



GALLAGHER
ESTATES



Gavray Drive, Bicester

Masterplan - 10 September 2012

The production of this document has been co-ordinated by members of Gallagher Estates and the Consultant team of Paul Drew Design, Neil Tully Associates.
Acknowledgment is also given to: EDP and Brookbanks Consulting



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SECTION 1 - INTRODUCTION

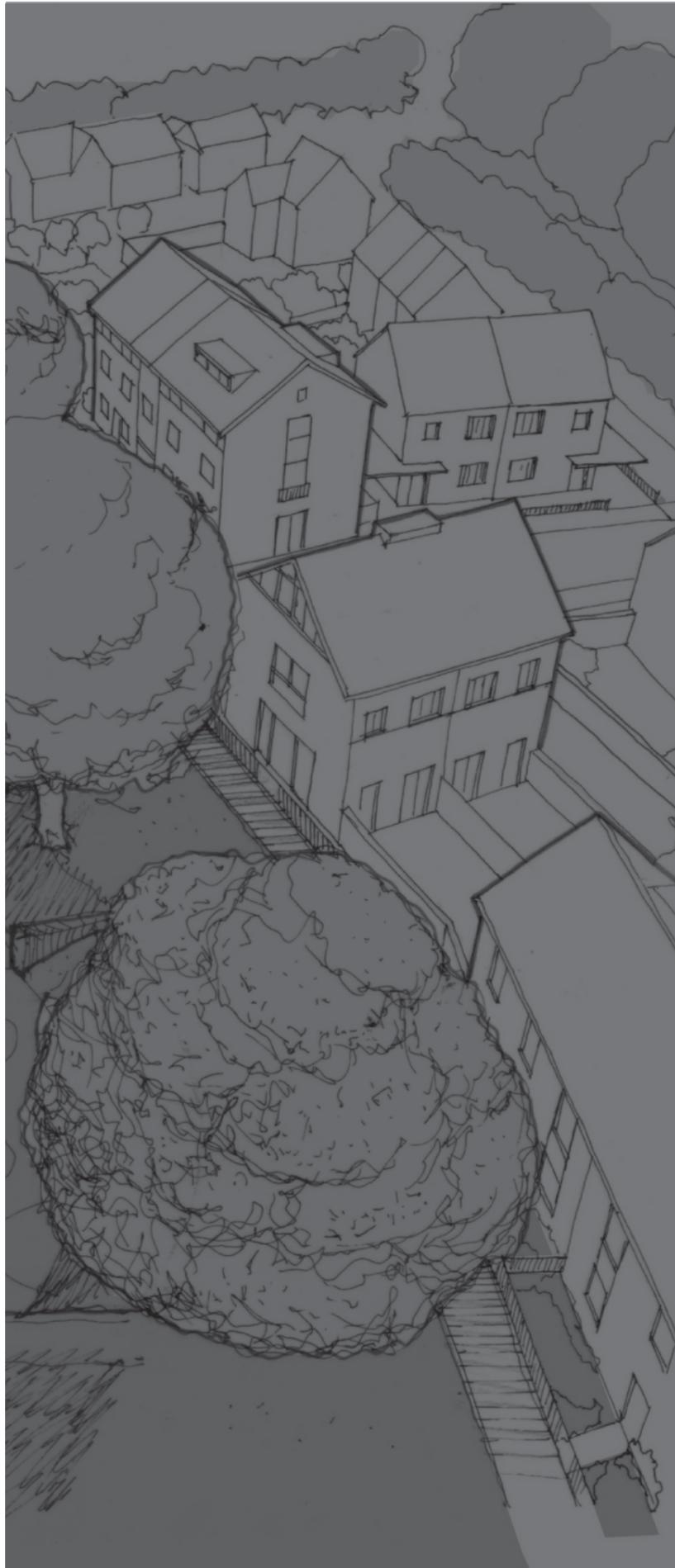
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SECTION 1 - INTRODUCTION

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Aerial view of the new development at Gavray Drive showing one key area

1.1 The Master Developer and the Vision for the Site

The Role of the Master Developer

Gallagher Estates has taken on the role of Master Developer for this project, requiring a high level of direction and control of the development process, to ensure that this new development delivers the 'vision' as set out in the Masterplan.

The 'Master Developer' retains responsibility for the construction of the framework of the site which includes infrastructure and the open spaces, as well as facilitating its long-term maintenance.

The 'Master Developer' also ensures that the timing of delivery of those components that transform the development into a 'place' are planned and phased to respond to the pace of development.

As part of its infrastructure works programme, the 'Master Developer' will prepare serviced residential land parcels, which will be sold to housebuilders. The disposal of parcels will be undertaken with the aim of maintaining quality of development throughout the life of the scheme and beyond. This document is a key tool in the process of delivery and development control.

The Master Developer's Vision for the Site

In line with the National Planning Policy Framework (2012), Gavray Drive will provide a residential development that has a strong social and environmental role. Gallagher Estates and its design team have consulted extensively with the local planning authority, the Town Council and the residents of Bicester in order to deliver a new neighbourhood of high quality. Through consultation, the set of briefing material in this document has become more appropriate and relevant. It will encourage a new environment in Gavray Drive in which people will want to live and play, as well as making a significant contribution to the local strategic housing and ecology needs.

The development will deliver up to 500 dwellings on a gross area of 23.25 hectares, of which 30% will be affordable. The average density proposed for residential development is not less than 35 dwellings per hectare, and a density of not less than 30 dwellings per hectare in any particular phase. The site will also include:-

- a primary school for a single form entry;
- recreational areas of open space;
- a Local Wildlife Site;
- preserved hedgerow corridors along with other landscape features; and,
- a land reserve for extension to the railway network.

The programme of detailed submissions to the local authority and approvals is crucial. It is required that the Masterplan is submitted to the local planning authority within 12 months of the date of the permission. Application for the first reserved matters approval has to be made not later than the expiration of three years from the date of the permission, and the last no later than five years from the date of the permission.

1.2 Strategic Project Documents

This document should be read in conjunction with national good practice design guidance as these will provide useful pointers to design solutions and how Cherwell District Council will view any reserve matters applications.

- By Design: Urban Design and the Planning System – towards Better Practice (DETR and CABE, 2000);
- The Urban Design Compendium (EP, 2000) and The Urban Design Compendium 2 (EP, 2007);
- Better Places to Live – A Companion Guide to PPG3 (DTLR and CABE, 2001);
- Manual for Streets (DCLG, 2007) and Manual for Streets 2 (DfT 2010).

Some very useful pointers can be also found in Design Council CABE guidance such as:

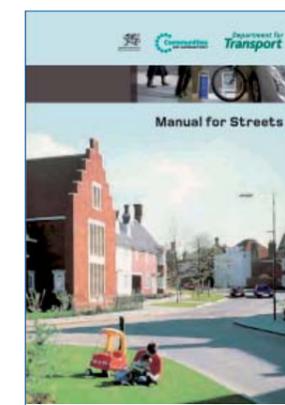
- CABE's Design Reviewed, on what makes a good project (CABE, 2005; pp14-15);
- CABE's Protecting Design Quality in Planning, on the use of planning conditions (CABE, 2003; pp21-25);
- CABE's The Use of Urban Design Codes (CABE, 2003);
- CABE's The Value of Housing Design and Layout (CABE, 2003);
- CABE's Design Coding (CABE, 2005).



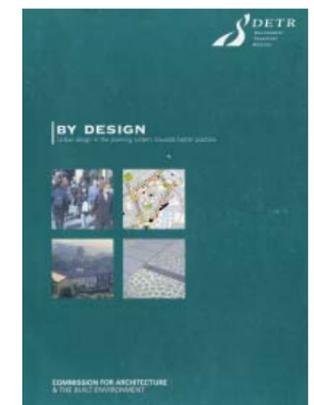
Better Places to Live
A Companion Guide to PPG3
(DTLR and CABE, 2001)



The Urban Design
Compendium parts 1 and 2
(EP, 2000 and 2007)



The Manual for Streets (DCLG,
2007)



By Design: Urban Design and
the Planning System – towards
Better Practice (DETR and
CABE, 2000)



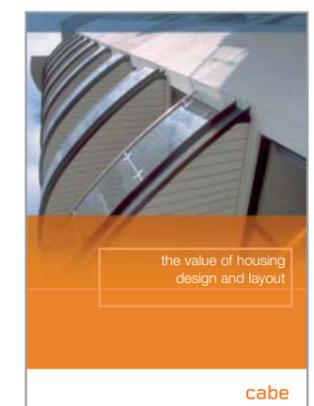
Design Reviewed (CABE,
2005)



Protecting Design Quality in
Planning (CABE, 2003)



The Use of Urban Design
Codes (CABE, 2003)



The Value of Housing Design
and Layout (CABE, 2003)

1.3 The Purpose of this Document

The Masterplan provides a set of design controls that supports the masterplan for Gavray Drive in order to create a distinctive development of high quality. It follows on from an Outline Planning Approval which contains a series of key planning conditions to be met as a part of the control over new development on the site. It provides guidance on design and planning issues for the site and their relationship with the masterplan; it also gives advice on the development of Character Areas, underlining the key components and giving precise indications on the different characteristics of each area.

We cannot afford not to invest in good design. Good design is not just about aesthetic improvement of our environment; it is as much about improved quality of life, equality of opportunity and economic growth. If we want to be a successful and sustainable society we have to overcome our ignorance about the importance of design and depart from our culturally-ingrained notion that a poor quality environment is the norm... Good design does not cost more when measured across the lifetime of the building or place.' The Value of Good Design (CABE, 2002)

1.4 The Structure of the Master Plan

This document has been prepared to manage the process of 'development control' and 'product delivery', giving advice on residential, civic and ecology areas within the site, specifically focusing on the public realm, streets and landscaping.

The document is in four main sections:

The first section [Introduction] gives the setting and location of this document in the wider context of design guidance sponsored by the Government and other agencies, and explains the role of the Masterplan.

