

Appendix 2: User guide to the Code

USING THE DESIGN CODE

Before using the Code please read the Introduction (Chapter 1), especially regarding which elements of the Code are mandatory (see page 6).

The Code specifies: Mandatory / fixed parameters which must be provided by developers. These may include street dimensions, building or public realm materials or building types.

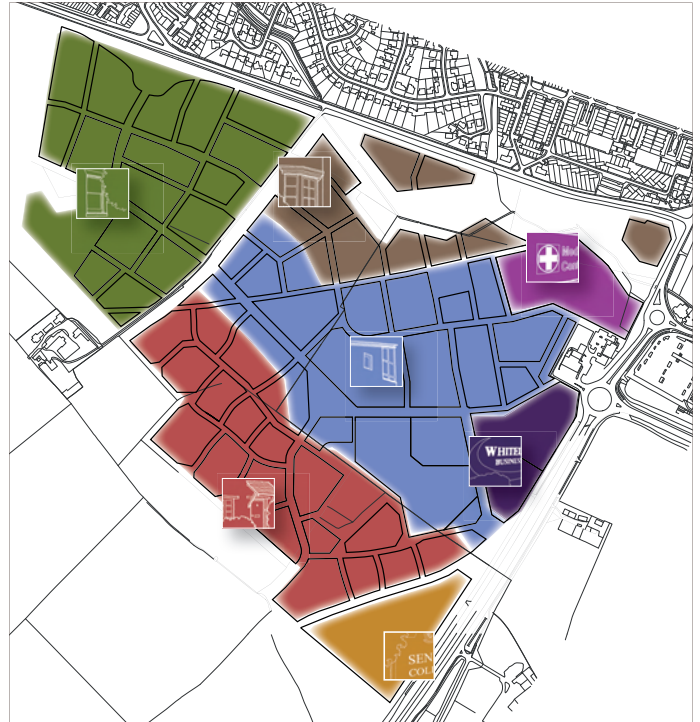
WHERE TEXT IS MANDATORY IT IS HIGHLIGHTED IN RED.

The following questions will guide the user to relevant parts of the document, and the authorities responsible for implementation.

1. What part of Kingsmere are you developing?

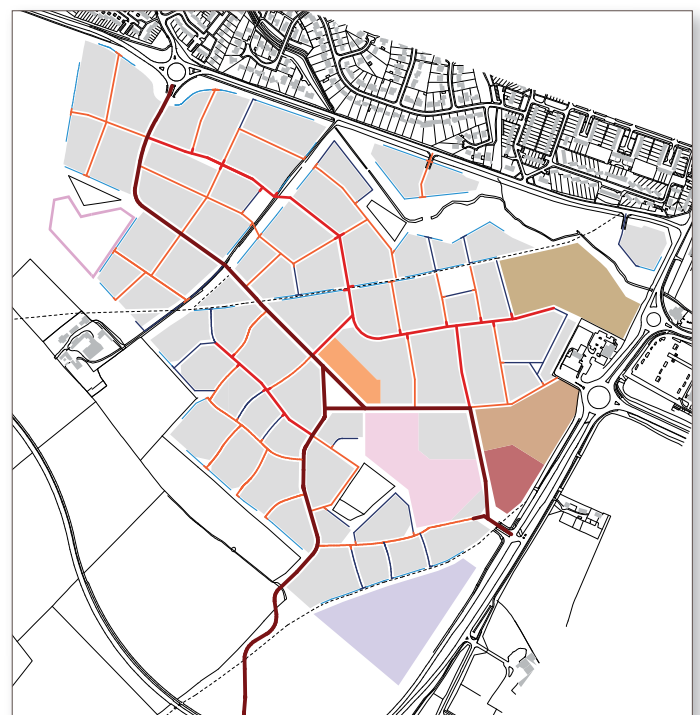
There are 7 character areas. Please check which character area you are in as each has specific coding information.

(Check page 6, the Proposals Plan & chapter 4).



There is generic coding information covering the whole master plan (eg. the street hierarchy).

(Check chapter 3).



Street hierarchy plan

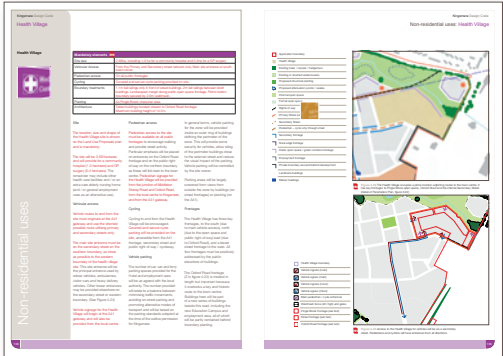
2. What land uses do you propose?

There is specific non-residential coding information.

These are located and defined in the Code.

(Check pages 120-139).

(Check pages 30-33).



Non residential uses section, within chapter 4.



Land use plans

3. What infrastructure elements are within your site area, and which are you implementing?

The Code covers landscape, open space, biodiversity and wildlife, play space, surface and foul water drainage and street network. The Code clarifies, in the Delivery & review chapter, which elements are to be provided by individual developers and which strategic infrastructure is to be provided by the owner / lead developer.



