

# Himley Village Outline Application

## Planning Statement

December 2014



# **Planning Statement**

## Himley Village, NW Bicester

December 2014

**Turley**

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**Client**

P3Eco

December 2014

# 1. Introduction

- 1.1 This Planning Statement is submitted in support of an Outline Planning Application by Portfolio Property Partners Ltd ('the Applicant') in respect of land to the north west of Bicester, north of Middleton Stoney Road and west of Howes Lane ('the Site'). The Site, also referred to as 'Himley Village', forms part of the NW Bicester eco-town area which is identified for major strategic growth by Cherwell District Council (CDC) ('the Council').
- 1.2 NW Bicester was identified by the Government as one of four locations with the potential to be an eco-town in the extant Planning Policy Statement: Eco-towns, A Supplement to Planning Policy Statement 1 (July 2009) ('the PPS1 Supplement'). The development of an eco-town at NW Bicester is supported locally by CDC and Oxfordshire County Council (OCC), and is identified as a strategic development site (Bicester 1) within the Council's emerging Local Plan. The eco-town area will also form part of the Bicester Garden City, as recently announced by the Government.
- 1.3 The eco-town is recognised as being central to both Cherwell's district-wide strategy and overall strategy for Bicester, and is considered to be one of the most sustainable means of accommodating strategic growth in the town over the emerging plan period. Emerging policy supports the delivery of a new zero carbon, mixed use development including 6,000 homes on land identified at NW Bicester.
- 1.4 In July 2012, planning permission (ref: 10/01780/HYBRID) was granted for the Exemplar phase of the NW Bicester eco-town, located within the northern part of the NW Bicester area. The Exemplar will comprise 393 new homes, a primary school, local retail and community facilities, offices and an eco-business centre. Construction of this first phase of development commenced in May 2014.
- 1.5 In accordance with the PPS1 Supplement, a masterplan has been developed for NW Bicester to provide a framework for delivering the eco-town and to guide further planning applications on the masterplan site. The masterplan was submitted to CDC in March 2014, and subsequently supplemented with additional information in May and June 2014. The masterplan responds to the requirements of the PPS1 Supplement and the masterplan brief (November 2013) which was prepared and agreed with CDC.
- 1.6 The vision for NW Bicester is to create a place and a community which is led by landscape and seamlessly integrates with the existing community in Bicester as well as the rural countryside. The development will provide new homes and employment facilities within a community structure that demonstrates and achieves the highest level of environmental performance of any similar scale development, in a manner that integrates and benefits the wider town.
- 1.7 In August and September 2014, two outline planning applications (ref: 14/01384/OUT and 14/01641/OUT) were submitted to CDC by A2Dominion, both relating to plots of land within the northern part of the eco-town area. These applications propose 2,600 and 900 new homes respectively, alongside commercial, leisure, community and social uses and supporting infrastructure. These applications are respectively referred to as NW Bicester Application 1 and 2.

- 1.8 A further outline application was submitted on 7<sup>th</sup> October 2014 proposing 53,000 sqm employment (B8 and B2 with ancillary B1) floorspace on land adjoining the north east of the A4095 and south west of Howes Lane ('the Albion land').
- 1.9 A detailed application has also been submitted for the proposed A4095 NW Strategic Link Road ('the Boulevard') (ref: 14/01968/F).
- 1.10 All the above applications are currently under consideration by the Council.
- 1.11 This Application relates to part of the NW Bicester masterplan area and is consistent with the masterplan insofar as it relates to the Application Site. This Application seeks Outline Planning Permission, with all matters reserved for:

*"Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)"*

- 1.12 The Development is considered to constitute Environmental Impact Assessment ('EIA') development falling within Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended). An EIA has been undertaken which follows the proposed Scope prepared by Hyder Consulting UK (May 2014) and the Council's Scoping Opinion issued in July 2014. An Environmental Statement (ES) has been prepared by Waterman which is submitted as part of this Application.
- 1.13 This Planning Statement is submitted alongside a robust suite of supporting assessments, technical reports and design information as required for validation of the planning application. In addition to this Statement, the Application comprises the following:
- Application Form and Certificates (submitted via Planning Portal);
  - Red Line Site Plan;
  - Parameter Plans and Illustrative Masterplan prepared by Penoyre and Prasad;
  - Development Principles and Application Parameters prepared by Turley;
  - Design and Access Statement prepared by Penoyre and Prasad;
  - Landscape Strategy (within Design and Access Statement) prepared by Farah Huxley Associates;
  - Surface Water Drainage Strategy and Flood Risk Assessment prepared by Alan Baxter & Associates;
  - Transport Statement prepared by Alan Baxter & Associates;
  - Framework Travel Plan prepared by Alan Baxter & Associates;
  - Environmental Statement Non-technical Summary prepared by Waterman;
  - Environmental Statement prepared by Waterman;