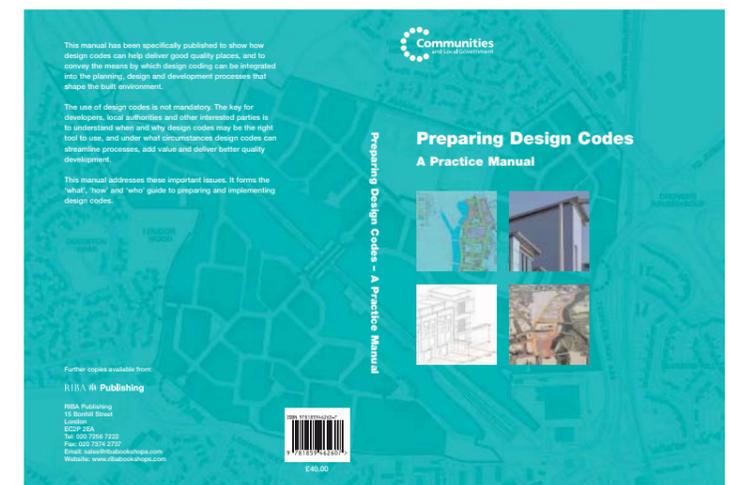
The second section [The Masterplan] addresses the areas of urban design. It explains the context within which the development at Gavray Drive takes place and the constraints to which it is subject. It also illustrates a series of master plan components: land use, density and massing, movement, landscape, car parking strategy, noise mitigation, drainage strategy, community safety and sustainability.

A third section details implementation issues.

The Outline Planning Approval

The Outline Planning Approval [Ref 10/01667/OUT] dated 14th February 2012 contains certain controls on the delivery of a compliant development scheme.

A summary of key conditions which impact on the delivery are to be found on the next page and it is recommended that the participating developers should carefully consider these when preparing their reserved matters or full planning applications. These conditions identify the intentions of the local planning authority in terms of the content and acceptability of reserved matters applications specifically in relation to Urban Design issues.



Preparing Design Codes. A Practice Manual (DCLG & CABE, 2006)

1.5 Outline Planning Approval

Extracts from the outline planning approval that are relevant to the layout	
Condition	Description
Condition 2.	No development shall be started on any phase until full details of the siting, scale, design, layout and external appearance of all buildings, landscaping and all means of access within that phase, the provision of infrastructure and the laying out of open space, (hereafter referred to as reserved matters) have been submitted to and approved in writing by the local planning authority. The reserved matters submission shall be in accordance with the Approved Master Plan and Design Codes, unless otherwise approved by the local planning authority.
Condition 5.	No building on the site shall exceed 3 storeys in height.
Condition 6.	The residential development shall be at a range of densities as set out in the Design Codes but at not less than 30 dwellings per hectare in any phase and to achieve an average density of not less than 35 dwellings per hectare across the site.
Condition 8.	A strategy for public consultation in respect of the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. This shall include details of the consultation process to be carried out whilst construction works are proposed, carried out and completed on the site including consultation on Design Codes, Master Plans, Ecological Construction Method Statement and reserved matter applications....
Condition 9.	That with the exception of an application for the approval of the detailed design strategy of the surface water drainage and for the layout of the internal road network no other reserved matters applications shall be made or development commenced until a Master Plan has been submitted to and approved in writing by the local planning authority..... The Master Plan shall include: c) an overall layout plan showing the distribution of all principle land uses, including residential, school, open space, Local Wildlife Site, including the general alignment of the access roads and principal pedestrian and cycle routes; d) the character areas to be covered by Design Codes; e) landscape structure, mitigation planting and hedge/tree protection corridors, including a scheme for hedgerow retention/removal; f) the phases and parcels of the development to which Affordable Housing Parcel Scheme relate; g) details of the foul, surface and land drainage from the site, including surface water control measures and balancing, sewers and connections; h) the location of the neighbourhood equipped area of play (NEAP) and the boundaries and principal features of the flood plain area; i) results of the ecological surveys carried out within the 12 months preceding its submission including how any harm to biodiversity has been avoided, mitigated against and compensated for to result in a net enhancement biodiversity.
Condition 10.	That with the exception of an application for the approval of the detailed design strategy of the surface water drainage and for the layout of the internal road network no reserved matters applications shall be made or development commenced until Design Codes for the site have been submitted to and approved in writing by the local planning authority..... The Design Codes shall include: a) the character, mix of uses and density of each phase or parcel identified on the Master Plan to include the layout of blocks and the structure of public spaces; b) the character and treatment of the perimeter planting to the development areas; c) the building height, scale, form, design features and means of enclosure that will form the basis of the character of each phase or parcel; d) the street form, hierarchy and features that will be used to restrict traffic speeds and create legibility and requirements for street furniture; e) the approach to car/cycle parking within the phases and parcels and the level of car/cycle to be provided to serve the proposed uses; f) the materials to be used within each character area; g) the treatment of the hedge corridors and retained trees and local areas of play within each phase or parcel; h) measures to ensure energy efficiency and compliance with BRE Eco Homes good/very good ratings; i) measures to ensure the retention of the footpaths through the built development and their enhancement for walkers.
Condition 20.	Details of the siting and design for Local Area of Play (LAPs) shall be submitted to and approved in writing by the local planning authority prior to the commencement of development in any phase or parcel and thereafter provided in accordance with the approved details, prior to the occupation of any dwelling situated within 30 metres of the perimeter of the LAP.
Condition 21.	Prior to the construction of any dwelling in any phase of development a noise assessment, including any necessary mitigation measures, shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of any dwelling any necessary mitigation measures shall be completed in accordance with the approved assessment.
Condition 22.	Hedges and trees identify for retention shall be protected by a buffer zone on either side measured at least one metre beyond the existing canopy spread of the hedgerow and trees prior to any agreed pruning or reduction works. The buffer zone shall be fenced prior to any work on the phase or parcel taking place, in accordance with details that have first been submitted to and approved in writing by the local planning authority. The approved fencing shall thereafter be retained during all construction activity.

1.6 Community Consultation

There is a long history of consultation on the Gavray Drive site and the evolution of the masterplan. Over 2,000 local households were invited to attend a mobile exhibition in May 2007 through which comments from the public to the masterplan were sought. This helped guide the layout of the site.

More recently, Gallagher Estates approached Langford Village Community Association in December 2011 with the offer of a presentation on the draft masterplan. LCVA responded that their preference was an article in Langford Life which was distributed to 2,000 homes in early February 2012. The resulting article summarised the document content, offered a copy of the full masterplan to any interested party and welcomed comments. No comments were received.

David Lock Associates presented the master plan to Bicester Town Council on 11 January 2012. Comments were received regarding play areas, newt ponds and opportunities for self build.

- Councillors expressed a preference for fewer and more significant play areas

The number of play areas has been reduced to focus on one Local Equipped Areas of Play and three Local Areas of Play.

- Councillors raised safety concerns about the depth of newt ponds given their proximity to the primary school

The newt ponds will be of irregular form and grade gently down to a maximum depth of just over a one metre. By way of comparison these will be much smaller than the existing ponds on the south side of Gavray Drive where we are not aware of any safety issues.

- Councillors sought to explore opportunities for Self-build

Gallagher Estates are not house builders and will sell the land on in due course. The opportunity will be explored at that point.



Photographs taken during the exhibition

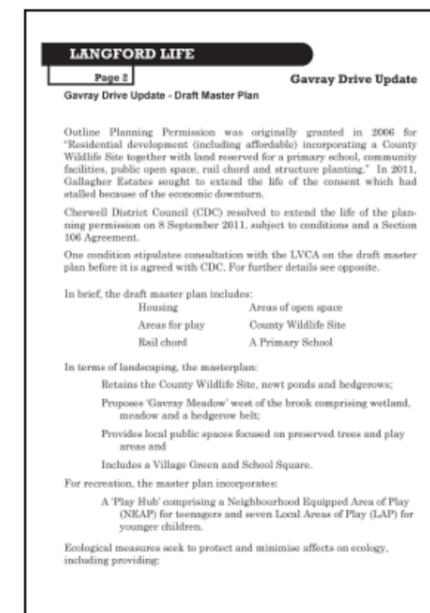
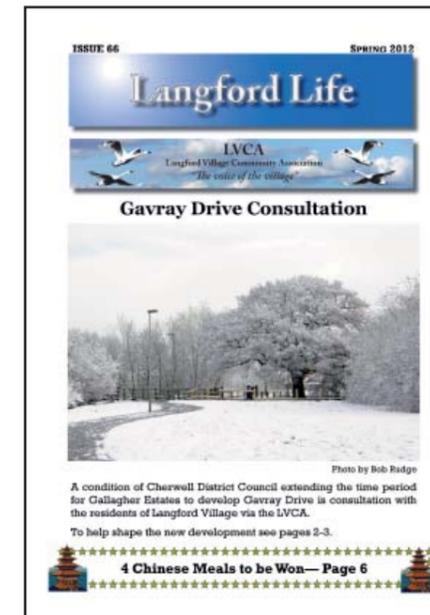
1.6 Community Consultation

The following organisations have also been consulted through the evolution of the masterplan:

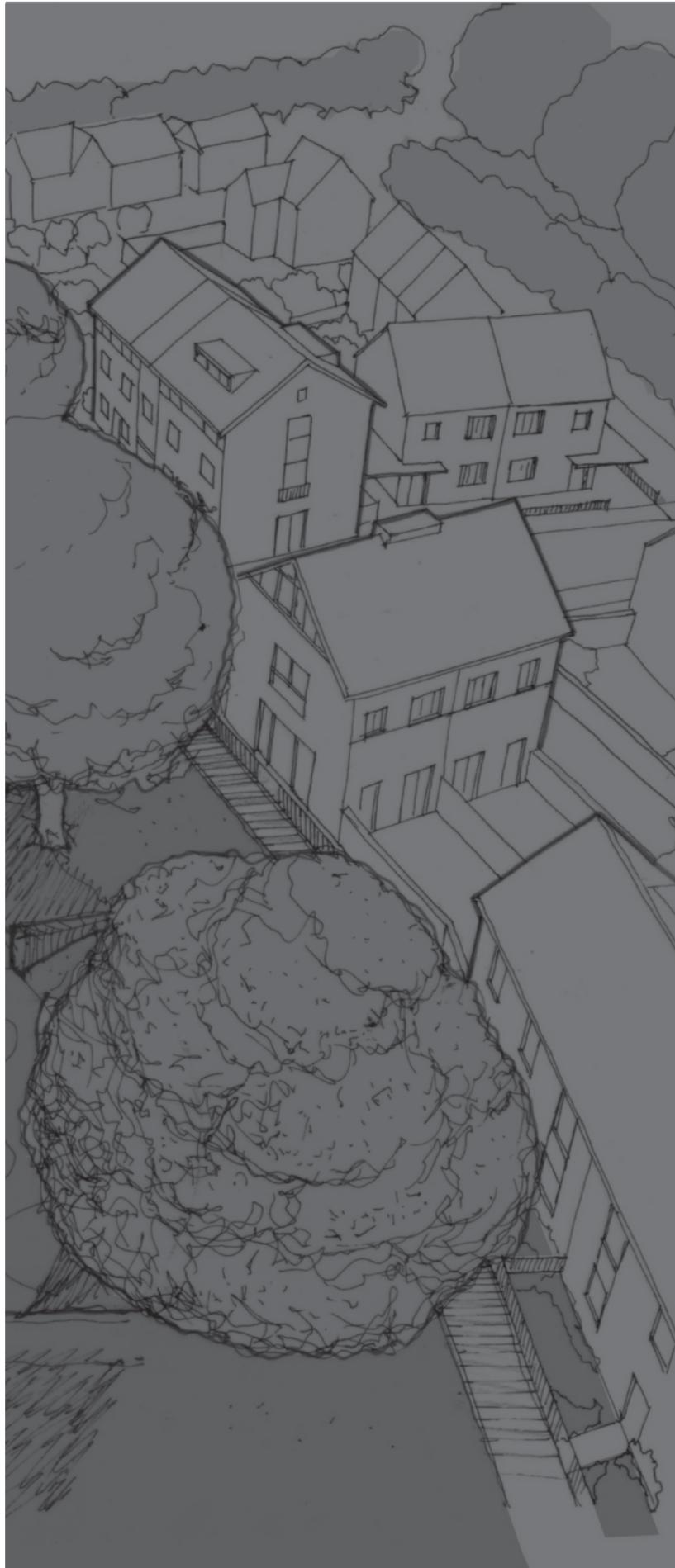
- Oxfordshire CC (Highways),
- Environment Agency,
- Thames Valley Police,
- Bicester Town Council,
- Natural England,
- Oxfordshire CC (Conservation),
- BBOWT and
- Butterfly Conservation.

As and when reserved matters applications are submitted to Cherwell District Council, the Council's standard procedures for public consultation will apply. These reserved matters applications will be primarily of a technical nature and Cherwell District Council will consult all its consultees in the usual way. The comments received will be taken into account by the planning officer on taking a decision.

If necessary, a pre-application presentation to LVCA prior to submission of reserved matters applications could be held. This would be advertised locally, well in advance of the meetings, to give any interested members of the public the opportunity to attend and ask questions.



Langford Live Newsletter February 2012



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SECTION 2 - THE MASTERPLAN

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2.1 Introduction and 2.2 Land Use

Introduction

This section should be read in conjunction with the Design Code and other technical documents associated with this planning application, as and when they are submitted and approved.

The development at Gavray Drive has been subject to a number of reviewed planning conditions.

This document is specific to the latest planning conditions, and is sequenced to respond to each condition relating to the masterplan individually.

These include from Condition 9;

- C) Land Use and General Access
- D) Character Areas
- E) Landscape Framework
- F) Phasing and Tenure
- G) Drainage
- H) Recreation
- I) Ecology

Land Use

The primary land uses within this land parcel will be residential development (maximum 500 units over 23.2Ha gross) arranged as a sequence of individual quarters and public spaces, including a Local Wildlife Site.

The eastern neighbourhood embraces and is shaped by the framework of preserved hedgerows, which provide a unique outlook, setting and backdrop for the residential quarters.

Community uses include a new primary school located on the east flank of the western neighbourhood (1.3Ha), with an outlook over the public recreation space, and a network of play spaces within the two neighbourhoods.

The range of open spaces provided include a Local Wildlife Site in the centre of the two neighbourhoods, a meadow next to western neighbourhood, the retained Field 7 and the LEAP (local equipped area of play) located close to the eastern neighbourhood. In addition to these spaces there will be a number of small civic / play areas.

Field 7 is to be retained in its existing state until the S106 agreement obligations have been satisfied. These relate to the ecologically sensitive characteristics of the site (most notably the Marsh Fritillary butterflies). For the purposes of this masterplan no new land use is proposed for Field 7, however the masterplan will ensure access to it will be retained and protected.

Land in the northern corner of the western neighbourhood has been safeguarded for transfer to the rail authority.

Condition 9C Land use & General Access



- Planning Application boundary
- Residential
- Primary School
- Areas of Open Space
- Local Wildlife Site
- Land transfers to rail authority
- Field 7
- Neighbourhood equipped area of play (NEAP)
- Primary Street
6m carriageway + 2m footways
- Secondary Street
4.8-5.5m carriageway + 2m footways
- Lane / Mews Street
3.5-6m carriageway
- Side Street
Variable width with combined footways
- Historic or existing footpath
- New footpath links
- Existing cycle path

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Project	PAUL DREW DESIGN		
Drawing Title	Job Ref.	Scale	Date
Condition 9C Land use & General Access	GE.GD	1:1,000 @ A0 NTS @ A3	24.10.2011
Drawing no.	018	Rev.	D 06.09.2012
Drawn	PD		

2.3 Character Areas

There are two principle areas which differentiate character across the site. The Western Village character is generated from the setting of the School Square and the residential streets which lead from it.

The Hedges is a character area that accommodated all the residential development associated with the ecologically sensitive components of the site. Therefore hedges, mature trees and edge conditions to open space significantly influence the character.

Within the two principle areas the masterplan refers to a sequence of Key Groupings. These represent important clusters of buildings or points of connection that tie the masterplan together. Three of these areas are associated with gateway features along Gavray Drive, the others include School Square, Village Green and Eastern Square. Each of these key groupings will be described further in the Design Code in terms of the character of buildings and spaces, the materials used and the streetscape.

Condition 9D Character Areas



0 10 20 30 40 50 100m



- Planning Application boundary
- The Hedges
- Western Village
- Western Gateway
- Eastern Gateway
- Hedgerow Square
- Eastern Square
- School Square

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Project	PAUL DREW DESIGN		
Drawing Title	Gavray Drive	Job Ref.	Drawn
Condition 9D Character Areas	Scale	1:1,000 @ A0 NTS @ A3	Date
Drawing no.	019	Rev.	D 06.09.2012

2.4 Landscape Framework

Generous publicly accessible space will be provided to balance those areas where ecological considerations dictate that public access needs to be limited or denied, including the Local Wildlife Site, the newt ponds and the hedgerows themselves. This will take the form of the public recreation area west of the Langford Brook, and a series of local public spaces within the two neighbourhoods, some focused on the preserved trees, and the neighbourhood play space.

The predominant landscape theme in the design of the eastern neighbourhood is the preservation of the mature hedgerows and their associated ecology. Public open space that is centred on the eastern mature trees provides residents with a close proximity and experience of nature. This will be a lifestyle choice for some residents.

As illustrated in the previous character area section the Village Green and Eastern Square form an important part of the plan. Throughout these areas there will be measures to preserve existing mature trees and the historic footpath associated with hedgerow alignment. Located within the neighbourhoods there are other public spaces which will serve as community focal points and meeting places, contrasting in character with the residential quarters which surround them, most notably the School Square.

Designers will have to demonstrate an understanding of shading by trees in close proximity to dwellings. Close proximity is possible, however shade issues will need to be informed by innovative housing design such as dual aspect habitable rooms and larger window areas. All of which are subject to detailed design.

No mitigation planting is possible on land immediately to the north of the site on the railway land as this is not controlled by the developer. The same is true for the land that is transferred to the rail authority through the CPO process.

The illustrations on the next two pages show four of the key landscape areas. Tree selection includes areas associated with large and smaller public open spaces and play spaces. The choice of native species is specific to the site and will follow the prescriptions of the Wildlife Management Plan. Where trees are used within streetscape design, broad reference to the preferred species listed in Oxfordshire County Council guidance will be made (refer to appendix A of the current draft of the Residential Road Design Guide, Oxfordshire County Council) and should include:

Small sizes:

- *Amelanchier Canadensis*
- *Crataegus monogyna*
- *Malus sylvestris*

Medium size:

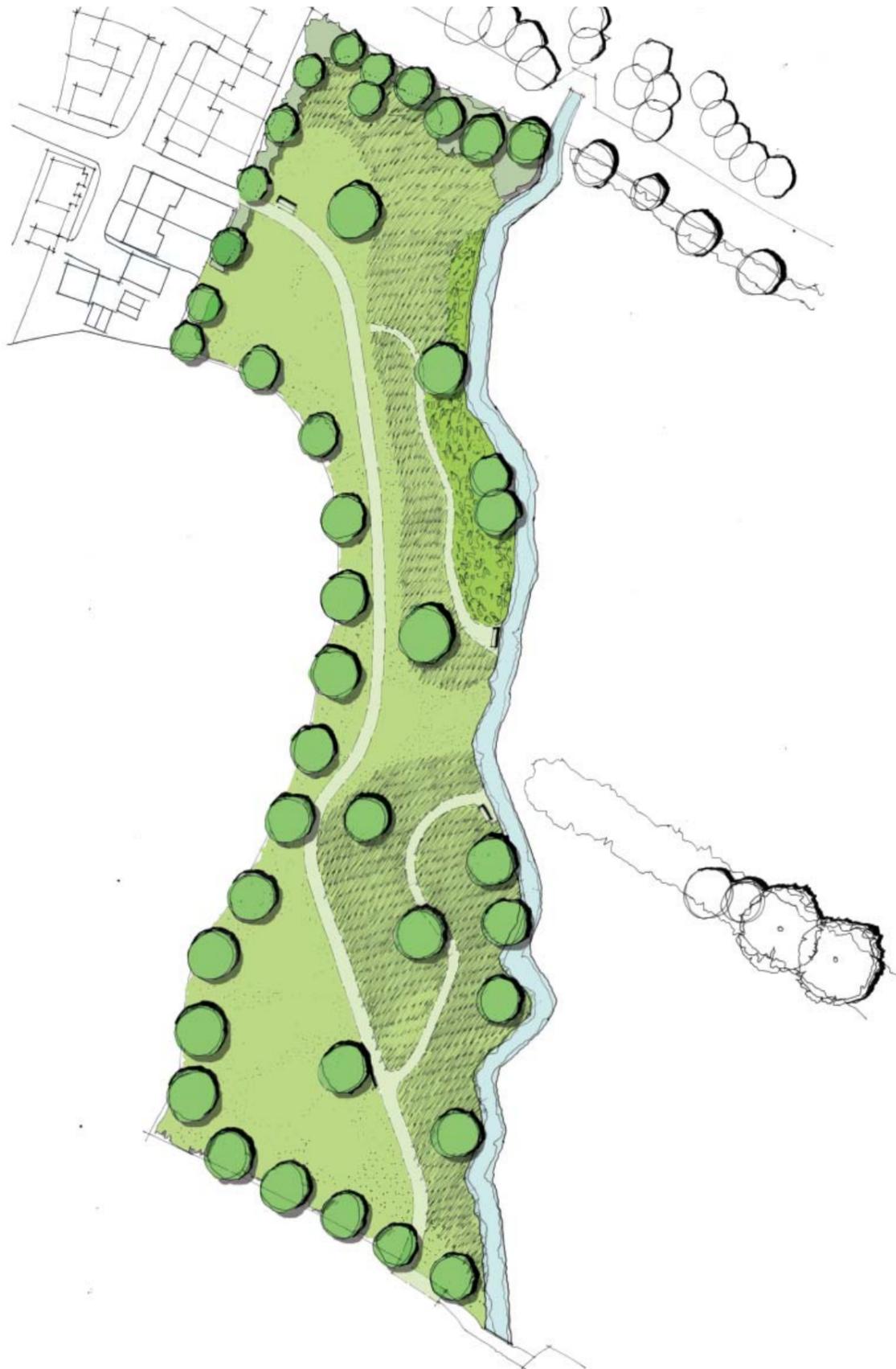
- *Acer platanoides* varieties
- *Alnus incana*
- *Acer campestre*
- *Betula alba*
- *Prunus avium*
- *Sorbus aria*
- *Sorbus aucuparia*
- *Pyrus calleryana*

Small and medium sized trees will be chosen for the smaller scale community streets and areas of shared surface, medium sized species for the residential streets and narrower sections of the approach roads, and selected use of larger trees varieties (including some conifers at key locations and associated with areas of public open space).

Large size:

- *Tilia euchlora* var.
- *Tilia cordata* var.
- *Salix alba* var.
- *Fraxinus oxycarpa* var.
- *Metasequoia glyptostroboides*
- *Pinus nigra* var.

2.4 Landscape Framework



Gavray Meadow

The character of this space is given by the composition of different landscape elements: from a wetland area next to the brook and the landscape changes into a drier habitat of meadow, to end with a hedgerow belt along the development boundary.

The eastern side of the public open space is defined by a brook; it is flanked by wetland areas and several new riverside scrub areas. The western, northern and southern sides are composed of different indigenous trees and are dominated by oak (*Quercus robur*) as climax species. The central area of the public open space is dominated by meadow grass areas and amenity grass areas, which are adjacent to the mown grass footpath.

The proposed landscape treatments will maximise the ecological potential of the site and will conform to the prescriptions of the Wildlife Management Plan and Marsh Fritillary Strategy. Typical tree species will include:

- *Salix alba*
- *Salix fragilis*
- *Acer campestre*
- *Betula pubescens*
- *Quercus robur*

Establishment of new hedgerows (predominantly *Prunus spinosa* – Blackthorn) and associated long grass areas with bulb planting will provide contrast to the mown grass 'rides' formed through the space demarcating the route of the main footpath link.

2.4 Landscape Framework



Village Green

This civic space is dominated by the presence of two large existing TPO trees. They act as an important focal point for the overall area and emphasise the importance of the square, giving it a strong 'green' character.

The landscape and surfacing treatments will create an 'unbounded' run up to the enclosing facades and provides easy pedestrian access all-round.

The central seating and garden space will also provide a range of stimulating play opportunities promoting interactive role play using a combination of artist designed and selected proprietary play equipment. This facility will be designed to cater for the toddler – 7/8 year old age range and will promote a 'Colour and Form' theme.

The associated planting will develop the Village Green aesthetic using informal tree planting of medium sized Maple varieties set in low cut and rough grassed areas. The central Garden space will be defined by hedgerow and metal estate railings (painted black), dog proofed as necessary to protect the play component.



School Square

School Square is the most important civic space in the western neighbourhood and acts as a point of transition between the large scale of the public open space and the smaller scale of the residential development. In forming the main circulation point for buses and school drop off, the Square opens up on the eastern side to emphasise the visual connection with the primary school.

The whole space is designed as a predominantly hard surfaced, formal square encompassing a central 'Town Garden' which will combine a fine lawn area with an enclosed formal garden space, which in turn will include an active play zone (with selected urban style steel and plastic play equipment) and seating.

Surrounding boundary treatments will be of formal evergreen hedgerow planting and will be punctuated by colourful herbaceous planting beds. The main green structure of the space will be formed by avenue tree planting of Platanus X Hispanica (London planes) located in both soft verges and hard tree pits.



Eastern Square

This woodland setting is characterised by the presence of three mature TPO trees, whose imposing proportions reinforce their importance as a significant landmark for the surrounding area. This is accessible through an important footpath located on the north side of the space.

While connecting the central street of the neighbourhood to the Hedgerow Square, it empathises the importance of the group of trees as a focal point for the overall area. As with the Village Green, the setting will be treated informally with mown and rough grass areas enhanced with native tree planting and swathes of bulbs and perennial grasses.

The space will have landscape treatments that follow a woodland theme, using mostly timber components and informal log style seating.

Condition 9E Landscape Framework



Planning Application boundary

Character area references

- 1 Gavray Meadows
- 2 Village Green (inc. large LAP)
- 3 Eastern Square
- 4 School Square (inc. large LAP)

Ecology and infrastructure references

- A Local Wildlife Site
- B New newt ponds
- C Preserved hedgerows
- D Existing railway hedgerow and planting
- E Existing highway hedgerow and planting
- F Additional highway hedgerow planting to close gap
- G Recreational hub (inc. LEAP segregated from large LAP)
Refer to Condition 9H

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Project
Gavray Drive

PAUL DREW DESIGN

Drawing Title
Condition 9E
Landscape Framework

Job Ref.	GE.GD	Drawn	PD
Scale	1:1,000 @ A0 NTS @ A3	Date	24.10.2011
Drawing no.	020	Rev.	Rev D 6.09.2012

2.5 Phasing and Tenure

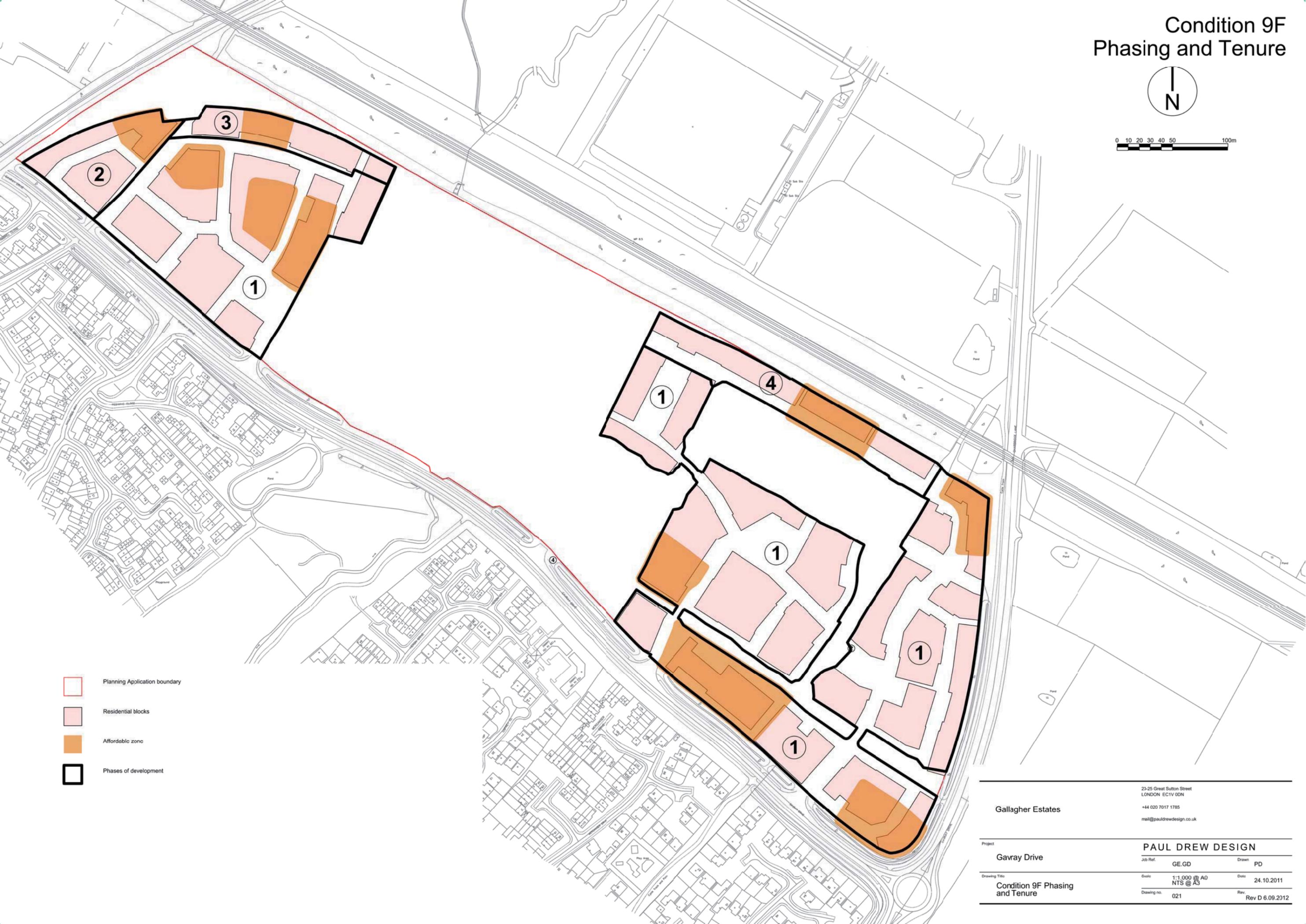
The delivery of different phases will be directly affected by the provision of infrastructure that preserves the ecological setting. Therefore the majority of the site will be developed as one. However, due to the rail authority's CPO of land to the west and north there will be a phased delivery of additional residential parcels as and when temporary construction compounds are released for development. Each of these additional parcels will meet its own affordable housing requirement, so as to fit the wider masterplan.

