

NTS

# Non-technical summary

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### Background

- NTS 1 In May 2006 Countryside Properties (Bicester) Ltd (hereafter referred to as Countryside Properties) submitted an outline planning application and environmental statement (ES) for phase 1 of a mixed-use scheme (application number 06/00967/OUT) at South West Bicester (also known as Kingsmere) for up to 1,585 dwellings. The location of the site is shown in figure NTS1. Outline planning consent for the scheme was granted in June 2008 for the master plan shown in figure NTS2.
- NTS 2 Countryside Properties subsequently submitted reserved matters applications for a number of the elements of the scheme including roads, strategic landscaping and services. In discharging one of the planning conditions for the outline consent, a design code for the phase 1 scheme has also been submitted and approved. Phase 1 will be delivered in accordance with the details set out in this design code. Other developers have obtained approvals for development on a number of land parcels. A number of these elements have been built out or are currently under construction.
- NTS 3 During the consideration of the outline application for the mixed-use scheme, Cherwell District Council (CDC) and Oxfordshire County Council (OCC) confirmed that a second primary school was not required (land had previously been shown as 'potential land for a primary school' or referred to as the reserved school site). This parcel of land was subject to an outline application for up to 46 dwellings, application 11/01502/OUT, which was consented in July 2011.
- NTS 4 Following recent discussions with other developers on site and through advice from land agents, it was concluded that there was a market for more small housing units on the site. It was also considered that the delivery of the South West Bicester scheme could be speeded up with a greater variety of housing mix / smaller units. The overall density of the outline scheme was also revisited. It was concluded that an increase of up to 100 dwellings across the area of the site that had not been built on or had not been sold by Countryside Properties was appropriate in terms of optimising land use, whilst remaining within the density parameters set out in the consented application 06/00967/OUT.
- NTS 5 In August 2012 a Section 73 application (12/01355/OUT), inclusive of an ES, was submitted to CDC seeking to vary planning condition 16 of application 06/00967/OUT, which restricted the total number of units permitted. However, CDC advised Countryside Properties that it would not be possible to deliver the additional units via this mechanism and requested that the Section 73 application be withdrawn and be replaced by a new outline planning application.
- NTS 6 This ES has been produced to support a new outline planning application for the construction of up to an additional 100 dwellings above those permitted under 06/00967/OUT to allow up to 978 dwellings in the remaining unsold/undeveloped land parcels. The application boundary (figure NTS3) reflects the area of these land parcels. This land already effectively has consent for up to 878 units under 06/00967/OUT.

## **The proposal**

- NTS 7 Figure NTS4 shows the land uses proposed within this application, which is in the main residential in nature. An area in the centre of the site will be the local centre (a mixture of retail, community, employment and residential uses), adjacent to an area of public space. These land uses are in line with the 2006 ES parameter plans (as refined by the approved design code). The main spine road through the application site and the green route links (including the strategic play areas) do not form part of this new application as they are currently being developed out under the existing outline consent.
- NTS 8 The application site already has consent for up to 878 dwellings, i.e. 1,585 from the 2006 consented scheme minus the land parcels that have already been granted reserved matters and are therefore outside of this new application boundary (i.e. within the application boundary shown on figure NTS3). This new outline application will effectively increase the total number permitted within the site boundary by up to 100 units, to 978. This will take the total number of dwellings across the wider South West Bicester scheme up to 1,731 (i.e. 1,585 through the 2006 consent, 46 consented in 2011 and 100 additional units for which this new application seeks consent).
- NTS 9 The development proposed under this new outline application will include a variety of house types and tenures, which will help to ensure that a mixed community is delivered. These will include apartments as well as two, three, four and five bed houses, with building heights that will vary between two, three or four storeys across the development. The maximum building heights are shown in figure NTS5. The building heights for the new application are within the parameters set out in the 2006 consented scheme (as refined by the approved design code).
- NTS 10 Figure NTS6 shows the residential densities of the new proposal, which are within the density parameters of the consented outline scheme (as refined by the approved design code). Densities vary throughout the development, with higher density (e.g. 40 – 45 dwellings per hectare) applied where appropriate, such as adjacent to the local centre and along the primary street (bus routes). This will maximise potential for walking and cycling into town and the local centre, thereby reducing car use and allow for areas of lower densities (e.g. 30 - 35 dwellings per hectare) to be located in the outlying areas, particularly the countryside edge.
- NTS 11 Proposals put forward in this application also remain within the parameters set within the approved Kingsmere Design Code (July 2008). The extent of the developable area for residential development also remains unchanged.

