

# HIMLEY VILLAGE

## our vision

**Welcome to our exhibition for the proposed development at Himley Village, which forms part of North West Bicester Eco Town.**

**The North West Bicester Eco Town Masterplan Vision promises to make an outstanding model for the development of settlements old and new and we would like your thoughts on how we achieve this at Himley Village.**

Proposals for Himley Village are being put forward by the P3Eco Group which was established in 2009 to deliver the NW Bicester eco town and to act as an overall project promoter. The Group formed a partnership with Cherwell District Council to help secure the eco town designation and has since taken the lead on land assembly and project delivery. P3Eco also engaged Sir Terry Farrell to act as overall masterplanner for the project and A2 Dominion as preferred provider of social and affordable housing.

The P3Eco Group are planning to progress Himley Village with a proposal for circa 1,700 homes set with a high quality landscaped environment on 92 hectares of land. The provision of social and community facilities, alongside transport and drainage requirements will all be reviewed to ensure that the needs of the new residents of Himley Village are met.

We would like you to help shape and inform our proposals and therefore we are inviting you to comment on them.

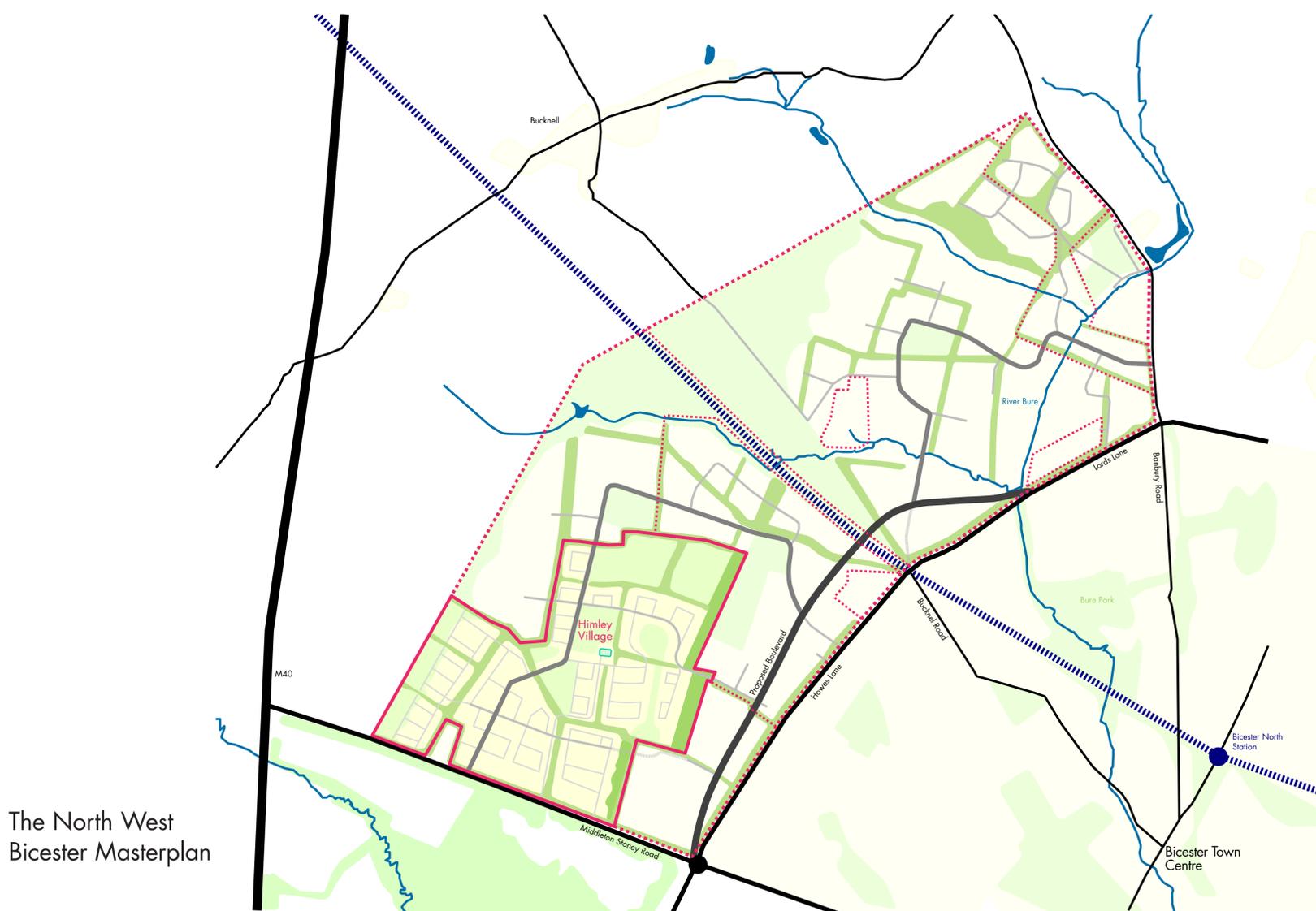
The North West Bicester Masterplan Vision is identified on the plan below, once developed, the Masterplan area will accommodate approximately 6,000 new homes, employment opportunities, community

facilities including schools, nurseries, GP facilities, a community farm, allotments, an orchard, a country park and a nature reserve with grasslands intertwined with local watercourses.