- Environment Statement Technical Appendices prepared by Waterman;
- Sustainability and Energy Statement prepared by Turley; and
- Tree Survey Report prepared by Waterman.

## 2. Site Location and Background Context

### The Site and Surroundings

- 2.1 The Site forms part of a swathe of undulating agricultural land that wraps around the north west of Bicester, outside the A4095 ring road.
- 2.2 The Site comprises approximately 90.3 hectares of land to the north of Middleton Stoney Road, bound to the north, east and west by agricultural land forming part of the wider NW Bicester eco-town area (as defined by Bicester 1 in the emerging Cherwell Local Plan). The full extent of the Site area is illustrated on the Red Line Site Plan submitted with this Application.
- 2.3 The Site itself largely comprises agricultural land with the exception of the Himley Farm buildings and associated out-houses, broadly located within the centre of the Site. Two buildings at Himley Farm are designated as Grade II listed and will be retained alongside the majority of existing hedgerows and woodland located within the Site area.
- 2.4 The Site is not subject to any Local Plan designations as set out within the Adopted Local Plan Proposals Map (1996); nor is it subject to any national, regional or local landscape or ecological designations. The Site is not within an area of flood risk as identified by the Environment Agency Flood Map.
- 2.5 The immediate surroundings of the Site are predominantly agricultural in nature. However, over time, the character of the surroundings to the north and east will evolve as new development comes forward on the wider NW Bicester eco-town area in accordance with emerging local policy the submitted NW Bicester masterplan.

### Background Context

- 2.6 The Site falls within the NW Bicester eco-town area as defined by Bicester 1 in the emerging Cherwell Local Plan (Proposed Main Modifications - August 2014). It will also contribute towards delivering the Bicester Garden City, announced by the Government in December 2014.
- 2.7 NW Bicester was identified by the Government as one of four locations with the potential to be an eco-town in the extant Planning Policy Statement: Eco-towns, A Supplement to Planning Policy Statement 1 (July 2009) ('the PPS1 Supplement'). The Bicester 1 strategic allocation in the emerging Local Plan reflects this.
- 2.8 In accordance with the PPS1 Supplement, a masterplan has been developed for NW Bicester to provide a framework for delivering the eco-town and to guide further planning applications on the masterplan area. The NW Bicester masterplan was submitted to CDC in March 2014, and subsequently supplemented with additional information in May and June 2014.
- 2.9 The outline proposals for Himley Village accord with the principles set out within the submitted masterplan and the PPS1 Supplement.



## 3. Pre-Application Engagement

- 3.1 In accordance with the NPPF, the Proposed Development has been informed and reinforced by meaningful engagement with the local community, the Council and other relevant stakeholders. This section sets out the approach to consultation.

### **Consultation objective**

- 3.2 The key overall objective of the consultation was to inform stakeholders and members of the public about the emerging development proposals and provide them with the opportunity to comment and influence the scheme parameters.

### **Consultation with Cherwell District Council**

- 3.3 A pre-application meeting was held on 15<sup>th</sup> September 2014 between P3Eco, Turley and P&P Architects and officers from CDC. The purpose of this meeting was for P3Eco, Turley and P&P Architects to present the proposals for Himley Village to CDC officers; to agree the nature and extent of the consultation approach going forward; and to discuss the details of the emerging development proposals to ensure a more sustainable and acceptable development, in line with the recommendations from CDC's Statement of Community Involvement.

- 3.4 In terms of the nature and extent of the consultation approach, and given the extensive consultation that has already taken place for NW Bicester, it was agreed that the most appropriate method of consultation would be a public exhibition whereby members of the public and stakeholders could comment on the emerging development proposals. This method also corresponds with the engagement exercise undertaken as part of A2 Dominion's proposals for NW Bicester (Applications 1 and 2). Following the exhibition, responses would be analysed, and where possible, the parameter plans would be amended to reflect the responses.