## **Assessment methodology**

- NTS 12 No formal screening or scoping request was submitted for this new application. A screening request was submitted on 5 April 2012 for the Section 73 application (application number 12/01355/OUT, to be withdrawn). CDC issued a detailed screening opinion for the Section 73 application, which included an outline of the scope of the ES acknowledging that some of the issues previously considered in the 2006 ES are unlikely to change with the additional development proposed. As this new application remains similar in scale and scope to the Section 73 application, the screening opinion issued by CDC on the 25 April 2012 is considered to be relevant to this application. Accordingly,

this new ES considers hydrology and water quality, social and community, traffic and transport, air quality and natural heritage.

NTS 13 In the absence of the proposals put forward under this outline application, the mixed-use scheme will be built out as per the original consent, with detailed designs and development proposals being carried out in accordance with reserved matters approvals.

NTS 14 Where appropriate, the assessment considers the cumulative effects of the proposals with other permitted developments in the Bicester area (as advised by CDC).

## **Environmental effects**

### ***Air quality***

NTS 15 The traffic-related pollutants nitrogen dioxide and fine particulate matter were the main focus of the air quality assessment, although construction dust was also addressed. Air quality in the vicinity of the new application site is generally good, with national air quality objectives being met for both nitrogen dioxide and particulate matter.

NTS 16 The construction of the additional dwellings will be covered by the construction environmental management plan currently being implemented for the consented South West Bicester development, which includes a range of measures to reduce the generation of dust. As a result, no significant effects are predicted from dust generation during construction.

NTS 17 The potential for effects on local air quality from increased traffic associated with the proposed development, both during and post-construction, was examined using computer modelling software. No significant increases in traffic-related air pollutants are predicted as a result of the new proposals, either during or post-construction, and national air quality objectives will continue to be met.

### ***Natural heritage***

NTS 18 The natural heritage assessment was based on that undertaken for the 2006 application, adjusted to reflect the changes that have occurred on site due to the implementation of the consented development. The assessment examined the potential for effects on habitats and a range of protected species, including bats, badgers, reptiles and water voles.

NTS 19 There have been changes to the ecology of the consented development area since 2006 as a result of the implementation of the consented development, including the translocation of an area of grassland, new hedgerow planting, establishment of balancing ponds, the ceasing of farming, and the management of habitats on site under the approved ecological management plan.

NTS 20 The additional 100 dwellings will be constructed within the development areas identified in the 2006 application, and will not change the effects associated with the consented development. Therefore, the assessment concludes that there will not be any additional significant effects beyond those identified in the 2006 ES and no additional mitigation measures are required.

### ***Social and community effects***

- NTS 21 The social and community assessment examined the potential effects of the proposed additional 100 dwellings both alone and cumulatively with the consented development at South West Bicester. The assessment considered demography, housing supply, employment, socio-cultural factors (such as crime and quality of life) and community facilities (including education, health services and recreation).
- NTS 22 The existing social and community baseline in Bicester was reviewed. There is relatively low unemployment in the town and a low crime rate. There is a range of local shops and services, which can accommodate an increase in demand. There is demand in the local area for additional market and affordable housing, and a shortfall of formal sports provision. In addition, there are currently restrictions on the registration of NHS patients at dental surgeries in the town.
- NTS 23 The assessment concludes that the additional 100 dwellings alone will not have a significant effect on any of the social and community receptors and no mitigation measures are required. As a result, the cumulative effects of this new application with the consented developments at South West Bicester will be the same as those identified in the 2006 ES.