The housing will be designed to promote a balance of open market and affordable dwellings across the site as a whole and in different parts of the site. The housing mix is defined within the planning conditions and Section 106, Schedule 1-4 of the Planning Approval. These conditions include:

- 30% affordable dwellings to be provided;
- location of Affordable Housing to be identified and evenly parcelled across the site;
- Affordable Housing to be defined in terms of the number, size, tenure, distribution and mobility specification;
- no more than 10 Affordable Housing Units will be constructed together if all the units are Social Rented Dwellings;
- no more than 15 units will be constructed together if there is a mix of Social Rented Dwellings and Shared Ownership Housing, but no more that 10 units have to be Social Rented Dwellings.



Condition 9F Phasing and Tenure



- Planning Application boundary
- Residential blocks
- Affordable zone
- Phases of development

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Project
Gavray Drive

PAUL DREW DESIGN

Drawing Title
Condition 9F Phasing
and Tenure

Job Ref.	GE.GD	Drawn	PD
Scale	1:1,000 @ A0 NTS @ A3	Date	24.10.2011
Drawing no.	021	Rev.	Rev D 6.09.2012

2.6 Drainage

Planning conditions 14, 15, 16 and 18 of planning permission 10/01667/OUT are specifically related to surface water drainage and flood storage. A separate application to discharge these conditions will follow in due course and at that stage the principle and detail will be subject of statutory consultation.

Condition 9 is focused on the provision of the masterplan document. It also seeks at point g) “*details of the foul, surface and land drainage from the site and the development including surface water control measures and balancing, sewers and connections*”. The principles of the approach are therefore set out below:

Foul Drainage

The strategy for dealing with foul water is through a gravity system into sewers. The detail of this is subject of a separate condition (19) to be submitted and approved by Cherwell District Council.

Land Drainage

The strategy for land drainage is to provide fall by gravity to existing connections in Gavray Drive and Charbridge Lane. It is also intended to service the three existing and six new ponds with sufficient water to manage them as healthy ecological features.

With the principle of gravity fall, development platforms will raise some existing ground levels by 400-600mm, which is to provide freeboard above flood levels to permit drainage by gravity. However, in the northwestern and northeastern corners of the eastern section of the development more fill is required. The plan below shows graphically the depth of the fill required.

Fill levels in these areas will be carefully harmonized with the prevailing topography. This is particularly important as the preserved hedgerows in the area will not be subject to run off, and a wash effect should be avoided; indeed designs will ensure there is no change to the hydrology of hedgerows.

Surface Water Control Measures and Balancing

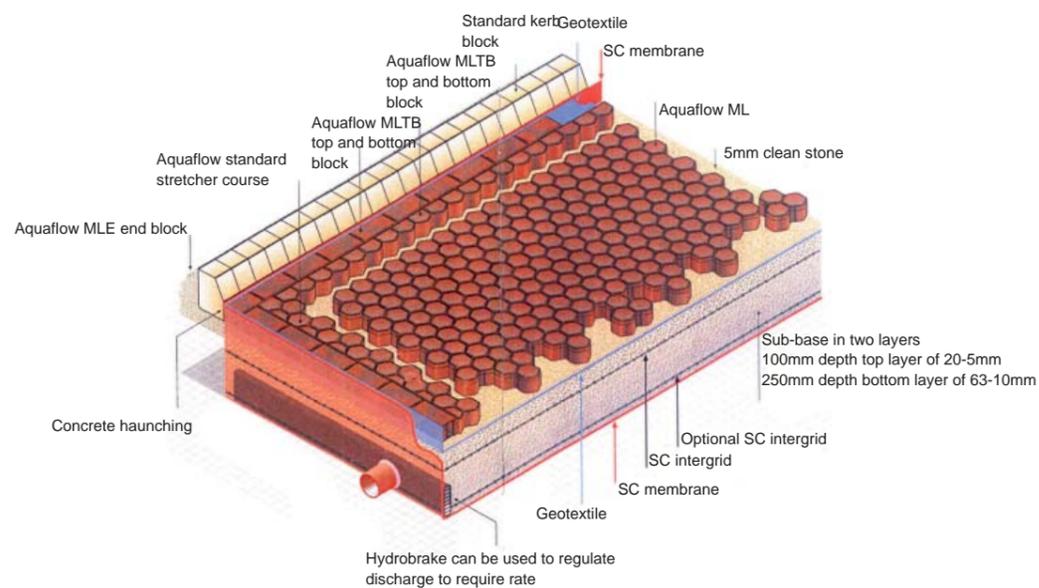
The proposed surface water drainage system for the Gavray Drive development was outlined in the Flood Risk Assessment (JBA, March 2010) which was approved by Cherwell District Council on 14 February 2012, updated in May 2012 through agreement with the Environment Agency. The site is divided into two main areas of development, separated by the Langford Brook, which will be referred to as the north and south areas. The drainage system for these two areas will be independent of each other, however the principles of the system will be identical.

Surface water from roof areas will discharge via downpipes to waterbutts, which overflow into the on-site drainage system. Crushed stone blankets located beneath highways will provide on-site attenuation for storm events up to the 1 in 30 year event, with exceedance flows up to 1 in 100 year plus climate change event conveyed to off-site ponds via high-level overflows in the stone blankets and the public sewer network. Pervious paving will be used extensively throughout the site to drain runoff from highway surfaces and driveways into the stone blankets.

The 1 in 30 year event capacity for the on-site crushed stone blankets has been chosen as it reflects the criteria of Sewers for Adoption and will not require unfeasibly large stone blankets to be constructed. Hydraulic modelling has been carried out which shows that the existing sewer system can accept unattenuated flows for all events up to the design event without increasing flood risk from the sewer network.

Floodplain Compensation Area Proposal

Based on the results of hydraulic modelling it was estimated that 2,365m³ of floodplain storage would be lost as a result of modifying ground levels to facilitate development of the site. An area immediately downstream of the railway crossing will be utilised to provide approximately 2,370m³ of compensatory floodplain volume.

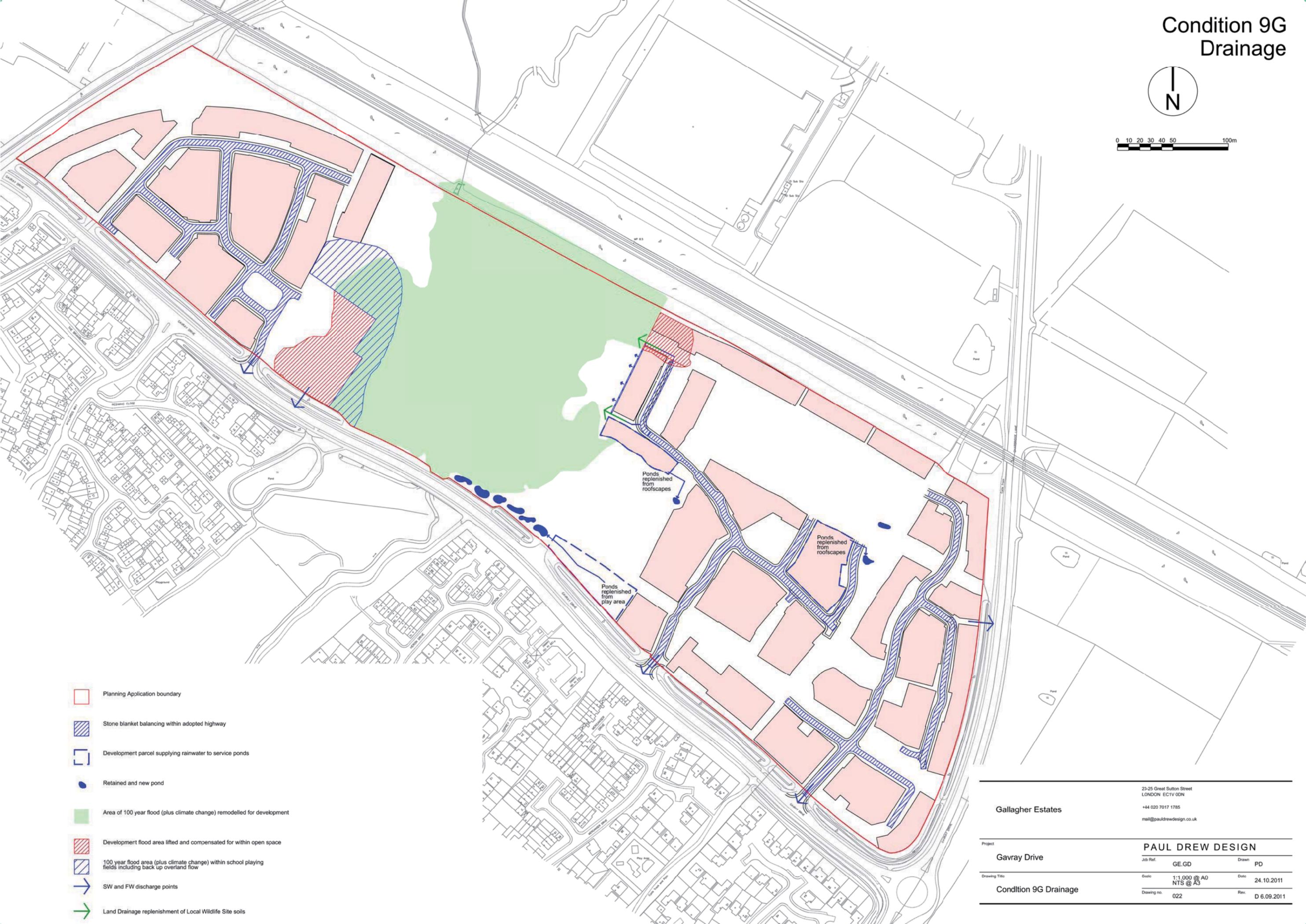
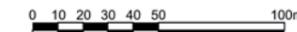