To date, planning permission has been granted for 394 dwellings as part of an exemplar phase. Two further outline planning applications (2,600 homes and 900 homes respectively) are currently under consideration by Cherwell District Council. If deemed appropriate, P3Eco's proposals would provide an additional 1,700 new homes.

Next steps:

- We would like you to tell us what you think of our draft proposals. Before you leave please will you take the time to fill out a questionnaire.
- We will also be undertaking some further assessment work to check that the amount of development we are proposing is suitable for Himley Village.
- All comments will be considered in preparation of a final masterplan which will be submitted to Cherwell District Council for their consideration.



The North West Bicester Masterplan

# HIMLEY VILLAGE

## a green and pleasant place

The design concept for Himley Village, builds on the principles of the Eco-town Planning Policy Statement and goes beyond them. While the homes themselves will be built to high sustainability standards the key to the quality of the village is in the spaces in between the houses and how people move around.

People's day-to-day activities can be seen as having 4 broad categories:

**PLAY**



- relaxation
- recreation
- sport
- community




**LEARN**



- primary schools
- secondary schools
- home learning
- courses




**GROW**



- allotments
- orchards
- gardens




**WORK**



- from home
- in Himley Village
- in Bicester
- beyond Bicester




All of these day-to-day activities can take place locally; either in Himley Village, in Bicester or accessed via transport connections local to Bicester. The design of the village should encourage residents to walk, cycle or use public transport to connect to these destinations.

**Designed to promote the walk, the cycle and the bus, the design of the village should also easily accommodate the car. The trick is to get the balance right.**

The car comes into its own to get to "the Rest of the World" to pursue other interests beyond the mainly local described above: beyond Himley, beyond Bicester. For example:

**REST OF THE WORLD**



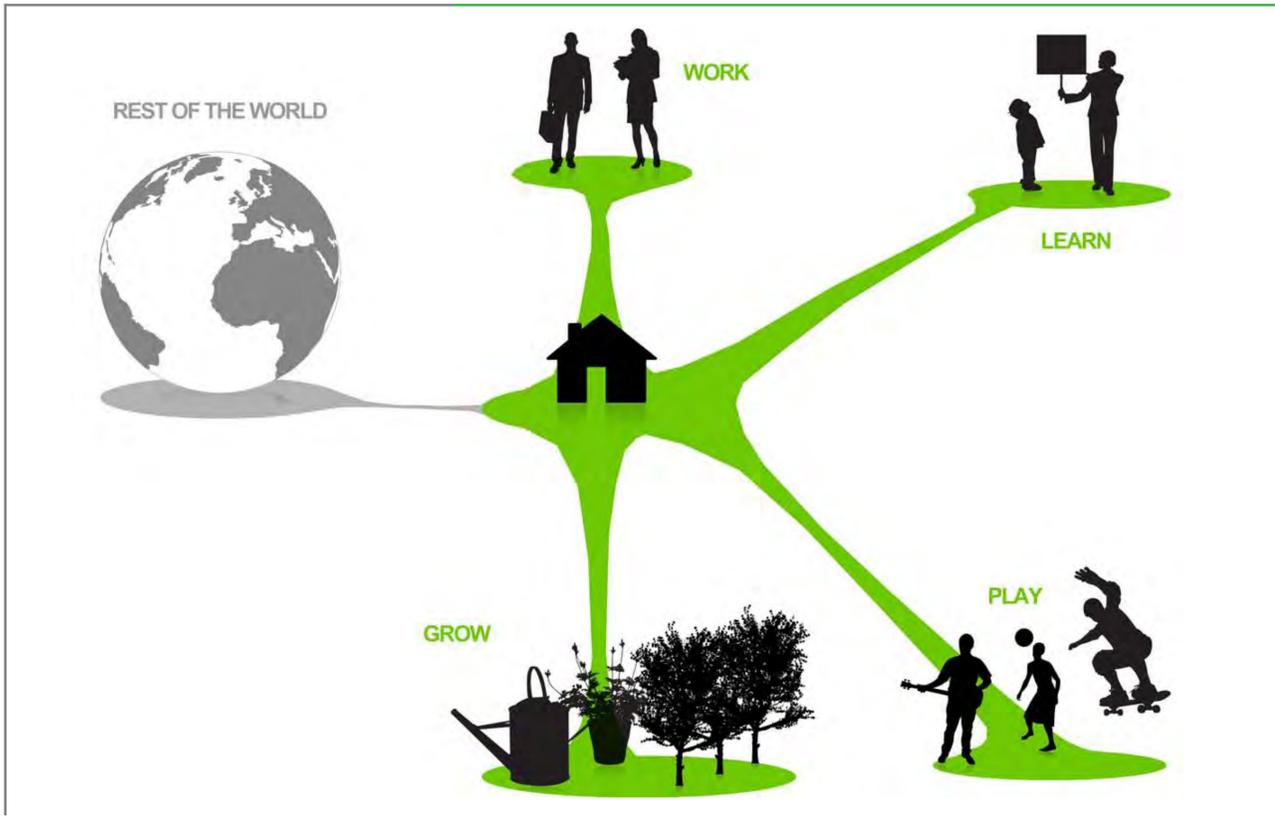
- trip to see Aunt Emma near Dudley
- big shopping trip to Asda
- to IKEA to get new bookcase
- going to work, when it's cold, dark and wet outside and taking the bus isn't what you feel like
- going to a show or a film
- etc.