### ***Traffic and transport***

- NTS 24 The traffic and transport assessment examined the potential effects of the additional 100 dwellings on the local road network and its users. The assessment takes the robust approach of examining the new proposals in the context of the 2006 consented development at South West Bicester and a number of other consented developments in the Bicester area.
- NTS 25 The assessment found that the additional 100 dwellings would lead to a negligible increase in traffic on the local road network, with all roads experiencing an increase in traffic of less than 3%. Therefore, there will be no significant effects on pedestrian amenity, driver delay or the accident rate as a result of the proposed development.
- NTS 26 The additional 100 dwellings will be covered by the construction environmental management plan currently being implemented for the consented South West Bicester development. They will also be covered by the consented development's travel plan, which promotes sustainable modes of travel.

### ***Hydrology and water quality***

- NTS 27 There are three watercourses near the application site, Pingle Brook, Gagle Brook and an unnamed watercourse, as well as a number of field drains. The assessment considered the potential for pollution of these watercourses and groundwater during and post-construction, the potential flood risk and the increase in demand for wastewater treatment capacity and drinking water.
- NTS 28 As discussed above, the additional 100 dwellings will be covered by the construction environmental management plan currently being implemented for the consented South West Bicester development. This plan incorporates a range of measures to prevent pollution of groundwater and watercourses during construction, including measures to address any accidental spillages of fuels or oils. No significant effects are predicted during construction.
- NTS 29 The additional 100 units will be served by the sustainable drainage system (SuDS) designed for the 2006 consented development. This uses a

combination of on plot source control SuDS (such as soakaways, swales and pervious pavements) and balancing ponds to restrict runoff to the existing greenfield runoff rates. Therefore, there will be no changes to runoff rates as a result of the additional 100 dwellings, and the consented surface water drainage system will ensure there will be no significant effects on surface water or groundwater hydrology. The drainage system has been designed in accordance with best practice and includes pollution prevention measures to ensure that runoff from the development will not significantly affect the quality of watercourses or groundwater post-construction.

NTS 30 There is capacity at the main Bicester sewage treatment works to serve the proposed development. A new sewer has already been constructed to connect the South West Bicester development to the works and there is adequate capacity within this network, which will ensure the development is adequately served with respect to wastewater drainage. Thames Water has confirmed that an adequate drinking water supply can be provided for the proposed development.

### **Conclusion**

NTS 31 This non-technical summary has outlined the findings of the EIA of this new outline application, contained within the ES that accompanies the planning application. The proposed increase in dwellings will not result in any significant effects in addition to those identified as part of the 2006 EIA. No additional mitigation is proposed.

NTS 32 Copies of the full ES and its technical appendices have been distributed to CDC and the statutory consultees. The full documents are available for public inspection during the consultation period at CDC's office at the following address:

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

NTS 33 Copies of the ES on CD can be purchased from Terence O'Rourke Ltd at a cost of £20, which reflects the time and production costs. Paper copies may also be available (at printing cost) from Terence O'Rourke Ltd at the following address:

Terence O'Rourke Ltd  
Everdene House  
Deansleigh Road  
Bournemouth  
BH7 7DU

Tel: 020 3664 6755  
Fax: 01202 430055  
Email: [maildesk@torltd.co.uk](mailto:maildesk@torltd.co.uk)

