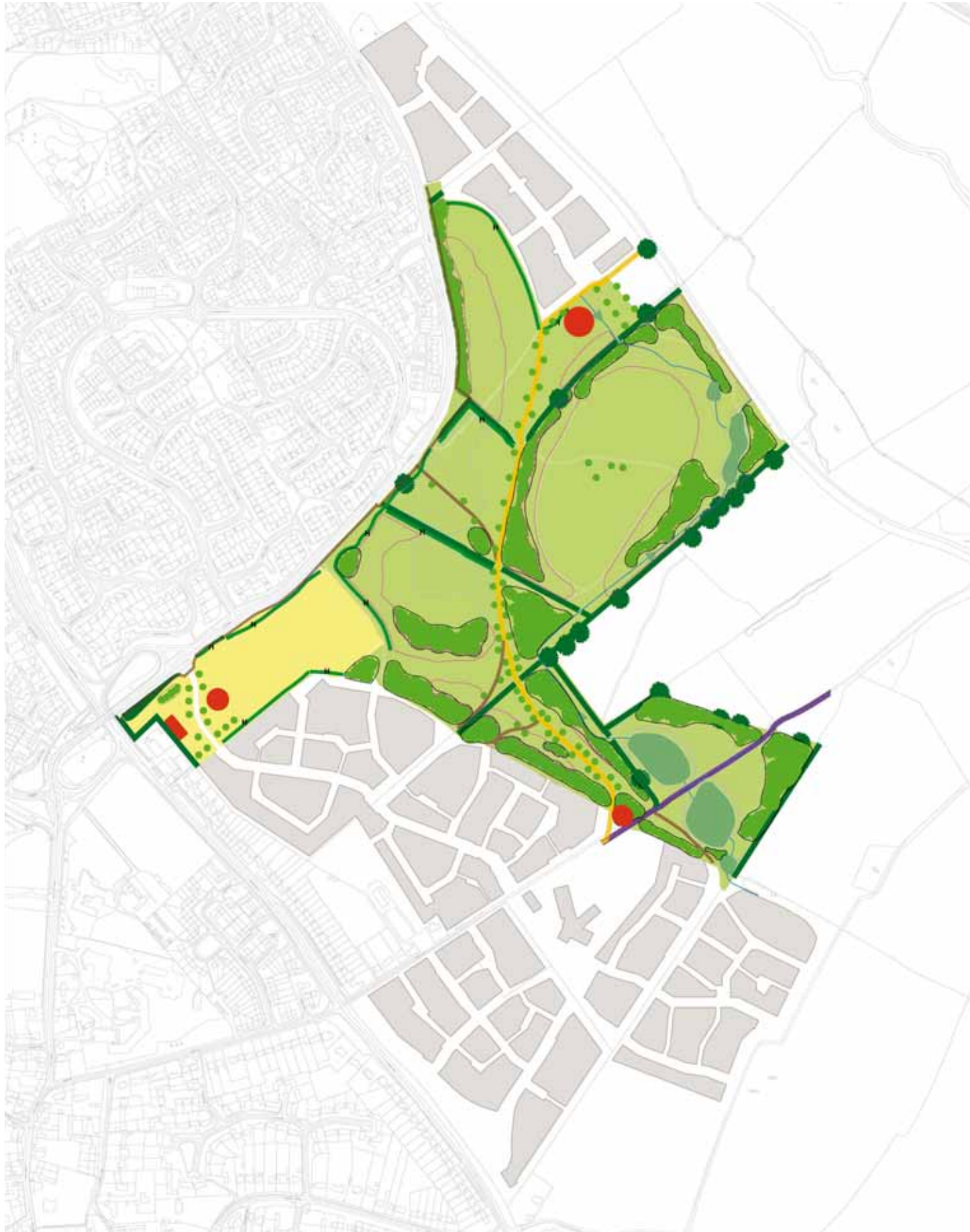
The Parcel Plan


















## PARAMETER PLANS



Are these the right names for our character areas?