# HIMLEY VILLAGE

## a green and pleasant place



### TOWN

- Homes arranged around streets
- Green routes (cycle and footpaths) secondary

### ECO-TOWN

- Homes arranged around green routes
- Green routes (cycle and footpaths) primary

...but given the opportunities that an eco-town offers...

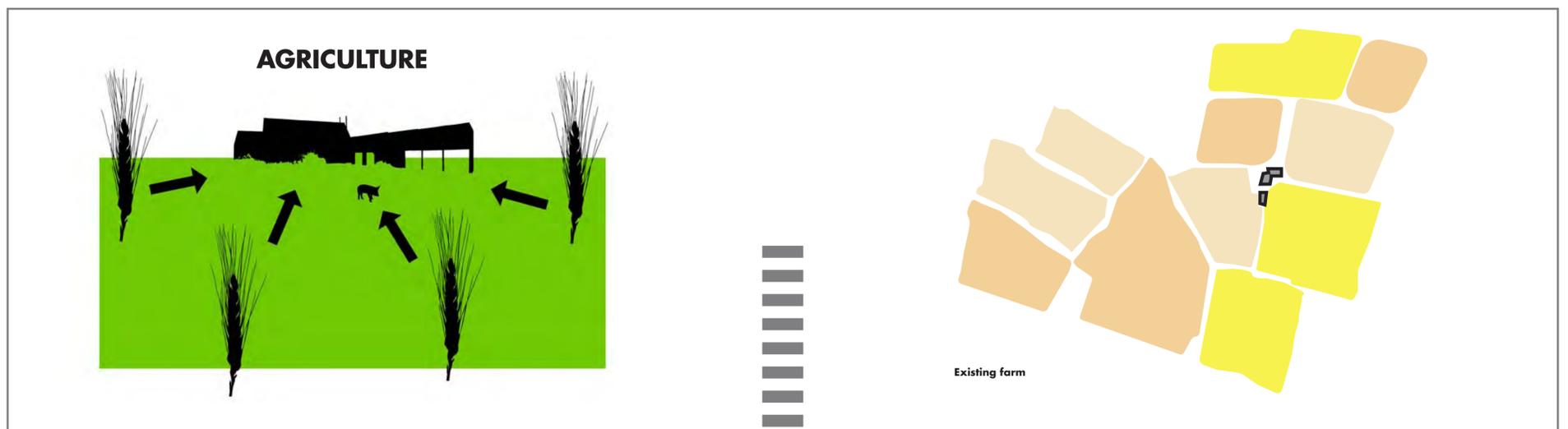
# HIMLEY VILLAGE

## a farming legacy

At least 40% of the land in Himley Village will be given over to greenery and cultivation. Although the land will no longer be agricultural, a key design aim is that there is an active legacy of farming through orchards, allotments and a farm school. The existing field patterns and hedgerows will structure a new biodiversity rich landscape with pedestrian, cycle and bridleways and space for play, amenity, gardening, growing and cropping.



- The whole site will have a rich variety of cultivation, amenity and habitat areas.
- These will follow and respect the existing hedgerows, bat corridors and protected wildlife areas.
- These broad green corridors will be a new farming resource as well as a functional public realm for movement and rest.

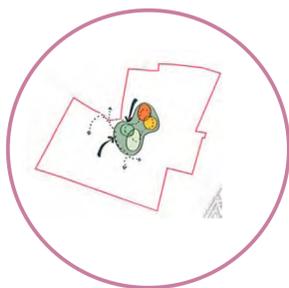


# HIMLEY VILLAGE

## neighbourhoods with distinct character

The best loved villages and towns have within them identifiable neighbourhoods of distinctive character. Himley will have five such areas whose character initially emerges from their setting and is then shaped by new residents and the wider community.