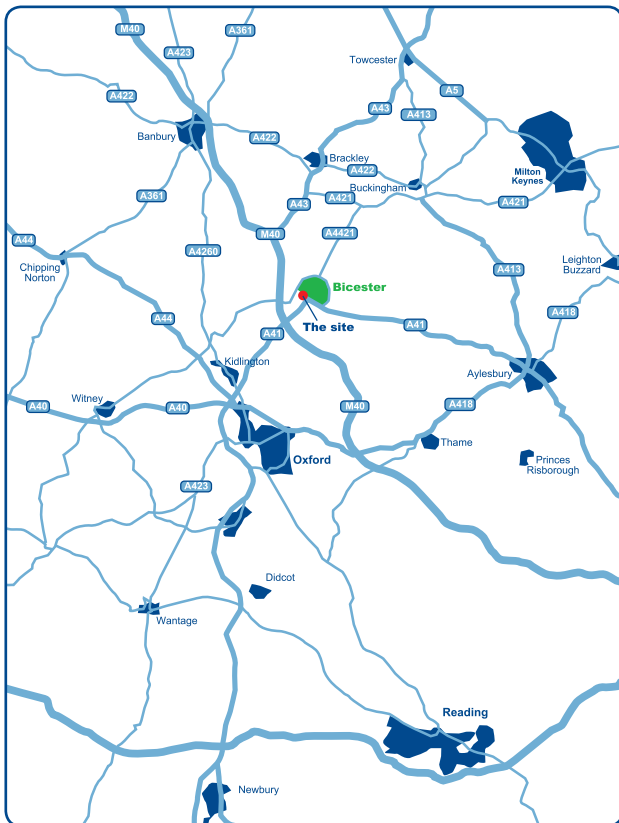
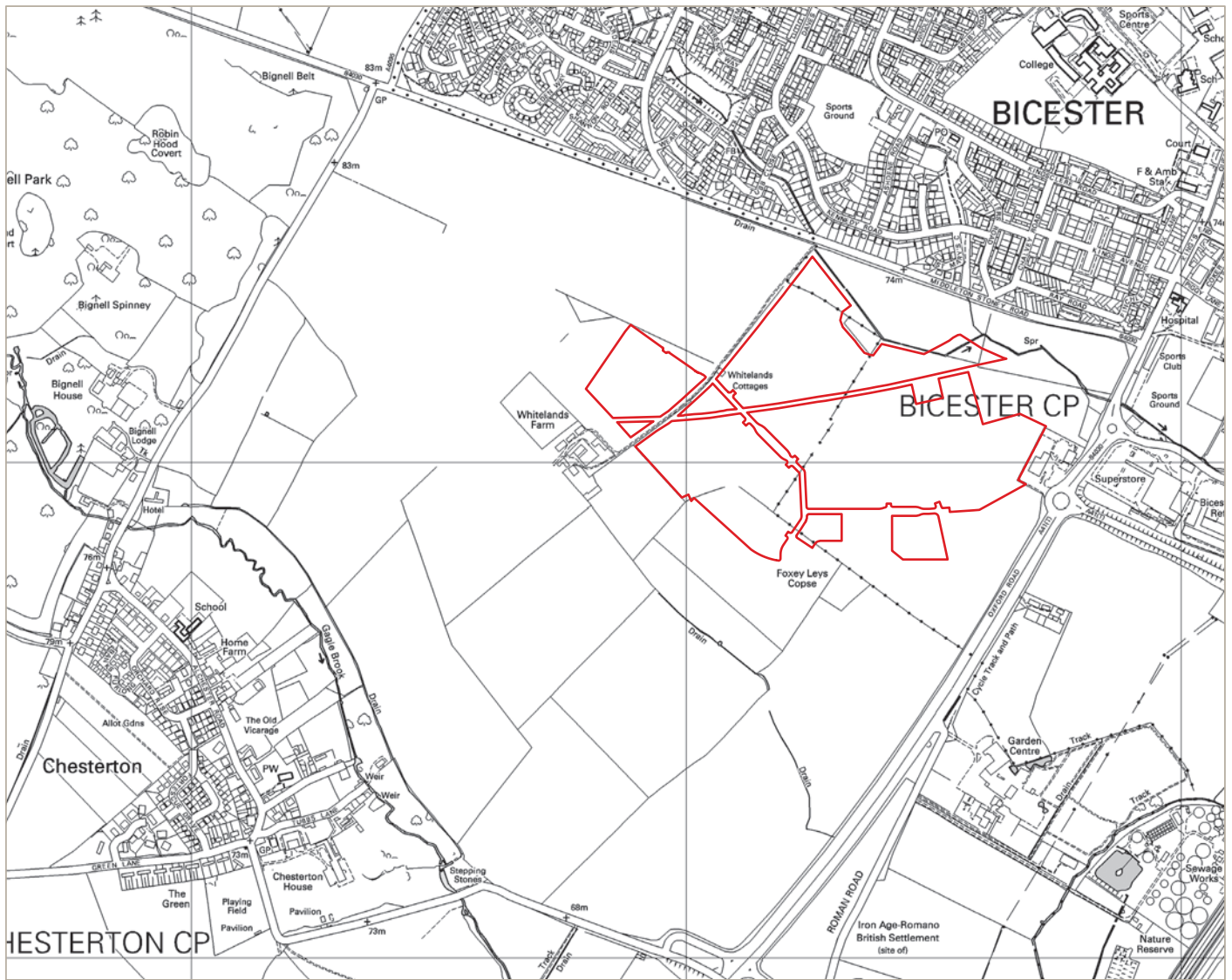