Typical composition of porous paving system including product codes



Site infilling - Porous Paving System

Condition 9G Drainage



-  Planning Application boundary
-  Stone blanket balancing within adopted highway
-  Development parcel supplying rainwater to service ponds
-  Retained and new pond
-  Area of 100 year flood (plus climate change) remodelled for development
-  Development flood area lifted and compensated for within open space
-  100 year flood area (plus climate change) within school playing fields including back up overland flow
-  SW and FW discharge points
-  Land Drainage replenishment of Local Wildlife Site soils

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Drawing Title		Scale 1:1,000 @ A0 NTS @ A3	Date 24.10.2011
Condition 9G Drainage		Drawing no. 022	Rev. D 6.09.2011

2.7 Recreation

Through consultation with the Cherwell District Council it was decided that a Local Equipped Area of Play (LEAP) would replace the original planned Neighbourhood Equipped Area of Play (NEAP) as the central play hub for the site. A NEAP was thought to be inappropriate adjacent to the Local Wildlife Site due to the disturbance this would cause to wildlife.

This 'play hub' will allow for a low key, semi-natural facility including ground remodelled for play, boulders and sand. Equipment in the area will be robust and sited within areas of wet-pour surfacing in natural colours.

Sculptural seating arrangements will be included within the LEAP as the area will promote and anticipate informal use. The layout and items of furniture will be designed accordingly. Catering for older children will be by way of developer obligation to off site facilities.

In addition to the LEAP, it was agreed that fewer larger Local Area of Play (LAPs) would replace the original number of smaller LAPs planned for the site. This strategy was promoted by the local authority and town council as this would reduce implementation and ongoing maintenance costs.

Two larger LAPs will be located at the School Square and recreational hub measuring 280m² and a smaller one will be located at the Village Green.

The recreational hub LAP will cater for the toddler. The equipment will follow a 'House and Home' theme of a timber children's play house with additional home related play items. This will be separated from the surroundings, including the LEAP by child-friendly low railings and intervening planting beds.

The specification for LAPs will be subject to negotiation with CDC and the Town Council to ensure that the facilities are fit for purpose and economical to maintain.



Illustrative plan of recreation hub including the LEAP and accompanying LAP

Condition 9H Recreation



- Planning Application boundary
- 1. Local Equiped Area of Play (L.E.A.P.) 1,240msq as part of Recreation Hub
- 2. Large Local Area of Play (L.A.P.) 280msq as part of L.E.A.P. Recreation Hub
- 3. Large Local Area of Play (L.A.P.) 280msq as part of School Square
- 4. Large Local Area of Play (L.A.P.) 180msq as part of Village Green
- Indicative 400m catchment of L.E.A.P
- Indicative 200m catchment of L.A.P.

Note: Condition 9H "principal features of flood plain area" see Condition 9G drawing.

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Drawing Title	Scale 1:1,000 @ A0 NTS @ A3	Date 24.10.2011	
Condition 9H Recreation	Drawing no. 023	Rev. D 6.09.2012	

2.8 Ecology

The ecological measure to be implemented prior to, during and in perpetuity following the completion of the development are set out in the following key documents:

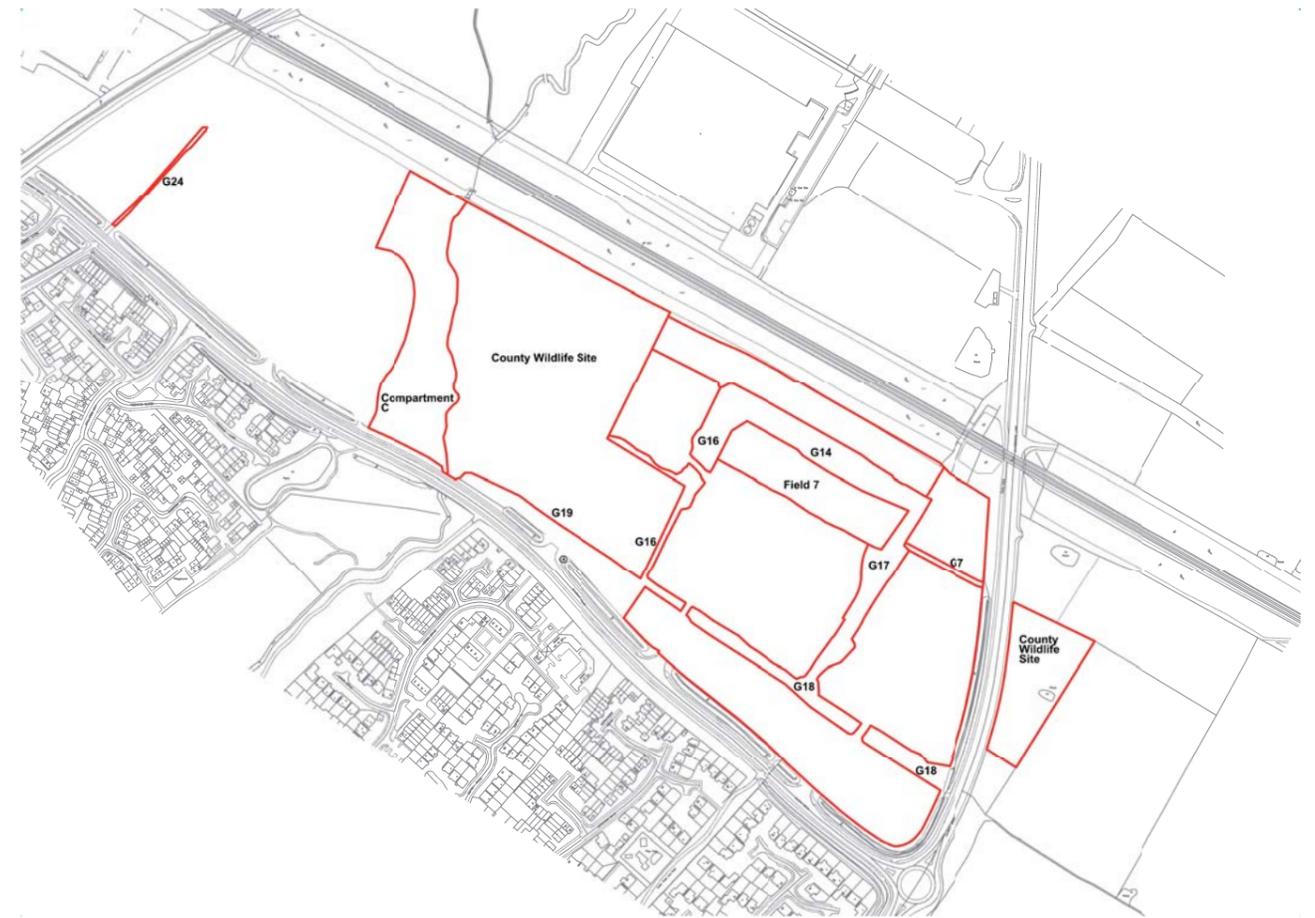
- Ecological Construction Method Statement (ECMS); and
- Wildlife Management Plan (WMP).

The ecological measures will avoid, protect and minimise affects on ecological resources during the construction works while also delivering measures which will create, restore and enhance habitats; which includes those of key species currently present within the site. Where pertinent, the numbering within the following summary is cross-referenced to Masterplan Condition 9I (pg9). The key ecological measures are summarised below.

The general measures include:

- The appointment of an Ecological Clerk of Works (ECW), this is also secured via the S106 Agreement). The remit of the ECW is defined within the ECMS.
- The establishment of the Wildlife Management Group (WMG). The establishment and composition of the WMG will be the responsibility of Cherwell District Council. The WMG will be responsible for the implementation, monitoring and periodic review of the WMP. Funding for the implementation of the WMP has been secured via the S106 Agreement.
- Construction worker awareness measures.
- Protection measures for retained habitats.
- Measures with respect to preventing pollution incidents.
- Measures to minimise artificial light spillage within the built development (1).
- The installation of interpretation boards to raise awareness and promote the nature conservation value of the site.
- The provision of information packs to all new residents within respect to the conservation value of the site, including information on joining local wildlife organisations and creating habitats within garden spaces.
- The provision of a “School Education Pack” to raise awareness and promote the nature conservation value of the site and identifying opportunities for using the site as a learning resource.

During detailed consultation with ecology consultees, it was agreed that a street would not abut the Local Wildlife Site. It was considered that private rear gardens of houses would be the most appropriate interface to the boundary of the Council Wildlife Site. Although garden shade should be considered, this arrangement would be little different that of typical north facing gardens of houses.