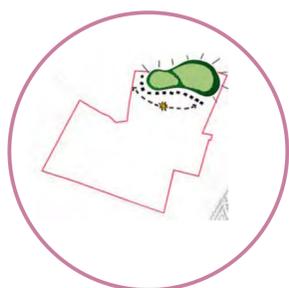
### HIMLEY GREEN



- A village green, a focal point for the community, with space to meet, relax, play: a school, a pub and a shop.
- Himley Farm reborn as a farm school at the centre of new horticultural activity, of food production, plant propagation and landscape management.



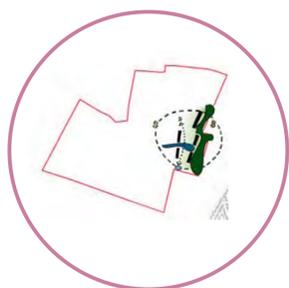
### HIMLEY FIELDS



- Large areas of open space, proximity to schools, main routes and the new boulevard through the site all support the potential for greater density here.
- Open space to the north allows potential for larger buildings without overshadowing others.
- Communal courtyards for barbeque, play and recreation creating a distinct character.



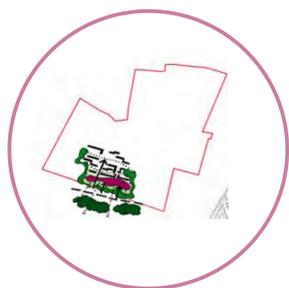
### HIMLEY WOODS



- A more ecological and habitat rich landscape focussed on enhancing the newt habitat corridor and woodland.
- Proximity to the boulevard and local facilities including secondary and primary schools, shops and community facilities support an increased density here.



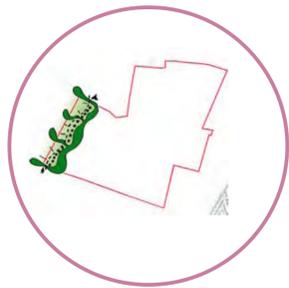
### HIMLEY PARK



- Opportunity for other uses, potentially accessed directly from Middleton Stoney Road, to serve both the immediate community and also the wider population of Bicester and beyond.
- The open space of Bignell Park to the south offers excellent views and aspect.



### HIMLEY EDGE



- On this woodland rural edge of the village there are opportunities to create bridleways, footpaths and cycle ways allowing glimpses through tree canopies over the adjacent paddocks.
- Thinking about views towards the site from the west suggests creation of a soft edge to the settlement; one of landscape and woodland interspersed with small pockets of dwellings.



### HIMLEY VILLAGE



**Responding locally to the physical characteristics of the site generates a series of connected neighbourhoods each with their own distinct character and feel, together forming part of a coherent whole.**

# HIMLEY VILLAGE

## layout structured by the land itself

### Hedgerows



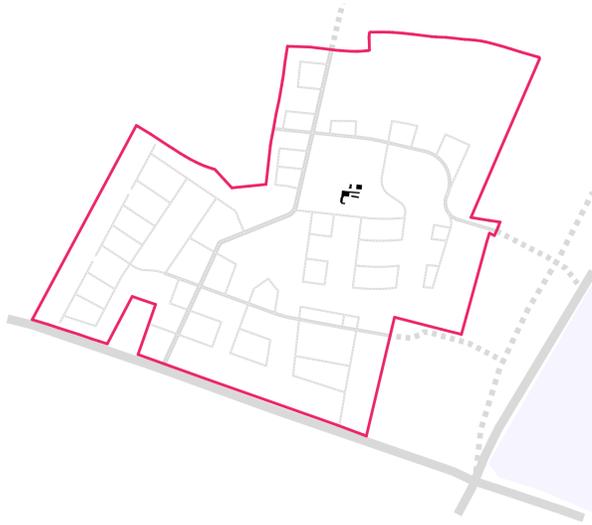
- The existing hedgerows and woodland provide a strong structure full of potential.
- Movement corridors created along existing hedgerows.