- 3.5 In respect of the details of the emerging development proposals, the following comments were made by CDC officers:

- Any increase in the quantum of development over and above the allocated amount would need to be justified as part of any planning application;
- The proposed mix and quantum of uses is considered to be acceptable;
- Specific details would need to be provided on the proposed community land trust and correspondence should be had with the IMB Group in respect of this; and
- The illustrative masterplan should appropriately address the transition between the residential development at the rural edge and the countryside.

### **Public exhibition**

- 3.6 A public exhibition was held at The Garth, Launton Road, Bicester, Oxon, OX26 6PS on Thursday 9<sup>th</sup> October 2014. This particular venue was chosen because of its

central location within Bicester and accessibility to members of the public. The timings for the exhibition were as follows:

- Stakeholders and Councillors: 11am-12pm
- General public: 2pm-8pm

3.7 The dedicated stakeholder and Councillor event that formed part of the exhibition was to ensure that they could view and comment on the emerging development proposals and so that they were aware of it ahead of the general public.

3.8 In total, 54 people attended the public exhibition overall. This follows numerous public exhibitions in respect of the wider NW Bicester area have been ongoing since 2009, and that the emerging development proposals were in respect of an outline application rather than a detailed application.

### **Publicity**

3.9 Details of the exhibition were advertised in the local newspapers (Bicester Advertiser, Bicester Review and the Oxford Mail) as well as on the NW Bicester website. Invitations were also sent to the following stakeholders:

- |                                   |  |
|-----------------------------------|--|
| • CDC Executive and Lead Officers | • Eco Bicester Strategic Delivery Board    |
| • CDC Political Group Leaders     | • Bicester Town Council                    |
| • CDC Executive Committee Members | • Caversfield Parish Council               |
| • CDC local Ward Councillors      | • Bucknell Parish Council                  |
| • CDC Planning Committee Members  | • Chesterton Parish Council                |
| • OCC Executive and Lead Officers | • Middleton Stoney Parish Council          |
| • OCC Political Group Leaders     | • Sir Tony Baldry MP for North Oxfordshire |
|                                   | • IMB Group                                |

### **Exhibition material**

3.10 The exhibition material comprised the following:

- Exhibition boards (enclosed in **Appendix 1**) of the following:
  - Background – an overview of the illustrative masterplan and the other NW Bicester applications
  - Himley Village vision and concept
  - Movement and highways
  - Open space, landscape and ecology
  - Amenities and facilities
  - Sustainable development

- Form of development
- Feedback forms and freepost envelopes

3.11 Members of the public were able to provide comments for up to two weeks following the exhibition and the exhibition boards were available to view on the NW Bicester website.

### **Consultation Responses**

3.12 The full analysis of consultation responses is provided within **Appendix 2**. Overall, there was significant support for the development proposals and as such only minor changes have been made since the public consultation event. These include a strengthening of the landscaping principles and developing a model to establish a meaningful Community Land Trust (CLT). Provision has also been made for direct access to the proposed commercial uses proposed along Middleton Stoney Road.

## 4. Proposed Development

4.1 The proposals, within a total site area of 90.3 hectares, can be summarised as follows:

- Provision of up to 1,700 new homes (up to 156,395 sqm GIA) (Use Class C3) some of which will be affordable (affordable rented and shared ownership);
- Provision of up to 100 retirement units (up to 9,000 sqm GIA) (Use Class C2);
- Provision of land for commercial and community uses (up to 8,000 sqm GIA) (falling within Use Classes A1, A2, A3, A4, A5, B1, and D1) including as part of a new local centre;
- Provision of land for a new two form entry primary school (up to 2,750 sqm GIA) with an aspiration for a farm school with an emphasis on local horticulture;
- Retention of the majority of existing trees and hedgerows and provision of strategic landscaping;
- New open space including a central village green, informal pitches and play areas which will be incorporated into a new landscaped green infrastructure network;
- A network of Green Infrastructure (GI), that complements and integrates with the existing landscape framework, and supports and enhances biodiversity and incorporates Sustainable Drainage Systems (SuDS);
- New footpaths and cycle routes extending throughout the proposed built and natural environment;
- New homes to be constructed to achieve a minimum of Code for Sustainable Homes Level 5 and designed to Lifetime Homes standards;
- Commercial buildings constructed to achieve BREEAM 'excellent';
- Development as a whole to be zero carbon to be achieved through a range of measures including high performance building fabric, reduced energy consumption, renewable and low carbon energy generation;
- Land to accommodate an energy centre where on-site energy will be generated through low carbon technology such as a biomass boiler and/or biomass or gas Combined Heat and Power plant ('CHP');
- Aspirations to water neutrality (as defined in the PPS1 Supplement) including provision of land for a waste water treatment plant;
- Existing buildings at Himley Farm to be retained and appropriately incorporated into the wider development.