## COMMUNITY PARK



-  **FORMAL SPORTS PROVISION (4.29ha)**  
Includes - 2 x senior football pitches  
1 x junior football pitch  
Pavilion building  
Car park  
LEAP and MUGA
-  **DETENTION BASINS 1.05ha**
-  **EXISTING HEDGEROWS AND TREES**
-  **AVENUE TREES**  
Species: Typical Mix  
Tilia Cordata "Greenspire" or Streetwise  
Fraxinus excelsior  
Westhof's glory  
Acer campestre  
Quercus robur  
Carpinus betulus
-  **COPSE WOODLAND - Typical Mix**  
60-80cm whips @ 1.5m centres  
25% Fraxinus excelsior  
25% Quercus robur  
10% Acer campestre  
10% Corylus avellana  
10% Crataegus monogyna  
5% Cornus sanguinea  
5% Euonymus europaeus  
5% Ligustrum vulgare  
5% Tilia cordata
-  **WET WOODLAND - Typical Mix**  
60-80cm Whips @ 1.5m centres  
30% Salix fragilis  
30% Alnus glutinosa  
15% Salix caprea  
15% Salix cinerea  
5% Populus tremula  
5% Salix viminalis
-  **HEDGEROW - Typical Mix**  
60-80cm Whips @ 4 per linear metre  
30% Crataegus monogyna  
30% Prunus spinosa  
5% Acer campestre  
5% Corylus avellana  
5% Euonymus europeus  
5% Ligustrum vulgare  
5% Cornus sanguinea  
5% Rhamnus cathartica  
5% Viburnum lantana  
5% Ilex aquifolium  
Fraxinus excelsior & Quercus robur standards
-  **COMMUNITY WOODLAND**
-  **CLOSE MOWN GRASS**  
Regular Maintenance
-  **WILDFLOWER MEADOW**  
Two cuts per year
-  **UNDISTURBED GRASS AREA**  
Mowing as advised
-  **INFORMAL PATH / GRASS RIDE**
-  **PERIMETER TIMBER POST & RAIL FENCE**
-  **RABBIT PROOF PROTECTIVE FENCING**
-  **EXISTING PUBLIC RIGHT OF WAY - CANAL LANE**
-  **STRATEGIC FOOTWAY / CYCLEWAY LINK**
-  **OTHER SURFACED ROUTES**
-  **CHILDREN'S LOCAL EQUIPPED AREAS OF PLAY**

Community Park

**What should go in the park?**

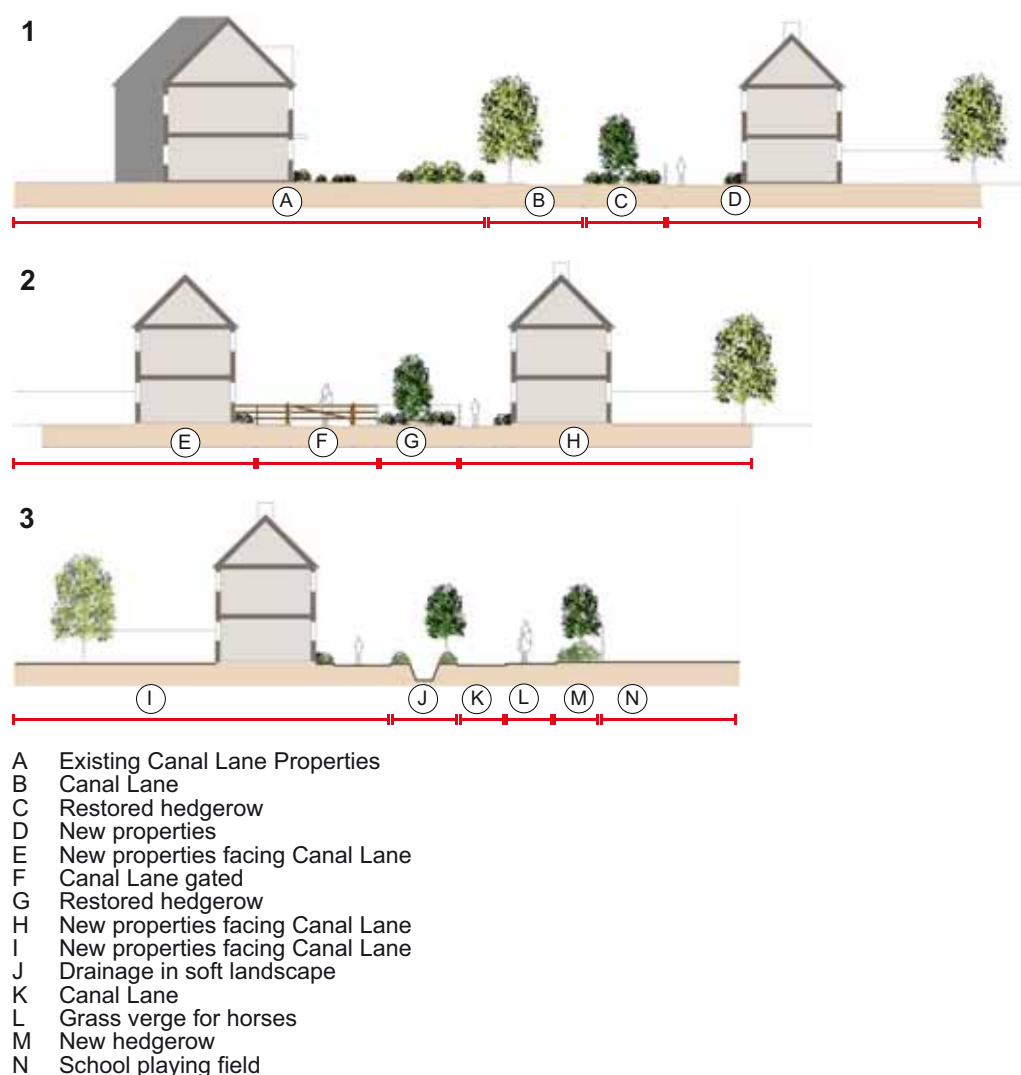
**Does the park meet your aspirations?**