### Green Routes



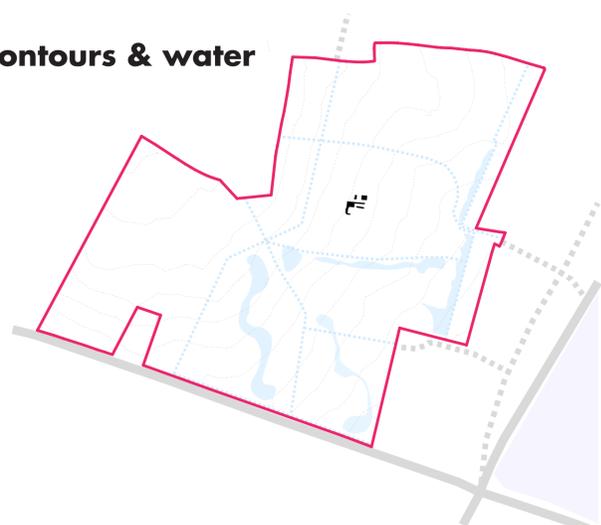
- New green routes with the grain of the hedgerows, creating a grid of off-road pedestrian and cycle movement corridors.

### Streets



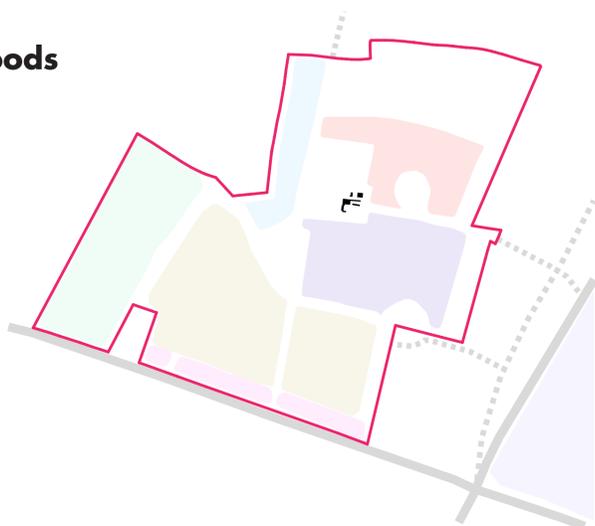
- A clear hierarchy of streets; primary streets connecting to the wider masterplan and Bicester beyond, secondary streets connecting to individual neighbourhoods and tertiary streets serving individual groups of dwellings.

### Contours & water



- The slope suggests best positions for attenuation ponds responding to topography.

### Neighbourhoods



- Distinct neighbourhoods created, each responding to their own context.

### Himley Village



- A place embodying sustainable eco-town principles, with a close relationship between nature and the built environment.
- A village with a clear identity creating a place where people will want to live, grow, work and play.

# HIMLEY VILLAGE

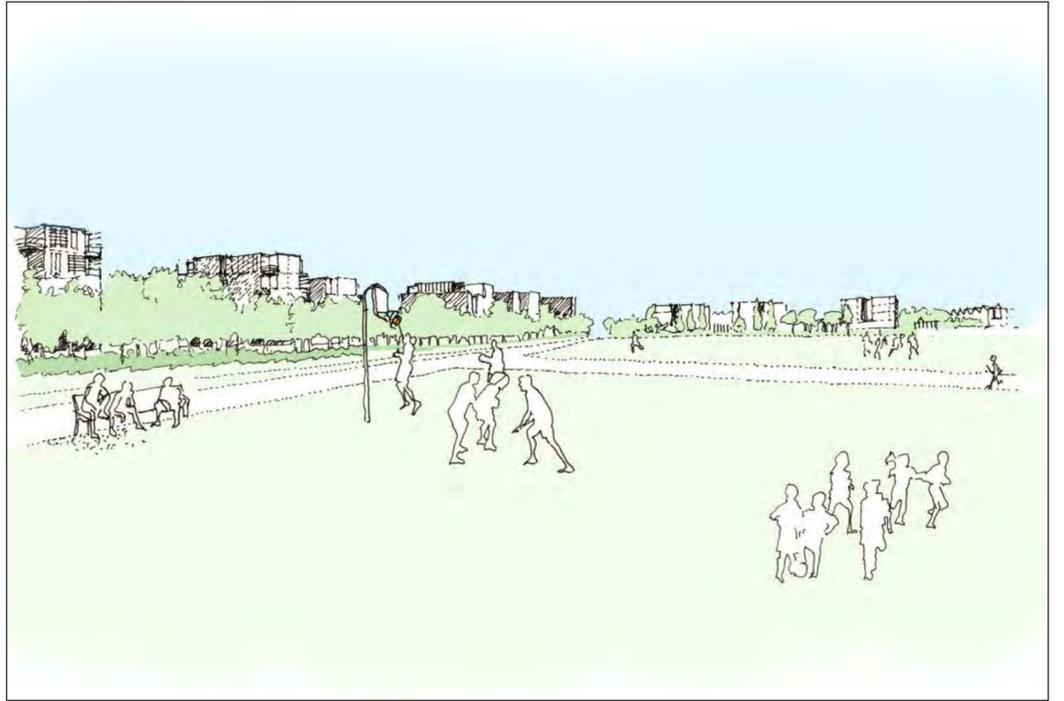
a vision for 2030?