4.2 The proposals are likely to take around 15 years to be developed fully. To this end, an Outline Planning Application is submitted in order to obtain planning permission for a

development framework that informs the future development of the Site rather than specific detailed proposals for the whole Site at this stage (which may need to change to respond to changing local circumstances).

- 4.3 The development framework comprises a series of parameter plans and development principles relating to development land use, siting, density, building heights, access, drainage, strategic landscaping and green infrastructure. This framework provides a degree of flexibility in allowing a number of development solutions to come forward. However to ensure that the high quality aspirations of the community and applicant are protected, the development framework could be reinforced by design codes providing more detailed guidance in relation to development requirements across the Site.
- 4.4 The development framework is accompanied by an illustrative masterplan that has been prepared for the purposes of providing:
- An example of how the development framework should be interpreted; and
  - A reference scheme to allow a robust Environmental Impact Assessment (EIA) to be undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.
- 4.5 Planning permission is not being sought for the illustrative masterplan which should be treated as indicative only.

### **Access and Street Hierarchy**

- 4.6 The Development is to be structured around a connected network of routes that provide comfortable, sustainable and convenient ways of moving through the various built and open spaces whilst also making important connections into the wider surrounding movement network, creating potential for sustainable links with neighbouring sites within the eco-town area and nearby Bicester town centre.

### **Green Infrastructure and Landscape Framework**

- 4.7 At least 40% of the Site will be given over to greenery and cultivation, designed around the existing field patterns and hedgerows, of which at least half will be public. The Landscape Strategy (set out within the Design and Access Statement) sets out the principles for creating a dynamic and diverse network of Green Infrastructure (GI) corridors aimed at bringing people together, building communities and promoting interactions between residents and the natural landscape.

### **Sustainable Design and Zero Carbon**

- 4.8 The Development of the Site will embody the eco-town principles and adhere to the minimum standards set out within the PPS1 Supplement, the submitted NW Bicester masterplan and the Council's emerging SPD for NW Bicester.

## 5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 Material to the consideration of this application is the Planning Policy Statement: Eco-towns, A Supplement to Planning Policy Statement 1 (July 2009) which remains extant following the revocation of PPS1.

### **The Development Plan**

#### ***Cherwell Local Plan (1996)***

- 5.3 In this case the Development Plan comprises the adopted Cherwell Local Plan, adopted in 1996. It was originally envisaged that the Local Plan period would extend to 2001. However, in September 2007, relevant policies were 'saved' by direction of the Secretary of State. At paragraph 215, the NPPF advises that due weight may only be given to relevant policies in existing plans according to their degree of consistency with the framework.

#### ***Non-Statutory Cherwell Local Plan (2004)***

- 5.4 The Non-Statutory Local Plan was submitted to update the adopted Local Plan (1996), but has not been formally adopted. However, it has been approved as interim planning policy for development control purposes.

