

APPENDIX A ANTICIPATED HOUSING NUMBERS

This note seeks to demonstrate how the additional 100 units could be accommodated. The tables set out how the additional units could be distributed across the site. Table 1 shows the number of dwellings already approved or on land parcels sold to developers. Then tables 2 and 3 provide examples of how dwellings could be distributed over the remaining parcels to deliver the total of 1685 units. The parcels referred to in tables 1 – 3 are shown on the parcels plan at the end of this document.

The following key principles are of relevance when interpreting the tables:

- Following discussions with specialist developers, it became clear that a number of residential units (flats/ apartments) would be required above the local centre (1 convenience store plus what we think will be between 4 to 6 other retail units plus community centre, in compliance with condition 37 of 06/00967/OUT). In order to achieve the heights required in the approved Kingsmere design code i.e. 3 to 4 storeys, at least 2 floors of flats would be required (there is low market demand for small offices in units above shops at the moment, and more appropriate sites elsewhere for such uses). Originally (Section 73 application reference number 12/01355/OUT), having been shown other examples of similar sized local centre schemes, we took the view that between 12 and 15 residential units could be accommodated on the floors above the retail units.
- However, since the submission of 12/01355/OUT, Terence O'Rourke has produced a proving layout arrangement for the local centre, and this is included within the design and access statement (180601/SK1001/Rev. B) as well as an indicative planning application drawing. This is of course only one way in which the local centre can be laid out. This layout was run past a specialist local centre developer who confirmed that in marketability and deliverability terms it could work and that they would be happy to take it, or iterations of it forward. Separately from this, another specialist developer has looked at an alternative arrangement, with more retail and parking in the public square, slightly fewer residential units, but still more than the 12-15 residential units identified previously.
- Please refer to the local centre "Site Areas" plan ref: 180601/SK1002/Rev.A, which is included in this application for information only. This plan clarifies the extent of the local centre area as identified in the approved Kingsmere design code (yellow area; 0.686 ha). Within the sketch master plan arrangement, this area accommodates 28 residential units (20 x 2 bed flats above the retail units, 2 x mews houses and 6 x 2/3 bed houses). We repeat that this is only illustrative, and that other arrangements may ultimately be submitted for approval with more or less residential units. However, the two storeys of flats should help achieve the height expected around this part of the site/frontage onto the public square.
- However, what you will also notice from this "Site Areas" plan, ref: 180601/SK1002/Rev.A is an area highlighted in blue. This is an area that Countryside Properties (Bicester) Limited had not identified as part of the local centre or as being within a residential land parcel within any previous iterations of its own parcel plan for Kingsmere. By extending parcel KM 10 into this area, KM 10 could now include an additional 12 residential

- units (based on the illustrative layout but also on an average density of 37 dph on for KM 10).
- With the above in mind, the two examples of 100 unit distribution given within 12/01355/OUT have been reviewed (see below, tables 2 and 3) to include more units within the local centre and the expanded KM 10. The implication being that less units need to be provided within other land parcels still to be sold/developed than that shown in the examples given in 12/01355/OUT.
 - The highest density parcels remain around the centre of the site, those parcels around the local centre or fronting onto the spine road where height is required, but also to the eastern part of the site which has a more urban context, being adjacent or near to the commercial use zones such as the employment zone and Health Village, two gateways into the Kingsmere site, the Esso garage, the A41 and facilities to the opposite side of the A41 e.g. Tesco's, Bicester Village etc. It is considered that these will be the best placed parcels to provide the highest densities and a greater number of smaller dwelling types provided. Highest density parcels are generally KM 13, 17, 19, and 20.
 - The two examples show that dwellings can be accommodated in various ways whilst staying within the approved density parameters. These are but two examples, and there are many other variants. As stated, we seek to demonstrate the ability to provide up to 100 additional units, and it may be that this number is not achieved for various reasons. However, approval of this outline planning application will enable flexibility to deliver a variety of house types and design solutions to meet design code requirements.
 - It is important to note that all the information within Appendix A (Parcel Plan, sketch master plan layout for the local centre, and tables 2 and 3 below) are for information only, and are not to be approved. Parcel boundaries may change, and upon review over time, the distribution of housing numbers may also change. In fact the parcel boundaries were changed for parcels KM 3 and 4 just prior to the sale of those parcels (reflected in the parcel plan submitted here), but total unit numbers and therefore densities remained the same for both parcels combined as that shown in the parcel plan submitted with 12/01355/OUT.