# HIMLEY VILLAGE

## Himley Fields

Himley Fields is characterised by the large expanse of playing fields along the northern boundary and acts as a threshold to wider NW Bicester development to the north and Bicester to the east.

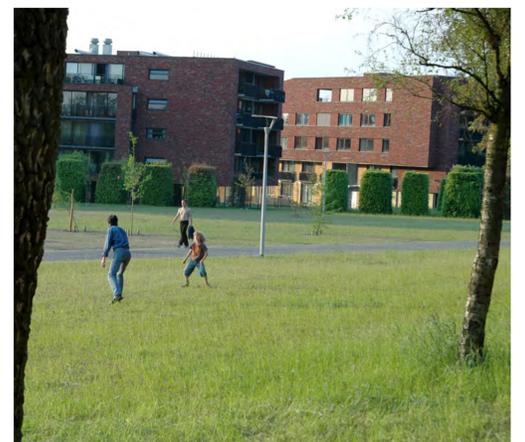


On the southern side of Himley Fields there will be 2 and 3 storey terraced and semi-detached houses. On the northern side there will be well spaced 4 storey apartment buildings lining the edge of the playing fields, allowing views through to this open landscape.

Himley Fields is characterised by large communal courtyards, green spaces with barbeque areas, informal play elements and seating areas. It will create a friendly and sociable character whilst green fingers with allotment gardens allow for generous spacing in between the blocks. Trees with a light canopy will allow for dappled shade and rich autumn colour whilst areas of extensive ornamental planting will create a soft background.

### KEY PRINCIPLES

- Informal clusters of trees to create pockets of shade, seating and play.
- Rich colorful planted areas to create a soft setting for the buildings.
- Barbeque, play and community spaces intimately arranged between apartment blocks.
- Generous open space in between the blocks to allow for ample movement and open views.



# HIMLEY VILLAGE

## Himley Woods

A neighbourhood characterised by large expanses of rich natural habitats, balanced by a more formal and concentrated dwelling typology.



Reflecting the topography of the site, attenuation ponds and planted areas create an east west spine for the neighbourhood connecting Himley Village to the Boulevard and to Bicester.

Perpendicular to this spine, the habitat corridor linking two existing ponds will mature to a landscape within which connections can be made to sports fields and wider eco-town development to the north.

The woodland and proximity to the Boulevard provides the opportunity for a more dense dwelling typology at the eastern edge, with apartments overlooking broad leaved trees.

Dwellings are typically clustered into larger groups, the extent of which are defined by key landscape features. The dwelling typology is more urban in nature, with terraces and apartments, appropriate to their proximity to the amenities along the Boulevard.

Himley Woods takes its character from the existing presence of the two Newt habitats within this area. Increasing the area of habitat appropriate for Newts creates a wildlife and ecology focused parkland for walks, observation and allows the Newts to travel and inhabit wider areas.

The area is characterised by water in a series of interweaving swales and islands of natural play, meandering through the park forming a rich playable landscape for the surrounding houses, with ornamental planting and tree lines adding interest and colour throughout the seasons.

### KEY PRINCIPLES

- Seasonal wetland and marginal habitat area.
- Informal and natural play integrated throughout.
- Tree clusters to define quieter areas for picnics, reading and nature study.
- Lines of tree planting to create screens and shelter for play and barbeques.



# HIMLEY VILLAGE

## Himley Park

**An intricate and intimate neighbourhood, with dwellings focused around a dense network of green corridors and a variety of landscaped open spaces.**



At Himley Park dwellings generally line 'community gardens' running mostly east - west. Either back gardens or front doors open onto to these green corridors with additional footpaths and cycle paths connecting to Himley Green, the schools, local facilities and to Bicester beyond, along a richly landscaped strip dotted with attenuation ponds.

Along main motor vehicle routes and intersections a more formal and urban approach is taken to the layout though still in tune with the intricate nature of the neighbourhood.

Along Middleton Stoney Road there will be a veterinary surgery, extra care housing, a hotel or similar non-domestic uses. The facilities located here would serve both residents from the wider neighbourhood as well as the residents of NW Bicester, integrating the development with Bicester and beyond.

From the Village Green, meandering pathways through open areas of long grass and meadows provide a pleasant stroll from the pub to your house. Areas of shorter grass invite to sit down, play and family picnics, whilst clusters of trees provide visual screening to the surrounding neighbourhoods. Two large water bodies at the top and bottom with standing water will make these spaces enjoyable throughout the seasons for bathing, fishing and paddling with timber walkways and platforms overhanging the pond edge whilst carefully placed hides are scattered along the water and within the trees to provide undisturbed opportunities for wildlife watching.

