

Non-technical summary

South West Bicester

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

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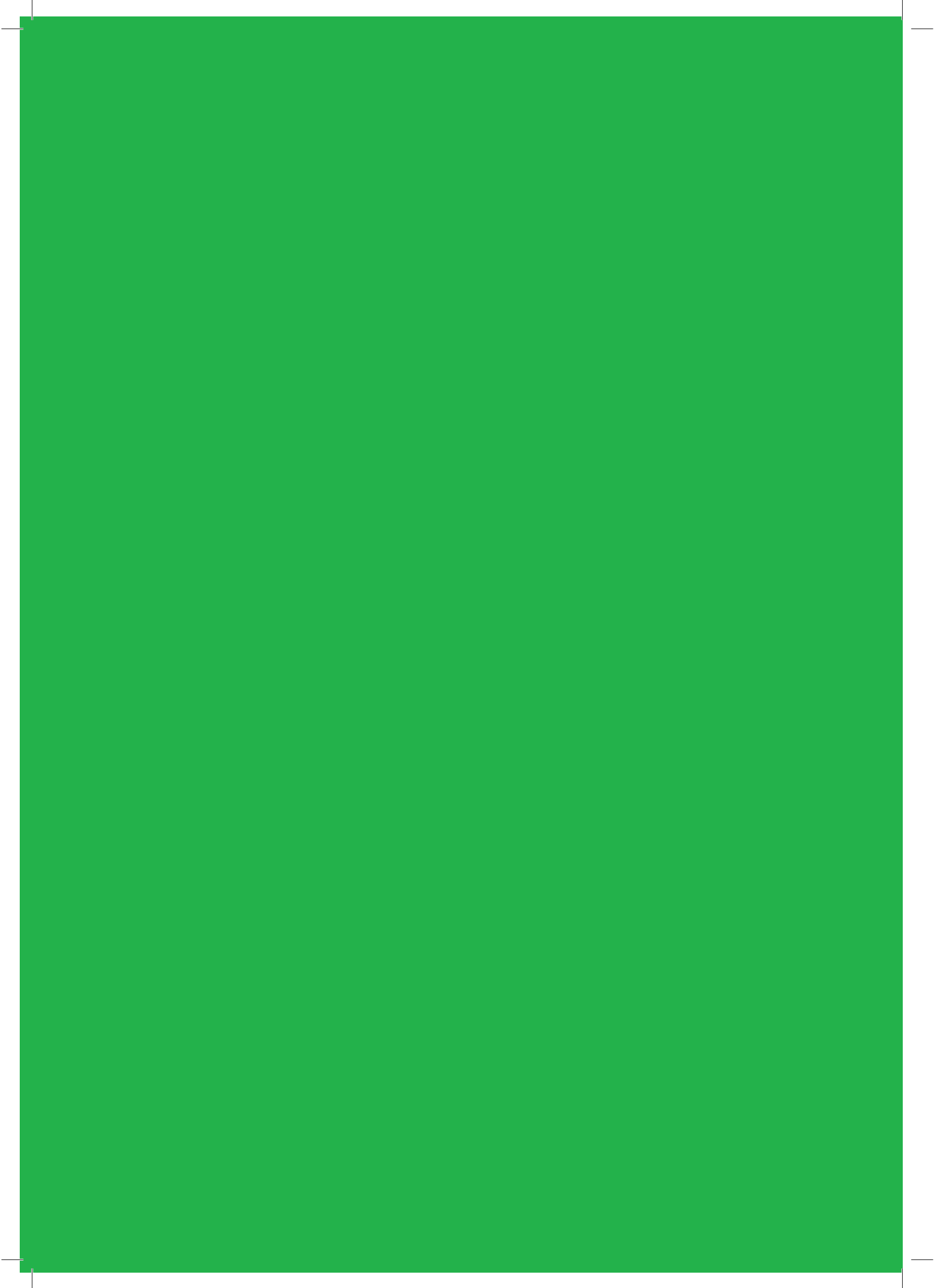
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Introduction

- NTS 1 The proposals for development of south west of Bicester have been developed through a series of studies and opportunities for community involvement leading to adoption of the Design and Development Framework for the site, and through discussions with officers from Cherwell District Council and Oxfordshire County Council. The proposals aim to create a balanced and sustainable community that will have its own identity, while integrating into the existing settlement pattern of Bicester and forming a new quarter of the town.
- 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

The proposals



Figure NTS 2 Master plan

- NTS 9 The planning application is for the following elements:
- up to 1,585 residential dwellings, 30% of which will be affordable
 - 2 ha of employment land to be located in the north-east of the site, with a further 1000m² within the local centre
 - outdoor playing space including formal outdoor sports, sports pavilion and changing facilities, children's play areas and informal open space
 - a primary school and land for a second primary school
 - land for a secondary school
 - a local centre including a community centre, and land reserved for a children's day nursery, retail area, a family- friendly pub and office space
 - 1ha reserved for a hotel
 - a safeguarded site for a health village, which will include a nursing home and could include a community hospital, GP surgery and complementary uses, which will revert to employment uses if not taken up

- a perimeter road and junction improvements
- access to a potential site for park and ride (potential site outside application boundary).

NTS 10 The proposed layout for the development is shown on figure NTS 2. The maximum heights of the proposed development is set out in figure NTS 3, with the building density shown in figure NTS 4. Figure NTS 5 shows the phases of construction. The proposed children's play areas are located on figure NTS 6, and the tree removal and retention is set out in figure NTS 7.

NTS 11 The access to the site will be from a new roundabout on the A41 Oxford Road as shown on figure NTS 2. The new roundabout will also provide access to land east of the A41 and the potential site for a park and ride. Additional accesses would be provided via a new signalised junction off the A41 Oxford Road, a new roundabout on Middleton Stoney Road and a further roundabout onto the proposed perimeter road at the Middleton Stoney Road / Howes Lane junction.





Figure NTS 3 Building heights plan