

South West Bicester

Amended
non-technical summary

OCTOBER 2006



Terence O'Rourke

South West Bicester

Amended outline planning application for
a sustainable new quarter for Bicester
by Countryside Properties (Bicester) Ltd

Produced on their behalf by Terence O'Rourke Ltd
in association with WSP

OCTOBER 2006

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Town planning • Urban design • Environmental consultancy
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Introduction

- NTS 1 Countryside Properties submitted a planning application for a mixed use development on land south-west of Bicester in May 2006. Since submission, Countryside Properties has undertaken extensive archaeological site investigations and further ecological surveys, and has had discussions with Cherwell District Council and Oxfordshire County Council regarding the outline planning application. As a result of the archaeological investigation and discussions with officers, Countryside Properties has amended the outline application and master plan. As a consequence, the environmental impact assessment has been reviewed and updated to take account of the amendments. This environmental statement has been amended to reflect the revised and updated EIA. The changes are highlighted in red.
- NTS 2 The proposed development is for housing, employment, primary and secondary schools, formal sports provision, children's play space and informal open space, a local centre (including retail, community centre and family pub), an area reserved for a health village (a community hospital, GP surgery, nursing home, diagnostic and medical centres), a hotel, a perimeter road and access to a potential park and ride site. An environmental impact assessment (EIA) was undertaken and is reported in an environmental statement (ES) submitted with the planning application.
- NTS 3 An EIA is needed for projects that are of a certain size or located in a sensitive area such that significant environmental effects may result. An ES summarises the findings of the EIA and provides the local planning authority with detailed and objective information on the environmental effects of a proposed development. Specialist consultants were appointed to investigate the environmental effects of the proposals. This is a non-technical summary of the findings reported in the ES.

The site

- NTS 4 The site is located to the south-west of Bicester as shown on figure NTS1. It is bordered by the A41 Oxford Road to the east and Middleton Stoney Road to the north. Immediately north of Middleton Stoney Road are residential properties on the southern edge of Bicester. Bicester town centre is to the north-east of the site, approximately 1km away. Immediately north-east of the site, there is a petrol garage, restaurant, public house and Tesco superstore. Further to the east is the Bicester Village Outlet Shopping Area.
- NTS 5 To the south of the site lies Gagle Brook and the village of Chesterton, which is separated from the proposed development by retained agricultural land. To the south-west is the Whitelands Farm complex and retained agricultural land. The farmhouse and agricultural buildings are outside the application area. The perimeter road extends further west of the application area. It links the A41 / Oxford Road and to the A4095 and Middleton Stoney Road (B4030).
- NTS 6 Land to the south of the site has been referred to as a potential park and ride site. The park and ride is outside the site boundary but would utilise the perimeter road.
- NTS 7 The site covers an area of approximately **117.6** ha and mainly comprises agricultural land. Hedgerows divide the fields and there are several woodland areas, the most significant being Foxey Leys Copse east of Whitelands Farm. Pingle Brook lies in the north-east corner of the site and several drainage ditches cross the site following field boundaries.
- NTS 8 Whitelands Cottages are situated north of the main farm complex and are in residential use.



Figure NTS 1 Location of the site