### KEY PRINCIPLES

- Distinct Community Gardens each reflecting its own community.
- Recreational and play opportunities (doorstep play).
- Community spaces to meet, socialise and relax.
- Two large water bodies for wildlife watching and amenity use.
- A network of linked pathways and walkways over the water to provide leisure and play opportunities stitching together the surrounding neighbourhoods.



# HIMLEY VILLAGE

## Himley Edge

A relaxed quiet neighbourhood set out over three linked fields, making the transition from settlement to the east to the open rolling landscape to the west.



The habitat corridor running along north - south hedgerows acts as a threshold between the intricate character of Himley Park and the low density more rural character here.

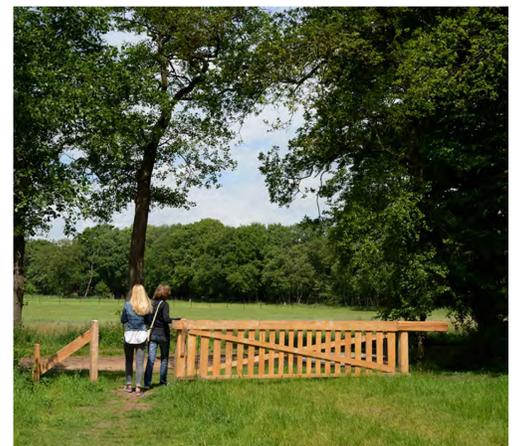
Footpaths and cyclepaths along the east - west hedgerows link through to Himley Park.

Dwellings progressively thin out from east to west from small clusters to the east to large detached houses along the western edge of the village nestled amongst clumps of trees.

This predominantly wooded area of very low housing density has open glades with glimpses over the adjoining paddocks, inviting leisurely walks, foraging and informal play. Weaving in and out of the woodlands a bridleway interspersed with small allotment gardens, play and fitness trails forms a quiet backdrop to the development whilst the hedgerow corridors provide the main movement corridors and additional food growing and foraging opportunities within this area and to the rest of the development.

### KEY PRINCIPLES

- Woodland clusters around the houses provide glimpses over the paddocks.
- Bridleway outside the houses for recreation and play.
- Pathways create quiet walks through the woods interspersed with openings for allotment gardens and fitness/natural play areas.



# HIMLEY VILLAGE

## Himley Green

Located at the heart of the development - a focal point for residents of Himley Village, with Himley Farm, a new school and community facilities all centred around a new village green.



At the centre of Himley will be a village green formed at the confluence of primary pedestrian, cycle, bus and car routes, together with education and community activities.

The new primary school will be a farm school with an emphasis on local horticulture, and will support wider community uses. Linking the school with a pub/café will be a paved square where a market and other events can be held.

Built form and dwelling typology in this neighbourhood will be diverse reflecting its status as a 'link' between other neighbourhood characters: from terraced streets set amongst, and overlooking large areas of open landscape, to a more informal house layouts alongside landscaped swales and attenuation ponds.

Himley Farm will form the social and educational focal point with the existing farm buildings reborn as a community farm. It will be, as it is now, the heart of the community where people come to meet, to socialise, play and learn, all within a beautiful setting of ornamental kitchen and flower gardens, paddocks for small livestock, surrounded by orchards, meadows and nursery growing fields. Open views towards the Village Green create a pleasant backdrop and an invitation to wander and explore the pond and the pub. It is here where changing events can take place such as informal cricket matches, picnics, kick about's and community events such as autumn harvest celebrations or bonfire nights.

### KEY PRINCIPLES

- The farm as the heart space of the new community.
- A series of small scale buildings such as greenhouses, micro brewery, a shop, café/restaurant to create the feeling of a village high street.
- A traditional village green set within an open grass area with pond and pub.
- A walkable destination for all areas of the development linked along the linear green spaces and the hedgerows to allow free movement within the development and to Bicester.



# HIMLEY VILLAGE

## a sustainable & well connected village

### Health and well-being

Excellent access to nature is known to improve our health and well-being. The village can be designed to make the most of its green and pleasant site. Its layout is based on existing natural features and they will be enhanced to play a prominent part of the experience of being in the village.

The layout and design of paths, roads and bus routes will make walking, cycling and the bus the conveyances of choice for all local needs with the car reserved for connection further out.

The abundant greenery in Himley Village will include allotments and orchards with as much as 17 hectares of the land being productive for local consumption.

### Living without oil, gas and coal

Within a generation or two, as Himley Village becomes a mature community, our homes, work and transport will have to be 90% fuelled by renewable energy. The layout and infrastructure for the Village is designed to achieve this important aim.

#### *Energy from Waste*

In common with the whole Eco-Town, Himley Village can potentially use low-carbon heat from the Ardley waste handling facility thus minimising emissions.