Figure NTS1 Site location and application boundary

not to scale



- Boundary of the 2006 consented scheme (117.60 ha)
- Other land in applicant's ownership (74.00 ha)
- Residential (46.77 ha)
- Employment (2.00 ha)
- Health village & employment uses (2.69 ha)
- Local centre (comprising retail, community uses, nursery, residential & employment) (1.6 ha)
- Public squares for local centre and school (0.22 ha)
- Primary school building and hard standing (1.25 ha)
- Primary school playing field area (1.22 ha)
- Potential land for primary school (1.31 ha)\*
- Secondary school (buildings & hard standing) (3.14 ha)
- Hotel (1.00 ha)
- Pavillon (0.35 ha)
- Primary road infrastructure (5.08 ha)
- Perimeter road infrastructure (2.37 ha)
- Proposed strategic footpaths/cycle ways
- Water courses
- Existing public rights of way
- Existing hedgerows/copse/woodland/trees
- Proposed hedgerows/copse/woodland planting
- Proposed tree planting within open space
- Formal open space (including existing and proposed planting) (17.29 ha)
- Informal open space/children's play (including existing and proposed planting) (14.88 ha)
- Balancing pond (1.68 ha)
- ↖ Vehicular access points
- ↕ Residential connectors
- Possible future site for park and ride
- ↗ New access to existing agricultural land
- 50m buffer zone around Bronze Age barrows

NB Planting included in both informal and formal open space figures

\*In 2007 the second primary school was not found to be necessary and planning permission was subsequently granted for 46 dwellings.



Figure NTS 2 Consented 2006 masterplan for the wider SW Bicester scheme





- Application boundary
- Inset key
  - Other land within applicants ownership
  - Original Phase 1 outline applicaton boundary



Inset showing application boundary in the context of the original Phase 1 application boundary (06/00967/OUT) and other land within the applicant's ownership. For information only. Do not scale.

Figure NTS 3 Application boundary

0 200m



- Application boundary
- Residential
- Local centre (retail / community / employment / residential)
- Primary public space
- Development blocks outside application boundary