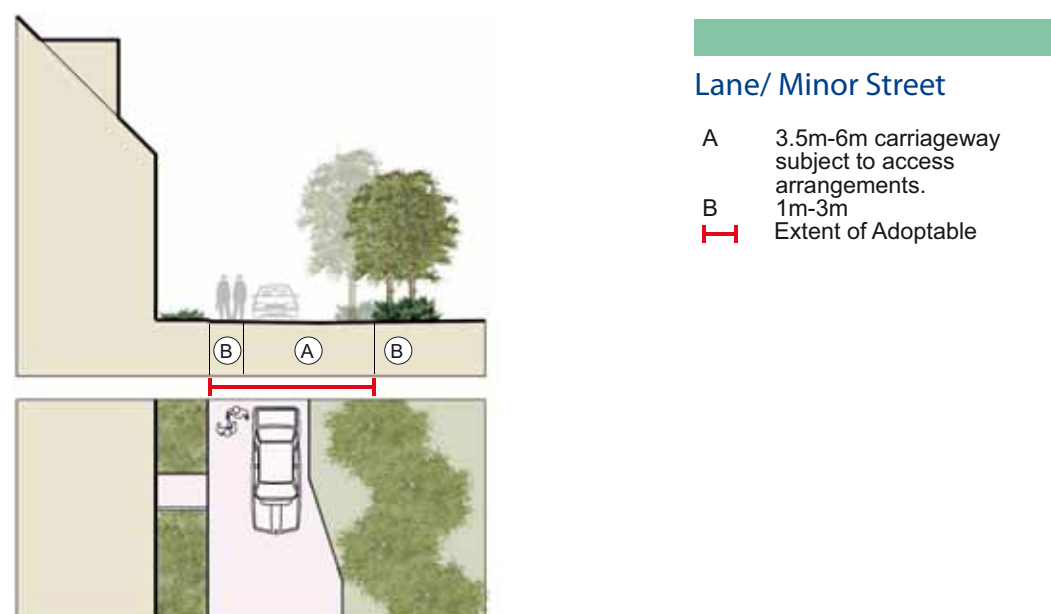
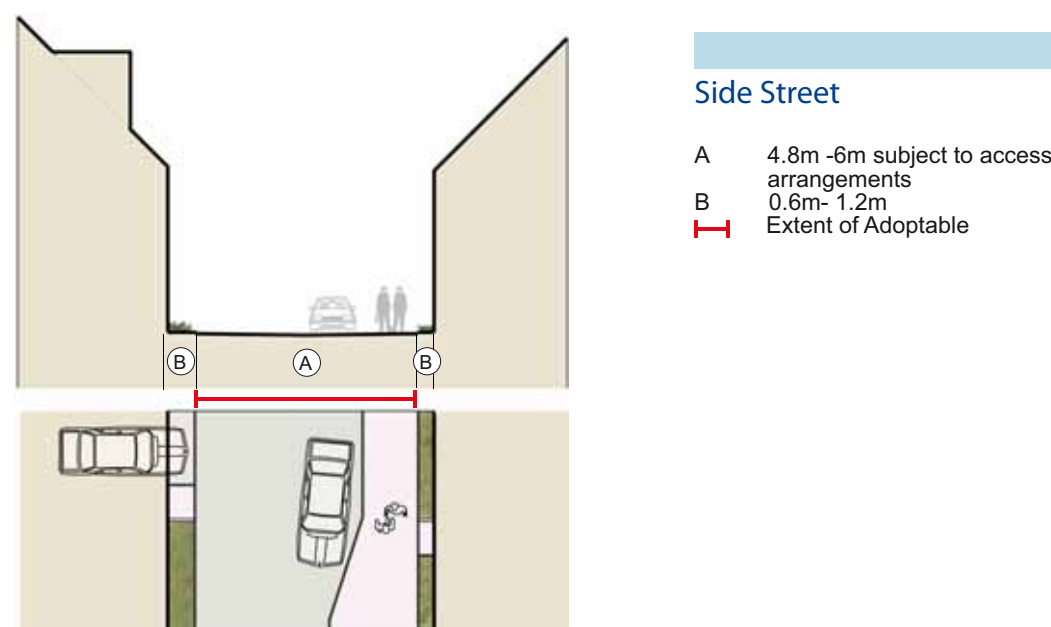