Landscape framework plans

(Check chapter 3 section 3.2, chapter 6 and appendix 1).

4. What built form do you propose?

The Code specifies density, building heights, townscape, architecture and parking.

(Check Chapter 3, section 3.3 and the relevant character area, Chapter 4).



Parameters plan

5. How will you deal with matters of detail?

Such as public realm, boundary treatment, utilities, refuse, recycling.

(Check chapter 3, section 3.4).

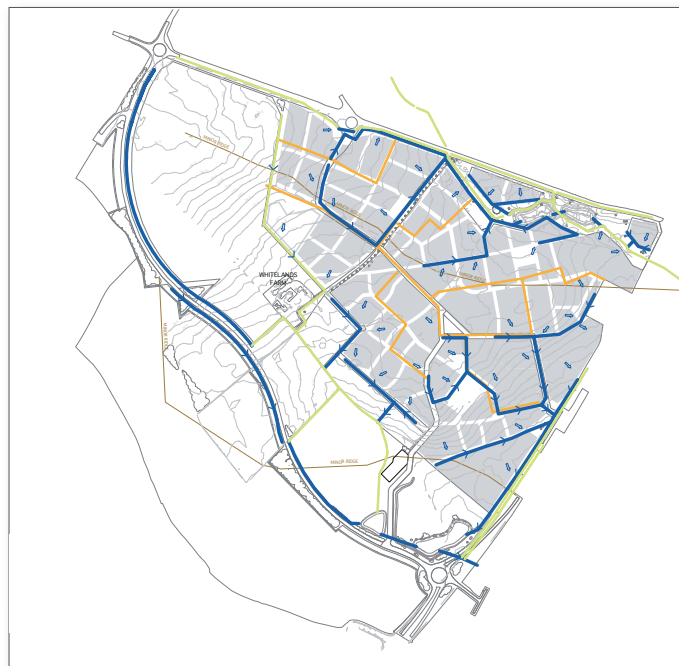


Example bin storage unit

6. How will you address sustainability?

The agreed sustainability standards are set out in the Code as well as a commitment to SUDS.

(Check chapter 5 and chapter 3, pages 46-50).



SUDS drainage strategy

7. Who are the key delivery and approval authorities and company for Kingsmere?

As at February 2008:

- Countryside Properties (Bicester) Ltd is the lead developer and will vet all proposals for Kingsmere prior to submission for statutory approvals.
- Cherwell District Council is the local planning authority who will determine all Reserved Matters proposals. CDC will also adopt all public open space and operate the community building and sports pavilion.
- Oxfordshire County Council is the adopting highway authority and will be the main consultee in respect of planning applications for highways. OCC will manage public and on-street car parking. OCC is also the local education authority, who will own both the Primary School and Education Campus.
- Approval authorities in relation to SUDS are shown on page 50.

Appendix 3: Consultees and contact details

Contact details

Countryside Properties
(Bicester) Ltd
The Drive
Brentwood
Essex CM13 3AT

01277 260 000
01277 690 600
www.countryside-properties.com

Cherwell District Council
Planning, Housing & Economy
Cherwell District Council

(01295) 252535
www.cherwell-dc.gov.uk

Planning
Jenny Barker / Michelle Jarvis

Leisure Services
Matt Hill

Landscape
???

Public Art
???

Engineers
????

Oxfordshire County Council

Highways
(planning, design, adoption)

Robert Rossiter / Barry West
Oxfordshire County Council
Highways Department
Speedwell House
Speedwell Street
Oxford
OX1 1NE

01865 810463

Rights of Way
???

Education
????
Oxfordshire County Council
etc

Environment Agency

Surface Water drainage
Michelle Kidd
Environment Agency
Red Kite House
Howbery Park
Wallingford
Oxfordshire
OX10 8BD

01491 828455

Thames Water Utilities Ltd

Foul water drainage
Simon Taylor
Developer Services
Development Engineer (Waste)
Thames Water Utilities Ltd
1st Floor, Rose Kiln Court
Rose Kiln Lane
Reading
RG2 0HP

0118 964 2809

Consultees

Key stakeholders who formed
the Design Code steering group:

Cherwell District Council
Oxfordshire County Council
Environment Agency
Thames Water
Countryside Properties
(Bicester) Ltd
Terence O'Rourke Ltd
WSP Group

The following people /
organisations attended, or were
represented at, one or more
of the stakeholder workshops,
or otherwise engaged with the
consultation process.

Cherwell District Council

Cllr Norman Bolster
(District & County)
Cllr Andrew J. Fulljames
(District & Chesterton Parish)
Cllr D.L. Hughes
Cllr Mrs C. A. Fulljames
Cllr Michael Gibbard

As well as District Council
officers

Oxfordshire County Council

Cllr C.H. Shouler

As well as County Council
officers

Chesterton Parish Council

Cllr. David A Jones
Cllr. Philip J Clarke

Wendlebury Parish Council

Cllr Anna McDonagh
Cllr Kathy Sharp

Other stakeholders

Environment Agency (Drainage)
Environment Agency (Ecology)
Environment Agency
Bromford Housing Group
Paradigm Housing Group Ltd.
Berks, Bucks & Oxon Wildlife
Trust
Oxfordshire PCT
Thames Valley Police

**Stakeholder workshop
independent facilitator:**
Kevin Murray Associates

Please contact Countryside
Properties (Bicester) Ltd for a full
list of those people who attended
the stakeholder workshops in
June 2007 and January 2008.