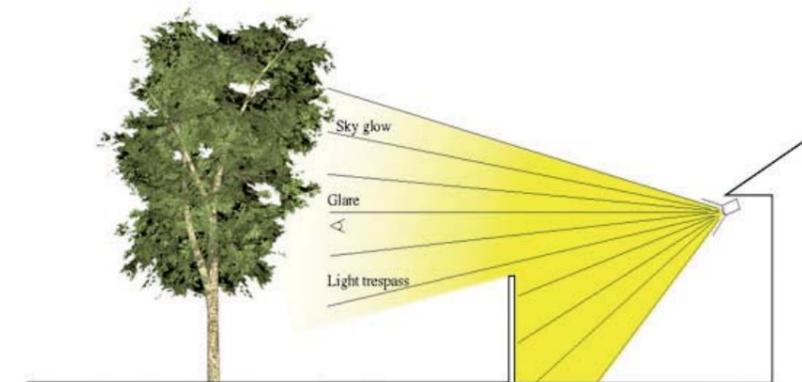


Ecology areas

2.8 Ecology

Specific habitat and species measures include:

- The creation of grassland habitat to the west of Langford Brook to increase its botanical diversity (area referred to as “Compartment C” in both the ECMS and WMP). This area has been in recent arable use. The proposed development will deliver measures to establish species-rich grassland habitat in this area; which covers approximately 1.34Ha. Specific habitat creation measures are set out in the ECMS, while post-creation management measures are set out in the WMP (2).
- The creation of a scrub/hedgerow edge treatment along the western edge of Compartment C (3). This will create a new north/south linear habitat linkage between the railway corridor and Gavray Drive. The species composition of the habitat is set out in the ECMS and includes species suitable for use by hairstreak butterfly species. Post-construction management measures are set out in the WMP.
- The restoration of grassland habitat within the retained Local Wildlife Site (LWS) both within and outside the development boundary as set out in the ECMS and WMP (4). Restoration measures include the stock-proofing of the retained areas, the establishment of an extensive grazing regime, the prohibition of the use of organic/inorganic fertilisers and the management of scrub/tree seedling encroachment. In addition, the drainage design of the proposals includes a measure to secure the ecohydrological requirements of the retained LWS (5). Post-construction management measures for the retained Local Wildlife Site are set out in the WMP.
- The majority of the existing hedgerow resource within the development site is proposed to be retained (6). Measures to protect the retained hedgerow resource during the construction phase are set out in the ECMS while post-construction management measures, designed to be sensitive to the requirements of hairstreak species, are set out in the WMP.
- New hedgerow planting will be included within the proposed development, particularly where necessary to delineate the new boundary of the retained LWS and to restore existing hedgerows within the retained LWS (7). The planting will include species suitable for use by hairstreak butterfly species. The new hedgerows will be managed through measures set out in the WMP.
- The three historic field ponds within the site are to be restored (8), in particular, to contribute to the favourable conservation status of great crested newts. Measures include those to secure the water balance of the retained ponds. The historic field ponds will be managed through measures set out in the WMP.
- The proposals include the creation of six new ponds and associated hibernacula (9) which have been purposely designed to contribute to the favourable conservation status of great crested newts. The ponds are located in a pond complex adjacent to the retained LWS. The created ponds will be management through measures set out in the WMP.
- The installation of great crested newt tunnels for ensuring terrestrial habitat connectivity at key infrastructure crossings (10).
- The installation of Schwegler-type bat boxes on retained mature trees to the land to the east of Langford Brook. The bat box type will vary to give diversity of refuge conditions (11).



Trespass lighting



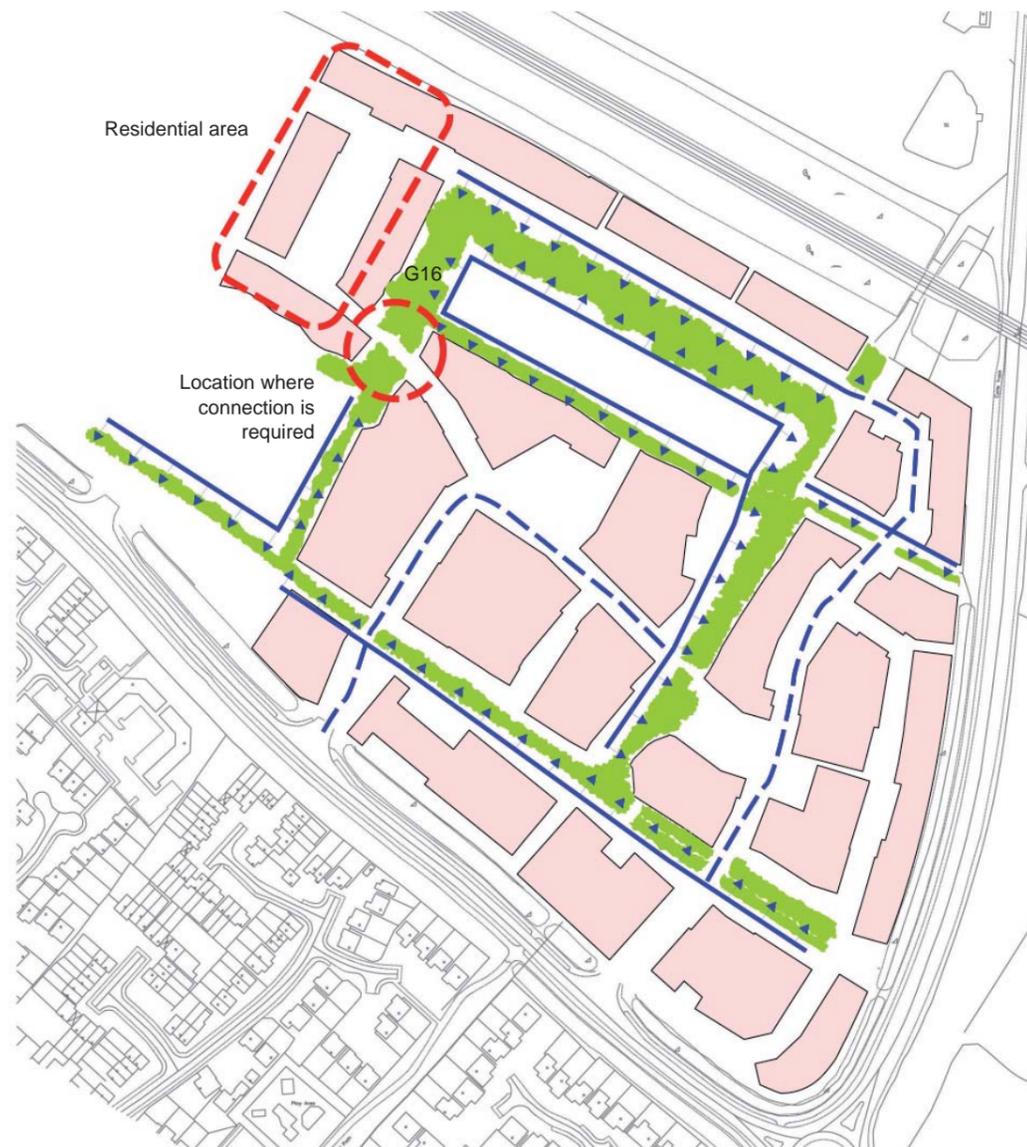
Typical example of amphibian tunnel



Example of interpretation board

2.8 Ecology

- The installation of seven new hibernacula adjacent to the retained and created ponds (12) and five new hibernacula within the retained Local Wildlife Site to the east and outside the development boundary (13).
- The installation of bird boxes of a varying type to be installed on retained mature trees on the development land to the east of Langford Brook (11).
- The restoration of pollarding to mature willows (14) and the rotational management of retained/created hedgerow habitats to ensure a continuity of habitat for hairstreak butterfly species. Measures are set out of this within the WMP.
- The design of development drainage to ensure no significant changes in the water quality and flow of Langford Brook (15).



Access to hedgerow plan

Resolving the ecology – development Interface

Many stakeholders have contributed towards a plan that balances different interests including the town council, the police, ecologists, landscape officers, engineers, recycling services, local authority planners and highways officers.

As part of the process, the masterplan has been prepared by understanding the requirements of these different stakeholders and preparing plans that enhance good practice objectives from these different interests and mitigate negative impacts.

From the character of the site it is clear that ecology is a primary concern. For example, the plan to the left shows how maintenance access to the length of retained hedgerow can be achieved (blue line). However, it is also important that ecology concerns do not dictate the masterplan unilaterally, as these will not only compromise the design objectives of the wider stakeholder group, they could result in negative impacts the ecology itself. For example, if an estate road can not be located to create convenient access to development west of hedge G16, as would be required by national guidance such as Manual for Streets, the consequence would be:

- Hedge G16 being breached in a number of unmanaged locations through pedestrian desire lines, eroding the under-storey of canopy and floorscape,
- And when breached, creating areas that are poor overlooked and hostile,
- Marginalising part of the neighbourhood through segregation in a remote location, and
- Increasing car dependency by extending walking distances to bus stops

The Ecology Management Statement, together with the masterplan provides a comprehensive consideration of these site circumstances. When used together they provide a sympathetic interface between development and the sensitive ecological features.