#### *Solar power*

As already designed into the Exemplar Phase, the roofs in Himley Village will have solar photovoltaic panels. The layout of the village has been devised with solar orientation in mind.

#### *Ultra low carbon homes*

The homes in Himley Village will be built to very high energy efficiency standards minimising heat loss and maximising low energy lighting and will include existing technologies like heat pumps.

### Building resilience

#### *Sustainable Drainage*

Himley has been designed for the more variable climate that we are heading for. With its careful consideration of drainage it will be resilient to heavier rain - avoiding putting pressure on drainage further downstream. The control of water will be a prominent feature of the landscape design.

#### *Sustainable sewage treatment*

The Metropolitan Group, which will be responsible for the infrastructure at Himley proposes innovative (and patented) technology to provide wastewater treatment plants (WWTPs) with a botanical garden-like appearance. This sustainable (and odour free) technology is housed in greenhouses, which can themselves be used for cultivation and education.

### Digital Technologies

#### *High Speed Fibre Optic Cabling*

Metropolitan will install ultra high speed broadband at Himley so that all residents have the fastest, most reliable internet connections as befit 21<sup>st</sup> century homes.

#### *Smart Homes*

Broadband will facilitate the design of smart homes where automation is combined intelligently with the ability of users to control their environment, security and services.



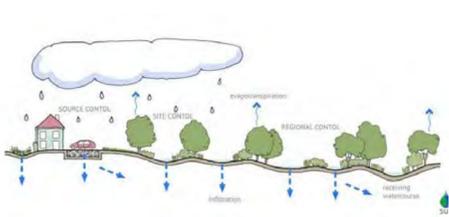
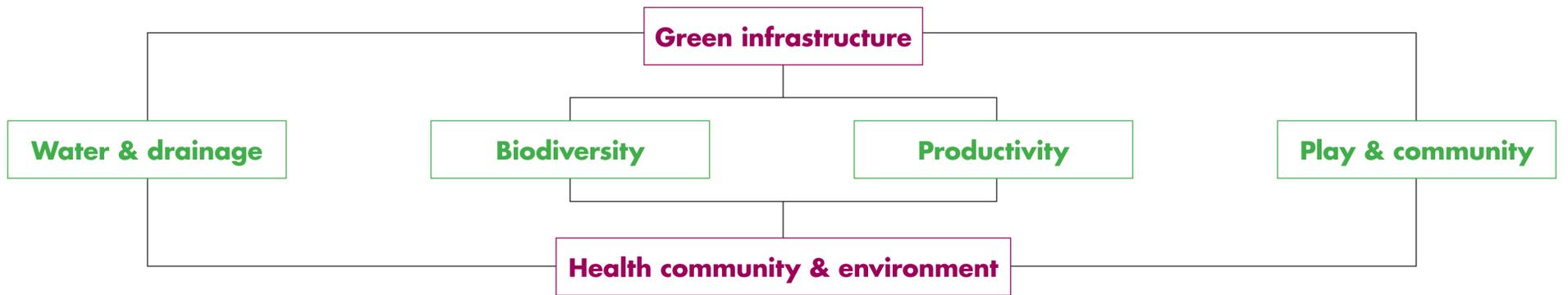
# HIMLEY VILLAGE

## landscape strategy & green infrastructure

**Green infrastructure (GI) refers to a network of high quality green and blue spaces. The landscape strategy for Himley Village draws on the existing hedgerows to create a dynamic and diverse network of Green Infrastructure corridors, creating a unique sense of place and maintaining residents' access to the natural environment.**

These linear spaces through the site will become central routes bringing people together, building communities and promoting interaction between residents and the natural landscape. A Community Land Trust,

based at the farm, would deliver educational/community courses and all other services relevant to running and sustaining the farm and also be responsible for maintaining the new public realm.



### WATER AND DRAINAGE

Natural drainage systems will be integrated into the landscape design following key principles:

- Re-use water where possible.
- Slow down and hold water in the landscape.
- Cleanse and treat water, removing pollutants and releasing clean water into watercourses.
- Bring water into the public realm.



### BIODIVERSITY

Existing hedgerows will be planted up and grow into belts of tree planting.

These boundaries will maximise the edge treatment creating habitats and promoting biodiversity.

Bee hives will be strategically placed in orchards and scrub, pollinating and providing local honey.



### PRODUCTIVITY

The landscape strategy promotes a productive, abundant and diverse landscape where pockets of orchards and allotments line these linear corridors.

Proposed hedges of native and non-native species will provide foraging opportunities and added food sources for wildlife.



### PLAY AND COMMUNITY

The whole landscape is seen as playable.

Formal routes for cycling or running will be interspersed with play elements in the landscape, trim trails, rainwater fountains, climbing and balancing rocks and woodland trails.