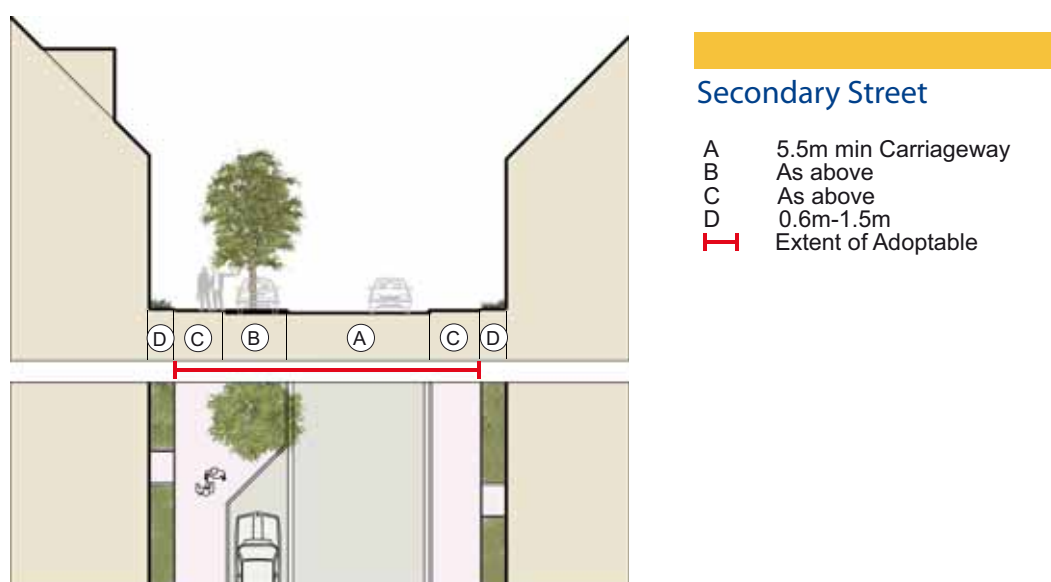
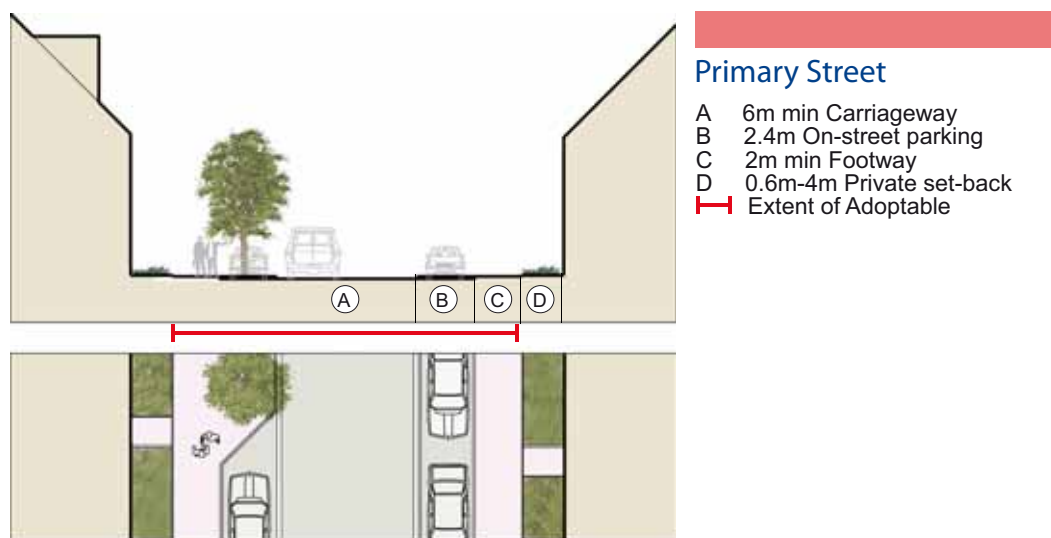
## STREET CHARACTER