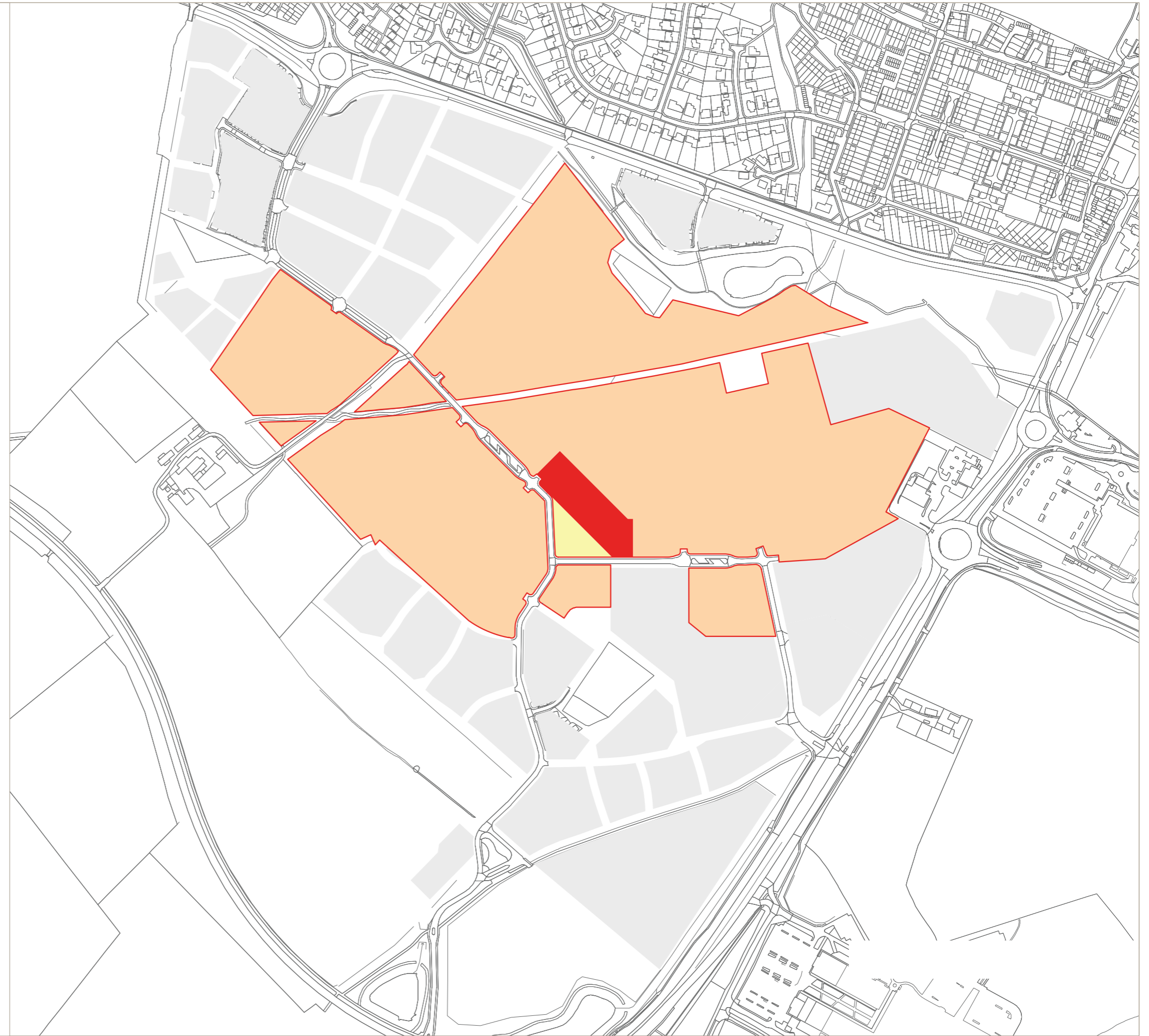


Figure NTS 4 Land use plan

0 100m



- Application boundary
- up to 2.5 storeys - maximum height 9m
- up to 3.5 storeys - maximum height 11.5m
- up to 4 storeys - maximum height 14.5m
- Development blocks outside application boundary

