



# COUNTRYSIDE

Places People Love



# KINGSMERE

BICESTER

# KINGSMERE PHASE 2 COMMUNITY NEWSLETTER

JULY 2018



## GET IN TOUCH

We will issue further information and news updates as the development progresses. If you would like to be added to our subscriber database, please email us with your contact details.

You can also reach our Information Office from 9am - 5pm, Monday to Friday.



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## EXPANSION OF KINGSMERE COMMUNITY AS PHASE 2 COMMENCES

Countryside Properties (Bicester) Ltd. (Countryside) has led the development of Kingsmere since 2005.

The planning, design and construction of Kingsmere has historically been split into two phases as shown on this plan. Construction of Phase 2 is planned to begin in August.

This newsletter provides an overview of the wider masterplan for Kingsmere and explains how construction of Kingsmere Phase 2 will be taken forward. Further updates will be provided in future newsletters.

# PHASE 2 ILLUSTRATIVE MASTERPLAN

## PHASE 1

Construction of Phase 1 started in 2010 and is now approximately two-thirds complete. Outline planning permission for Phase 1 was originally granted in 2008 and included provision for:

- Construction of around 1,585 homes
- Land for new schools, including primary and secondary education
- A hotel
- A sports village
- A local centre, including community centre
- A health village
- Employment uses
- Construction of a link road between the A41 and Middleton Road

Since construction started, over 1,000 homes have been built, along with the completion of the link road (now known as Vendee Drive), a new primary school, Premier Inn hotel, Brewers Fayre restaurant, sports pitches and sports pavilion alongside other public open spaces.

Since 2008, further planning permissions have been granted which have brought the number of houses to around 1,700, and has seen the consent for a retail scheme on the site next to the Brewers Fayre restaurant. An application is being prepared for the Health Village site (a consultation is running on this proposal).

## PHASE 2

An outline planning application for the second phase of Kingsmere was submitted in 2013 and was approved in May 2017. The planning permission for Phase 2 includes provision for:

- Up to 709 homes
- Land reserved for a two form entry primary school, providing spaces for 420 children (to be developed by Oxfordshire County Council)
- A site for assisted care housing (up to 60 bed facility) or retirement living accommodation
- Space for a potential small convenience store (subject to market interest)
- Various open spaces, parks, children's play areas, drainage features, green corridors and recreational walking routes

The adjacent illustrative masterplan for Kingsmere Phase 2 shows the broad structure for the development. Alongside the masterplan, a Design Code has been produced which sets out the design standards to be achieved in the construction of Phase 2. Individual planning applications will now finalise the detailed layout of individual development parcels.



## CONSTRUCTION OF PHASE 2

As with Kingsmere Phase 1, Phase 2 will be constructed by a number of separate developers. Countryside remain the lead, or strategic developer, and will take responsibility for the building of the strategic infrastructure to serve the development. This includes the construction of the:

- Main spine and access roads throughout Kingsmere Phase 2
- Parks, children's play spaces, kick-about area, public open spaces and also green corridors around the periphery of Phase 2
- Drainage features and associated structures
- Utility connections

Countryside have split the site up into parcels of land and will prepare each parcel so that they have services and access. These are then sold to individual developers, who will construct the residential development of those parcels. The land reserved for a new primary school will be transferred to Oxfordshire County Council, who will be responsible for the delivery of the new school.

## MANAGEMENT OF CONSTRUCTION

Construction of Kingsmere Phase 2 will be handled and managed in stages. Countryside will start in August 2018 with works to form the vehicular access onto Middleton Stoney Road and the northern section of the spine road which will also link into Kingsmere Phase 1.

Work will also begin to provide the drainage ponds to the south of Vendee Drive, which are designed to store rainwater runoff from the development during periods of high rainfall.

During autumn 2018, it is expected that work to form the southern access to Phase 2 from Vendee Drive will begin alongside the southern estate roads. This will also include a traffic light controlled pedestrian crossing over Vendee Drive, which will enable residents to access land south of the Vendee Drive. This land is currently owned by Countryside but will be transferred to Cherwell District Council, who are looking to create a Country Park or Community Woodland in this area.

The first new residential homes within Phase 2 are likely to be in the northern end of the site, where CALA Homes has submitted a Reserved Matters application to Cherwell District Council, and this seeks approval for the detailed layout and designs for new homes in the two parcels adjacent Middleton Stoney Road. Future residential developers will be announced in due course.