Bat boxes for trees

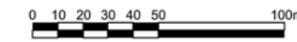


Bat boxes for trees



Bird boxes for trees

Condition 91 Ecology



- 1 Measures to avoid light spillage
- 2 Species rich grassland habitat
- 3 Scrub / hedgerow corridor
- 4 Grassland habitat restoration in retained Local Wildlife Site
- 5 Retain drainage to support hedgerows
- 6 Retained hedgerows
- 7 New hedgerows
- 8 Retain field pond
- 9 New ponds and hibernacula to favour great crested newts and reptiles
- 10 Newt tunnel at key infrastructure
- 11 Bat and bird boxes on tree
- 12 7 new hibernacula
- 13 5 new hibernacula
- 14 Restoration of pollard willow
- 15 Drainage to retain water quality and flow
- 16 Field 7: Development subject to satisfaction of S106 obligations

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Drawing Title		Scale 1:1,000 @ A0 NTS @ A3	Date 24.10.2011
Condition 91 Ecology		Drawing no. 024	Rev. D 6.09.2012

2.9 Overarching Masterplan

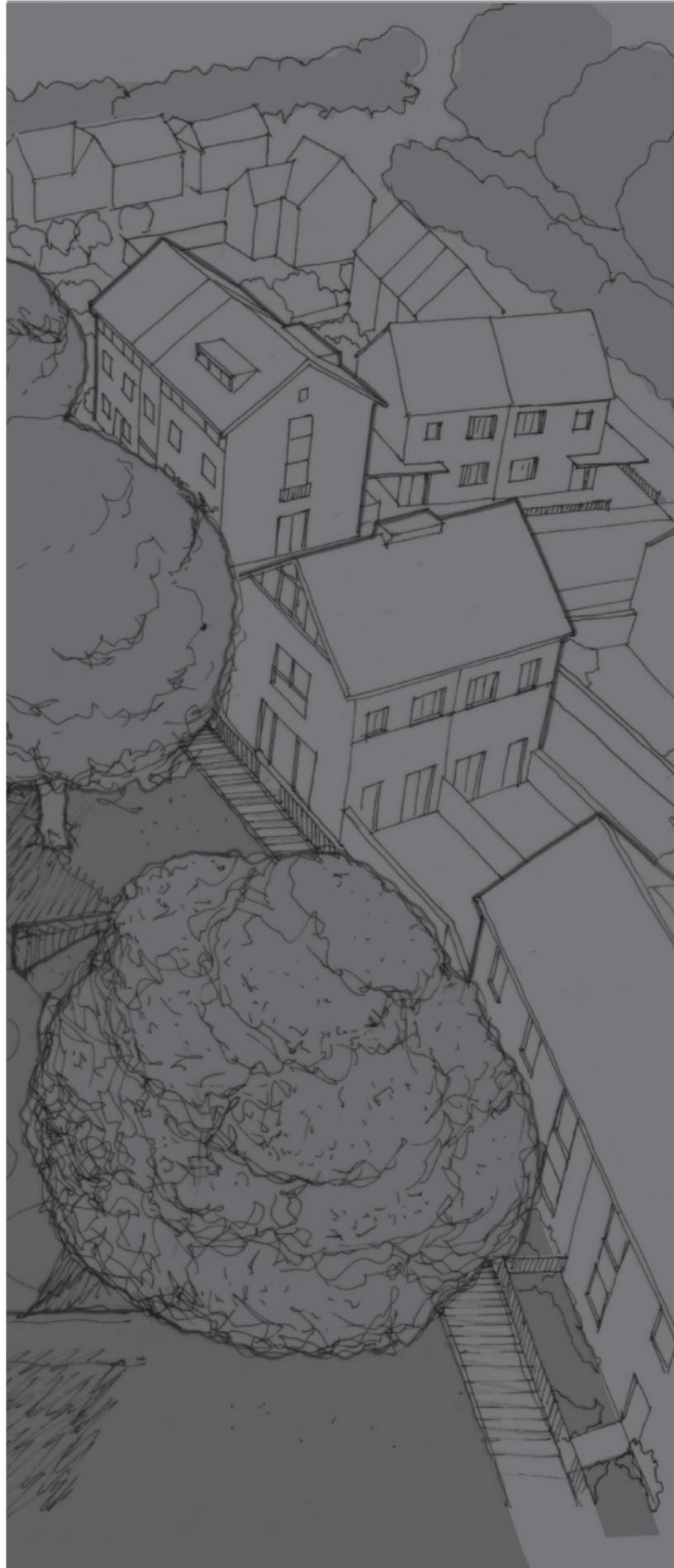
The plan opposite is a synthesis all of the plans that relate to planning Condition 9. It and its accompanying Conditions Plans will be used for consultation with a range of statutory stakeholders including Natural England and Oxfordshire County Council.



-  Planning Application boundary
-  Local Wildlife Site boundary
-  Field 7 - excluded from current masterplan
-  Boundary to development compartments
-  Gavray Meadows public open space including:
Compartments of grass and wild flower meadow planting
Amenity grass areas
Indigenous shrub planting
Wetland seed mix
-  Existing hedgerow to be retained
-  New hedgerow to be planted
-  Existing highways hedgerow and planting
-  Existing railway hedgerow and planting
-  Existing trees protection zone

-  Retention of elm hedgerow subject to white letter hairstreak survey
-  100 year flood area (plus climate change) within school playing fields including back up overland flow
-  Retained newt ponds
-  New newt ponds
-  Development blocks - general build line
-  ① Village green including large L.A.P.
-  ② Recreation Hub large L.A.P.
-  ③ School Square including L.A.P.
-  ④ Recreation Hub L.E.A.P.

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Project Gavray Drive		PAUL DREW DESIGN	
Drawing Title Masterplan		Client GE.GD	Drawn PD
		Scale 1:1,000 @ A0	Date 24.10.2011
		Drawing no. 017	Rev Rev D 6.09.2012



3

SECTION 3 - IMPLEMENTATION

- 3.1 Compliance Criteria
- 3.2 Quality and Control

3.1 Compliance Criteria

Compliance with the Masterplan

This section provides guidance to the designers of reserve matter applications and to the local planning authority in the determination of these subsequent applications. It sets out details to be submitted of the Masterplan in tabular form (over leaf) as a checklist, but it should not be used as a substitute for the full Masterplan. The table and action list below divide the different actions that the designers and local planning authority (LPA) will need to do for the reserve matter applications.

The opposite list show some of the key sources of information that will be useful if advise on certain matters is needed.

Process actions list

Parcel and reserve matters designers	1	2	3	4		6	
LPA					5	6	7

Process

- 1 Designers of reserve matter applications should fully acquaint themselves with the provisions of the Masterplan prior to starting design work.
- 2 Any arboricultural or habitat surveys that may be required due to the length of time since the previous surveys should be undertaken prior to starting design work.
- 3 The designer should use the compliance check list as an aid memoir throughout the design process as an iterative tool. This should not be restricted to 2D layout but be designed holistically including landscape, built form and materials.
- 4 The designer should undertake on going pre application negotiations with the LPA, submitting sketch proposals at least one week prior to any meeting so that the LPA can liaise with ecology and highway colleagues from other organisations if required (although the purpose of the Masterplan is to avoid this, there may be exceptional circumstances, which the designer should flag up as non compliant proposals).
- 5 The LPA should examine the application not only against the Masterplan, but also other associated technical documents, local policy and generic quality thresholds, which should in any case be embedded in the Masterplan.
- 6 The LPA should endeavour to process the application swiftly, making consultees aware of the provisions of the Masterplan.
- 7 The application should be compliant with the Masterplan and, if not it should be refused unless, if in the opinion of the LPA this is fully explained and justified and acceptable in all respects.
- 8 The LPA will seek to undertake evaluation of the implementation of the Masterplan, say on an annual basis depending upon the build rate and feed the results back to the master developer.

Key sources of information and advice

Cherwell District Council
tel. 01295 227006
<http://www.cherwell-dc.gov.uk>
for general planning advice:
Planning and Development Services
tel. 01295 221883

*Natural Environment Team,
Oxfordshire County Council*
tel. 01865 815420
advice on wildlife & habitats

Natural England
tel. 0845 6003078
<http://www.naturalengland.org.uk>
regional advice on wildlife & habitats

Oxfordshire County Archaeological Services
tel. 01865 810825
for archaeological advice

*Environment & Economy, Oxfordshire County
Council*
tel. 01865 241577
www.oxfordshire.gov.uk
for environmental, roads and transport advice

Environment Agency
tel. 0370 8506506
www.environment-agency.gov.uk
for advice on drainage & flood risk

3.1 Compliance Criteria

Details to be submitted with Reserved Matter / Full Application

	Description	Submitted ✓
1	A composite plan that brings together all the spatial components of the Code	
2	Compliance checklist and reasoned justification for non compliance	
3	A1:200 scale plan showing areas for adoption <ul style="list-style-type: none"> • by the highway authority • by the authority for open space and landscaping maintenance • for sale • for transfer to a RSL • details of maintenance outside these areas 	
4	1: 1250 scale OS based location plan; [with a site area edged red]	
5	1: 500 block plan; [with a site area edged red] [Surrounding land uses must be annotated to provide a context.]	
6	1: 100 / 50 site plan[s], to include external works / boundary treatment / existing and proposed levels.	
7	1: 100 / 50 elevations [in colour] including details of all materials to be used. Elevations must ensure all aspects of detail are clearly drawn / annotated (e.g. windows - materials to be used and nature of opening) and show massing of adjacent buildings based on data within the Development Codes.	
	<i>All plans must be clearly and accurately drawn with roads dimensioned, visibility splays shown and parking within communal areas clearly assigned to plots. Where a number of drawings are submitted they must correspond with each other.</i>	
8	1: 100 / 50 street scenes [in colour] including details of all materials to be used, and adjacent context	
9	1: 100 / 50 cross-sections (consistent with the floor plans) if appropriate	
10	3D impression for key groupings with materials and colours shown.	
11	A schedule of proposed materials for buildings, roads and hard landscaped areas.	
12	A full landscaping scheme must form an integral part of the submission (unless otherwise agreed Landscaping will not be dealt with by separate condition).	
13	Details of tree protection measures should be included.	
14	Existing trees must be accurately plotted and the location of the proposed underground services shown where known.	
15	An arboricultural survey should be submitted relating to the condition and potential of trees to remain within the site.	
16	Full details of services (if known), e.g. substations, bus shelters, lighting, telephone boxes should be included.	
17	Details of intended maintenance proposal for any communal areas should be provided.	

3.2 Quality And Control

The 'Master Developer' is committed to ensuring that the development of Gavray Drive follows an open and transparent process with participation of the local community leading to active involvement in the new neighbourhood.

Achieving a successful piece of town requires good quality control throughout the whole development process, before, during and after development. The masterplan marks only one part of that process.

The master developer's designer should run a workshop with the local planning and highway authority staff, including DC officers, highways adoptions officers, Section 38 Engineers, open space adoptions officers etc explaining the purpose and content of this Masterplan and the separate Design Code which will form an additional part of the briefing process. There should then be testing exercise to familiarise officers with the content and how to use it.

The phasing of development is crucial to the economic viability of the site. It is therefore important that early delivery of marketable sites is undertaken and this needs to be managed whilst other infrastructural works continue.

At the site construction stage, the 'Master Developer' will ensure that the procurement of building and spaces maintain a level of quality through site supervision, in particular when mitigating effects on the environment and the amenity of local residents.



GALLAGHER
ESTATES