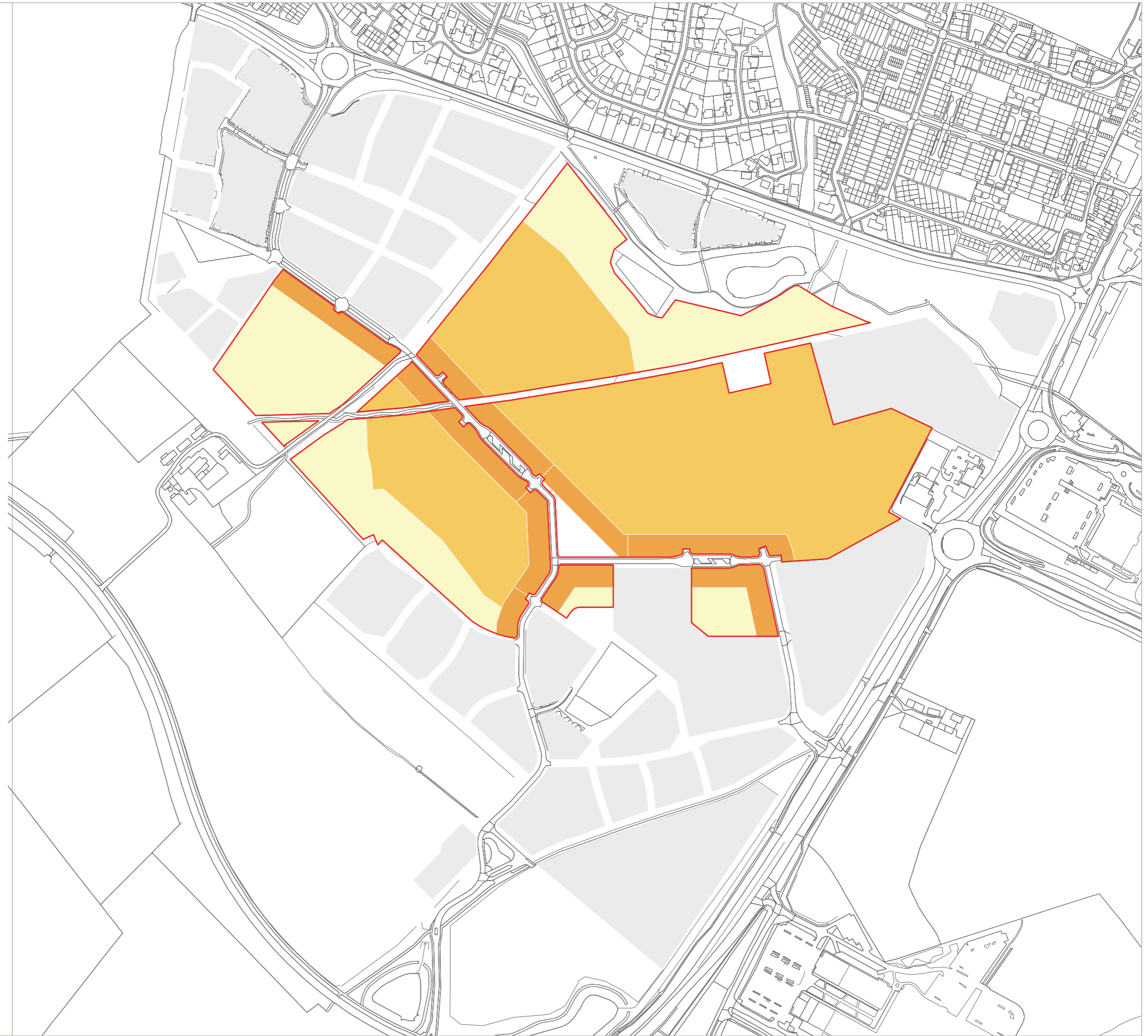


Figure NTS 5 Building heights

0 100m



- Application boundary
- Residential density 30 -35 dph
- Residential density 35 - 40 dph
- Residential density 40 - 45 dph
- Development blocks outside application boundary

