



Land to the north of GAVRAY DRIVE **BICESTER**

L&Q Estates is preparing an Outline Planning Application for new homes on land to the north of Gavray Drive.

WE WANT YOUR VIEWS

This leaflet has been prepared so we can share our vision and emerging proposals for the Site and most importantly to ask for your feedback regarding our development proposals. Your comments will help shape the finalised proposals before we submit a planning application to Cherwell District Council.

Land to the North of Gavray Drive, Bicester

The land to the north of Gavray Drive is located to the east of Bicester in close proximity to the town centre. It is within walking distance of the towns existing services and facilities providing for sustainable development.

Our emerging proposals comprise the development of up to 300 dwellings, including affordable homes, large areas of public open space, including play areas, new recreational routes linking to the improved existing Public Right of Way and significant enhancement to Gavray Wildlife Meadow with a long term management plan

In advance of the submission of an Outline Planning Application, we are now consulting the local community on our emerging proposals. The proposals have been informed by various site assessments, including a series of technical and environmental studies.

About L&Q Estates

This Site is being promoted by L&Q Estates, one of the UK's most successful strategic land promotion and acquisition businesses working closely with stakeholders to tailor projects which maximise the potential of a site and deliver new homes and facilities that meet the needs of the local area. L&Q Estates is a 'Place Maker' - ensuring that placemaking is at the forefront of their ethos, generating high quality neighbourhoods for diverse communities.

We would like to hear your views and we will review and respond to feedback as we finalise and submit our proposals and designs.





Our Proposals

Our proposals will deliver a range of benefits as follows:

- The delivery of up to 300 dwellings with a mix of market and affordable homes (compliant with policy requirements) contributing to local housing needs;
- A range of new homes, ranging from smaller starter homes to larger family dwellings, and potentially some extra care properties designed for residents aged over 55;
- Approximately 75% of the site to be retained as green space;
- High quality public open spaces and landscaping sensitive to the existing character, enhancing the environment for residents and benefiting the local community with the inclusion of equipped play areas and natural play trails;
- Restoration and enhancement of Gavray Wildlife Meadow, including a long term management plan to ensure longevity of its ecological and biodiversity benefits, with the potential to provide some public access to integrate this asset into the community, offering educational opportunities;
- Sustainable drainage with features to support and enhance the ecological value of the Site; and
- Improvements to the existing Public Right of Way that crosses the Site, providing access to the wider settlement and areas surrounding Bicester including Langford, Chaucer Business Park, Bicester Park Industrial Estate and Launton village.

WE WOULD LIKE YOUR COMMENTS

L&Q Estates is keen to hear your views on the emerging development proposals before they submit the Outline Planning Application, which is expected to be in Spring 2021. We welcome any comments that you may have, including what you might want to see on the Site.

This is not the last time you will be able to make comments on these proposals. Once the planning application is submitted to Cherwell District Council you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application. In the future, there will be further opportunities for safe engagement to allow more involvement in how the detail of the scheme might look.

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the Site? (i.e. number of bedrooms / flats or houses / older persons provision)
2. What are your views on providing some/limited public access to Gavray Wildlife Meadow? Do you have any suggestions for how this could be managed?
3. Do you have any comments on the Illustrative Masterplan layout?
4. Please provide any other comments you have on the proposed development.

Please send your comments to **Hoda Taher of SP Broadway** via email at **hoda@spbroadway.com** or call **07963 314856**. Alternatively, you can visit our website **<https://www.spbroadway.com/gavray>** to fill in a feedback form, or send your comments by post to: **Freepost SP BROADWAY** (SP BROADWAY must be in capitals).

Please submit your comments by **Monday 25th January 2021**



SP Broadway (Thomas House, 84 Eccleston Square, London, SW1V 1PX) & **Edge Urban Design** (Suite 2, 7 Buttermarket, Thame, Oxfordshire, OX9 3EW) are conducting this consultation on behalf of **L&Q Estates** (Gallagher House, Gallagher Way, Warwick, CV34 6AF). When we refer to "we" or "us" we mean the three of us.

If you submit comments and include your address we will only use your address to analyse the areas from which comments are being submitted. The information you submit and your personal data will not be passed to any third party.

The information you submit will only be retained for as long as is necessary for the purposes of the planning process for this development. If you wish to withdraw your consent at any time please contact us using the contact details on this leaflet.

If you would like to know more about how your information will be processed, please contact us using the contact details on this leaflet.

Prepared by:



**SP
BROADWAY**
Building Relationships