

OUR VISION: ARTIST'S IMPRESSION



The overarching vision for this neighbourhood within North West Bicester is 'a community based upon sustainable and healthy lifestyles. **A place that is connected with its neighbours and surrounding landscape, that encourages a reduced carbon footprint.**'

We propose to design a development that integrates well with Bicester and meets the required design

standards of the SPD whilst retaining a distinctive character.

Land at North West of Bicester will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land at North West of Bicester strives to be a valuable addition to the local community. The benefits for bringing the development forward include the following:



Up to 30% affordable homes.



Up to 550 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.



True zero carbon.



40% green space. Providing a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas for younger children, ecologically rich meadow areas, SuDS, retained woodland and productive landscapes.



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bicester and maintain all-important friend and family networks.



Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on Site biodiversity by maintaining and enhancing existing green infrastructure.



Re-wilding areas allowing habitats to develop naturally over time.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline.



A development that complements the character of Bicester through the identification of its unique characteristics.



New and improved footpaths, cycleways, connecting people and places.