Movement Parameters Plan



Typical cross sections through Canal Lane



## PLACE CHARACTER



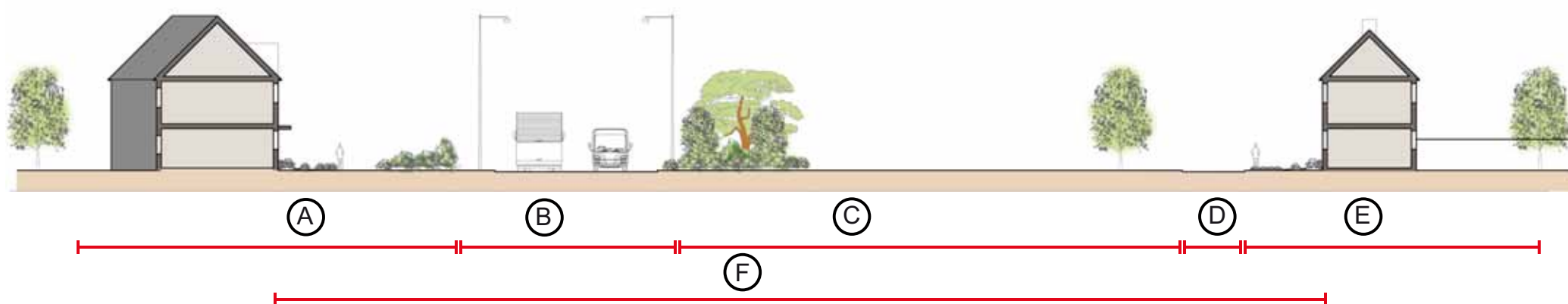
Location of Oxford Road Frontage

- A** Existing residential plots along Oxford Road
- B** The A4260, Oxford Road
- C** Informal grass area including existing Oxford Road hedgerow
- D** Lane access to new houses
- E** New residential plots with aspect towards open space
- F** New and existing frontages. Generous set-back between frontages