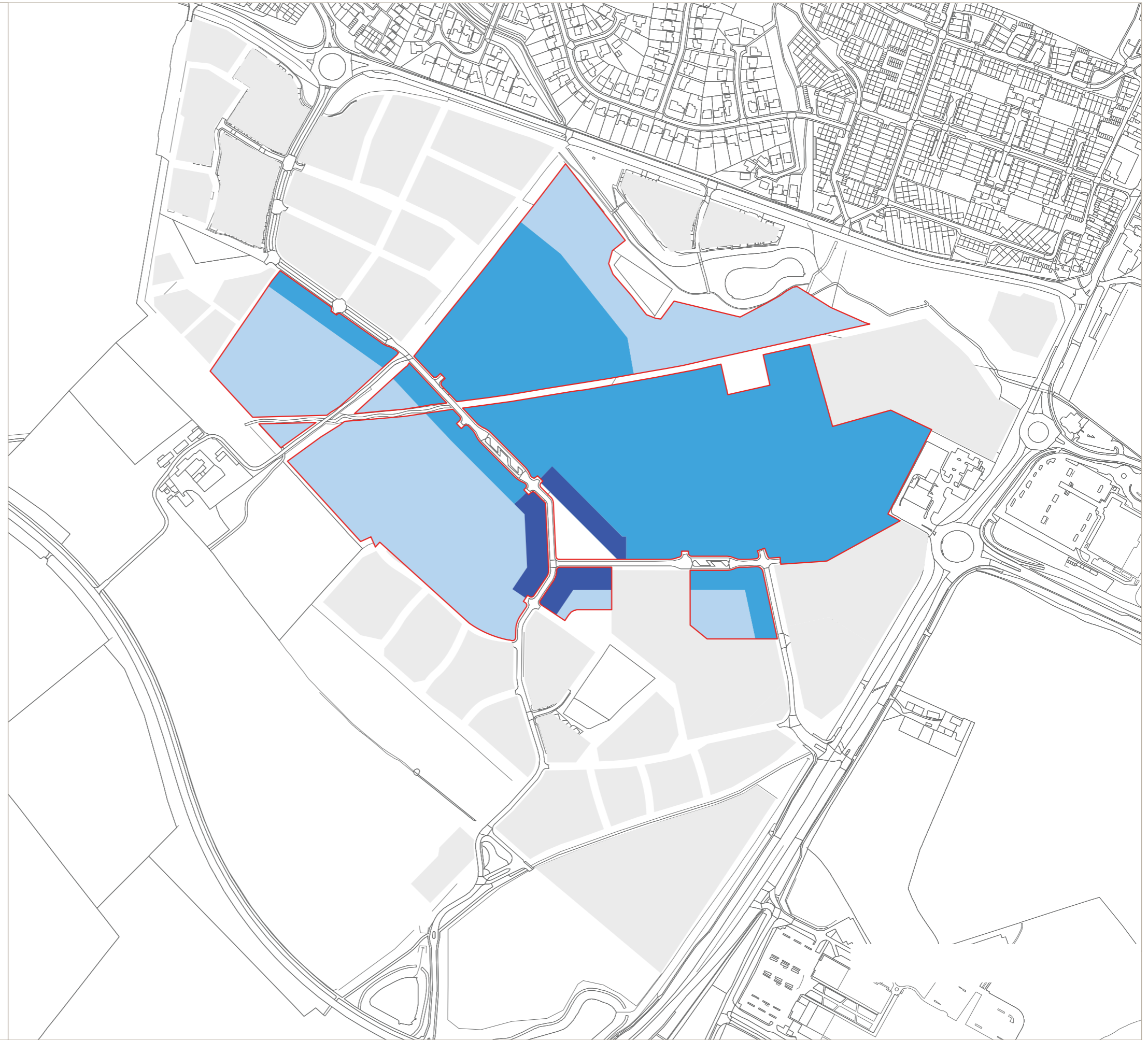


Figure NTS 6 Building density

0 100m