KINGSMERE (06/00967/OUT)

Land Parcel	Maximum number of units	Notes	Approximate Density
KM 1	94	11/00110/REM and 11/00111/REM Approved	34.5 dph
KM 2	57	10/01491/REM Approved	32 dph
KM 3 & 4	223	Sold together: Bovis New Homes	37.5 dph
KM 6	38	10/01492/REM Approved	30 dph
KM 7	65	Bellway Homes	35 dph
KM 8	32	11/01508/REM Approved	30.5 dph
KM 9	76	Bellway Homes	35 dph
KM 12	101	11/01926/REM Approved	30 dph
KM 21	21	Cherwell District Council	32 dph
TOTAL	707		

Table 1: residential land parcels being developed or sold

Possible distribution (example 1)

Land Parcel	Permitted Density Range	Possible number of units	Approximate Density
5	30-35 dph	86	32 dph
10	Part 30-35 dph, Part 35-40 dph	77	37 dph
11	30-35 dph	59	33 dph
13	Part 40-45 dph Part 35-40 dph Part 30-35 dph	98	40 dph
14	Part 30-35 dph Part 35-40 dph	65	32 dph
15	Majority 35-40 dph Remainder 30-35	87	37.5 dph
16	Majority 35-40 dph Remainder 30-35	106	38 dph
17	35-40 dph	82	39 dph
18	Part 35-40 dph Part 30-35 dph	83	35 dph
19	35-40 dph	121	39 dph
20	35-40 dph	86	49 dph
Local Centre	No density specified	28	
TOTAL		978	
TOTALS (TABLE 1 AND 2 COMBINED): 1685 DWELLINGS			

Table 2: residential land parcels still to be sold and developed.

Possible distribution (example 2)

Land Parcel	Permitted Density Range	Possible number of units	Approximate Density
5	30-35 dph	91 (+5)	34 dph
10	Part 30-35 dph, Part 35-40 dph	77	37 dph
11	30-35 dph	61 (+2)	34 dph
13	Part 40-45 dph Part 35-40 dph Part 30-35 dph	92 (-6)	37.5 dph
14	Part 30-35 dph Part 35-40 dph	67 (+2)	33 dph
15	Majority 35-40 dph Remainder 30-35	87	37.5 dph
16	Majority 35-40 dph Remainder 30-35	106	38.5 dph
17	35-40 dph	82	40 dph
18	Part 35-40 dph Part 30-35 dph	85 (+2)	35.5 dph
19	35-40 dph	124 (+3)	40 dph
20	35-40 dph	86	39 dph
Local Centre	No density specified	20 (-8) Assume just flats	
TOTAL		978	
TOTALS (TABLE 1 AND 3 COMBINED): 1685 DWELLINGS			
(Note: numbers in brackets show variation to table 2)			

Table 3: residential land parcels still to be sold and developed.



RESIDENTIAL		
Parcel	Acres	Hectares
KM1	4.570	1.849
KM1	2.151	0.870
KM2	4.403	1.782
KM3	6.978	2.824
KM4	7.623	3.085
KM5	6.370	2.578
KM5	0.279	0.113
KM6	3.144	1.272
KM7	4.546	1.840
KM8	2.598	1.051
KM9	5.365	2.171
KM10	2.165	0.876
KM10	2.200	0.890
KM11	4.414	1.785
KM12	8.269	3.346
KM13	4.958	2.006
KM13	1.129	0.457
KM14	0.838	0.339
KM14	4.214	1.705
KM15	5.743	2.324
KM16	6.902	2.793
KM17	5.204	2.106
KM18	3.635	1.471
KM18	2.245	0.909
KM19	7.676	3.106
KM20	5.437	2.200
KM21	1.609	0.651
KM22	3.361	1.36
TOTAL	118.026	47.763

COMMERCIAL		
Parcel	Acres	Hectares
Health Care Centre	6.636	2.685
Commercial Centre	7.412	2.999
Local Centre	2.526	1.022

Rev	Date	By	Description	Check'd
B	17.08.12	CN	KM1 & KM4 amended to new boundaries	BPS
A	17.10.11	CN	KM22 amended to residential	BPS

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Parcel Plan

Scale: 1:2500
 Date: 17.12.10
 Drawing No: Z00700-SP-500

Sheet 1 of 1
 Revision: B

Terence O'Rourke

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