Artist's impression of Oxford Road frontage

Cross section at Oxford Road



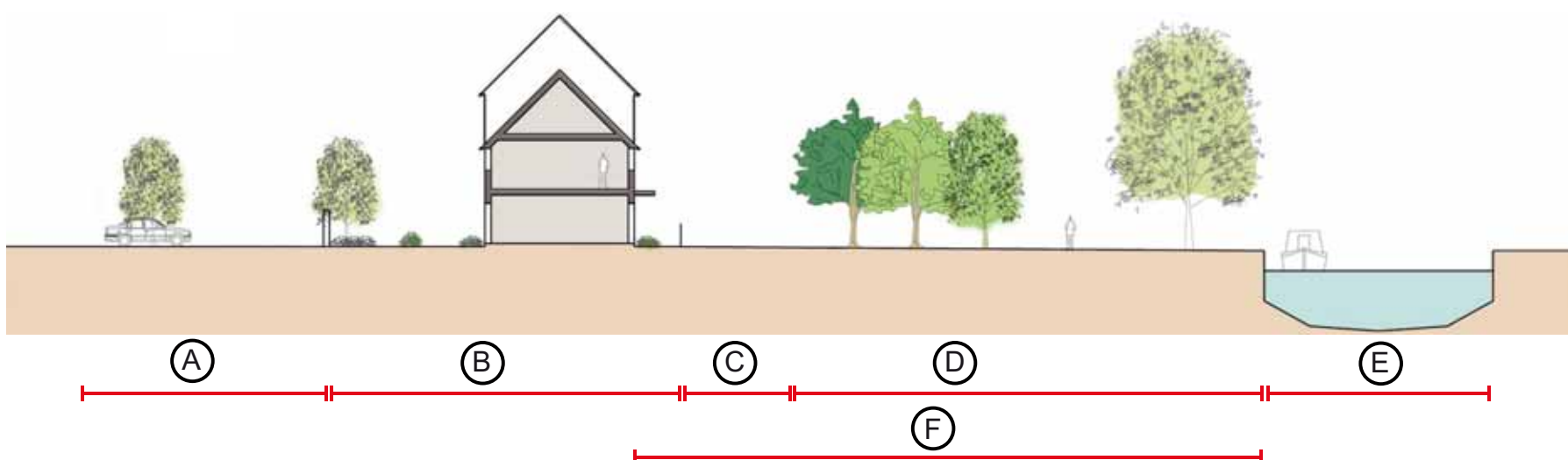
Location of Canalside Frontage

- A** Rear parking courts to occur in sections where Canalside is footpath only
- B** Plots with aspect towards the Oxford Union Canal
- C** Frontage access to vary between Lane or footpath only.
- D** Grassland with new and existing trees, to include informal footpaths
- E** The Oxford Union Canal
- F** Up to 30m set-back between canal edge and building frontage



Artist's impression of Canalside frontage

Cross section at Canalside



## PLACE CHARACTER



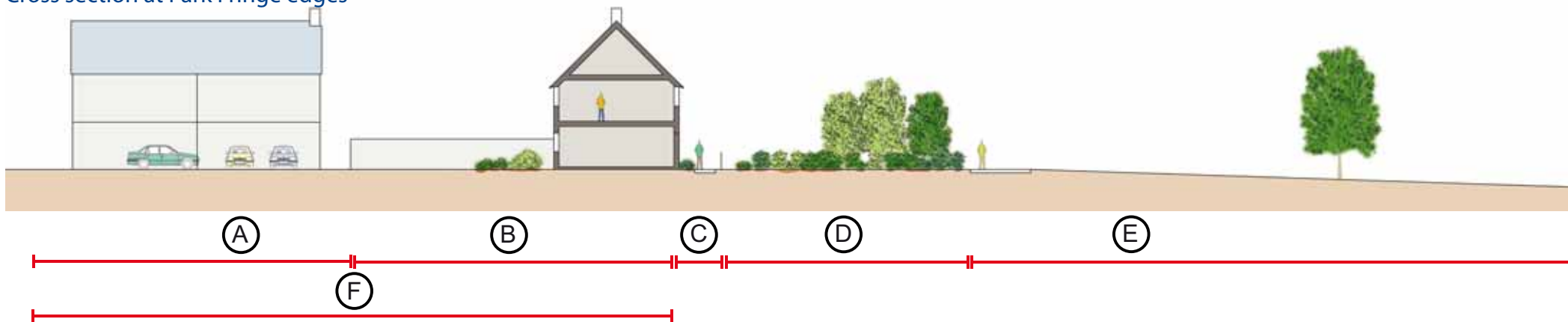
Location of Park Fringe

- A** Courtyard houses to the back of park frontage
- B** New residential plots with aspect towards the park
- C** Frontage access to vary between Lane or footpath only
- D** Buffer planting to mitigate long views towards housing
- E** The Community Park
- F** Extent of development parcel



Artist's impression of Park Fringe frontage

Cross section at Park Fringe edges



Location of the Village Centre

- A** The primary school
- B** The schools frontage where children and parents will gather
- C** Flexible use open space with parking for the village centre
- D** The Primary street which caters for the local bus service
- E** Preserved hedgerow within 10m landscape corridor
- F** Mixed use plots including health centre, community hall and housing
- G** Variable width between building frontages



Artist's impression of the Village Centre

Cross section at the Village Centre