[To be completed]

Appendix 4: Town Planning Conditions

Conditions 6-8 for the Design Code are set out below;

6

No Reserved Matters applications shall be made or development commenced until Design Codes for the site have been produced in accordance with Condition 7 and following consultation with the Local Planning Authority and other stakeholders, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Design Codes.

Reason: Design Codes, together with the Proposals Plan are required at the beginning of the development process to ensure that the subsequent Reserved Matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as set out in the Environmental Statement and Policy H10 of the Non Statutory Cherwell Local Plan and to comply with Policies G2, G3 and H3 of the Oxfordshire Structure Plan 2016.

7

The Design Codes shall include;

- a) the character, mix of uses and density of each phase identified on the Proposals Plan to include the layout of blocks and the structure of public spaces
- b) the character and treatment of the structure planting to the development areas
- c) guidance of surface water control including design standards and methodology for sustainable drainage systems, detail of specific features and constraints, including appropriate options for SUDs features, considerations for implementing during construction, and adoption requirements
- d) the building height, scale, form, design features and means of enclosure that will form the basis of the character of each phase, sub-phase or parcel
- e) the street form and hierarchy and the features that will be used to restrict traffic speeds and create legibility and requirements for street furniture
- f) the approach to car parking and cycle parking within the phases, sub-phases and parcels and the level of car and cycle parking to be provided to serve the proposed uses
- g) the pallet of materials to be used within each character area
- h) the treatment of any hedge or footpath corridors and retained trees and woodlands and local areas of play within each phase, sub phase or parcel

- i) measures to ensure energy efficiency and compliance with BREEAM Eco Homes good / very good ratings
- j) the measures to be incorporated to protect the amenities of the occupiers of existing properties adjacent to the site
- k) measures to be incorporated into the development to ensure all properties have convenient locations for individual waste and recycling bins
- l) lighting proposals

Reason: Design Codes, together with the Proposals Plan, are required at the beginning of the development process to ensure that the subsequent Reserved Matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as out in the Environmental Statement and Policy H10 of the Non Statutory Cherwell Local Plan 2011 and to comply with Policies G2, G3 and H3 of the Oxfordshire Structure Plan 2016.

8

The Proposals Plan and Design Codes shall be submitted to the Local Planning Authority within 12 months of the date of this permission.

Reason: The Proposals Plan and Design Codes are required to guide the development and the consideration of Reserved Matter applications for the development of the site. It is therefore essential that they are submitted early to enable the delivery of housing to meet the requirements of Policy H1 of the Oxfordshire Structure Plan 2016

to be a significant determinant of the decision to accept or decline a job offer.

It is interesting to note that the results of the present study are similar to those of a study by Wilson and Galloway (1997) which examined the decision to accept or decline a job offer. In that study, the respondents were asked to indicate the extent to which they agreed with the following statement: 'I would not accept a job offer if I had to work in a job that was not interesting'. The results of that study showed that 76% of respondents agreed with this statement. In the present study, 76% of respondents indicated that they would not accept a job offer if they had to work in a job that was not interesting. This suggests that the importance of job interest in the decision to accept or decline a job offer is a consistent finding.

The results of the present study also show that respondents are more likely to accept a job offer if they are offered a job that is interesting. This is consistent with the findings of Wilson and Galloway (1997) who found that respondents were more likely to accept a job offer if they were offered a job that was interesting. This suggests that job interest is a significant determinant of the decision to accept or decline a job offer.

The results of the present study also show that respondents are more likely to accept a job offer if they are offered a job that is challenging. This is consistent with the findings of Wilson and Galloway (1997) who found that respondents were more likely to accept a job offer if they were offered a job that was challenging. This suggests that job challenge is a significant determinant of the decision to accept or decline a job offer.

The results of the present study also show that respondents are more likely to accept a job offer if they are offered a job that is well-paying. This is consistent with the findings of Wilson and Galloway (1997) who found that respondents were more likely to accept a job offer if they were offered a job that was well-paying. This suggests that job pay is a significant determinant of the decision to accept or decline a job offer.

The results of the present study also show that respondents are more likely to accept a job offer if they are offered a job that is in a desirable location. This is consistent with the findings of Wilson and Galloway (1997) who found that respondents were more likely to accept a job offer if they were offered a job that was in a desirable location. This suggests that job location is a significant determinant of the decision to accept or decline a job offer.

The results of the present study also show that respondents are more likely to accept a job offer if they are offered a job that is in a desirable industry. This is consistent with the findings of Wilson and Galloway (1997) who found that respondents were more likely to accept a job offer if they were offered a job that was in a desirable industry. This suggests that job industry is a significant determinant of the decision to accept or decline a job offer.

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Terence O'Rourke
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