#### ***Emerging Cherwell Local Plan (2014)***

- 5.5 The Council is currently in the process of preparing a new Local Plan which will cover the period to 2031. Examination of the submitted Local Plan (January 2014) commenced in June 2014, but was subsequently suspended for six months to enable the Council to address issues surrounding housing delivery. The Council submitted Proposed Modifications to the Cherwell Local Plan (Part 1) on 21<sup>st</sup> October 2014, in advance of a resumed hearing session scheduled to take place during December 2014.
- 5.6 Emerging Policy Bicester 1 sets out the development standards for NW Bicester, including provision of approximately 6,000 new homes over the plan period to 2031. Other relevant policies include those on sustainable development (PSD1, ESD1-5, ESD7-10, ESD13-16 and ESD18); open space and local standards (BSC10 and BSC11) and infrastructure (INF1).
- 5.7 The NPPF states that due weight may be given to relevant policies in emerging plans according to: the stage of preparation (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies; and the degree of consistency of relevant policies with the NPPF. On the basis that we do not know the outcome of the forthcoming examination, less weight is given to emerging policies.
- 5.8 In the absence of an up-to-date Development Plan, the Proposed Development should primarily be considered against the relevant policies within the NPPF (as directed

paragraph 14) and the extant Planning Policy Statement: Eco-towns, A Supplement to Planning Policy Statement 1 (July 2009).

## **National Planning Policy Framework (March 2012)**

5.9 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

5.10 At the heart of the NPPF is a '*presumption in favour of sustainable development*' (paragraph 14). This means that Local Planning Authorities (LPAs) should approve development proposals that accord with an up-to-date development plan and that proposals should only be resisted where adverse impacts would significantly and demonstrably outweigh the benefits of the proposals.

5.11 Sustainable development is defined as comprising:

- An economic role - contributing to building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment, to include helping to improve bio-diversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy;

5.12 The NPPF includes core principles (paragraph 17) that inter alia confirm that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development... taking account of the needs of residential and business communities.
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas...
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.13 In this context the Government is clear (paragraph 19) that it is '*committed to ensuring that the planning system does everything it can to support sustainable economic growth*'. Planning should operate to encourage and not act as an impediment to sustainable growth.

### **Residential Development**

5.14 Having specific regard to the delivery of housing, the NPPF requires Local Authorities to, *inter alia*:

- Use their evidence base to identify key sites that are critical to the delivery of the housing strategy over the plan period; and
- Identify, and update annually, a supply of specific deliverable sites sufficient to provide a five years' worth of housing against their housing targets.

5.15 Local Authorities are encouraged to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (paragraph 50).

5.16 The NPPF also recognises the important role planning can play in facilitating social interaction and creating healthy, inclusive communities (paragraph 69) and encourages Local Authorities to, inter alia, plan positively for the provision of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

### **Design**

5.17 The Government attaches significant importance to design, making clear that 'good design is 'a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' (paragraph 57).

5.18 In addition, developments should establish a 'strong sense of place', 'respond to local character and history' and 'reflect the identity of local surroundings and materials' (paragraph 58). In seeking to promote or reinforce local distinctiveness, the planning system should not attempt to impose architectural styles or particular tastes nor stifle innovation, originality or initiative (paragraph 60).

5.19 The NPPF recognises that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations and there is a need address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 61).

### **Transport**

5.20 The NPPF recognises the important role transport policies have to play in facilitating sustainable development and in contributing towards wider sustainability and health objectives.

5.21 The transport system should be balanced in favour of sustainable transport solutions (paragraph 29) and encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion (paragraph 30).

### **Supporting high quality communications infrastructure**

5.22 Advanced, high quality communications, including the development of high speed broadband technology and other communications networks, are recognised as essential components to delivering sustainable economic growth (para 42).

### **Meeting the challenge of climate change, flooding and coastal change**

5.23 The NPPF requires new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply, subject to viability; and to take into



account the landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 96).

### **Conserving and enhancing the natural environment**

- 5.24 The NPPF requires LPAs to aim to conserve and enhance biodiversity (paragraph 118). Where significant harm resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, planning permission should be refused.
- 5.25 To prevent unacceptable risks from pollution and land instability, policies and decisions should ensure that new development is appropriate for its location, taking account of ground conditions (paragraph 120). Planning decisions should also aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development (paragraph 123). The impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation should be limited through good design there (paragraph 125).

### **Conserving and enhancing the historic environment**

- 5.26 The NPPF seeks to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation. Where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.

### **Planning Policy Statement: Eco-towns, A Supplement to PPS 1 (July 2009)**

- 5.27 Whilst PPS1 itself has been cancelled and replaced by the NPPF, the PPS1 Supplement relating to eco-towns remains extant and therefore a relevant material consideration in the determination of this application.
- 5.28 The PPS1 Supplement sets out a range of minimum standards intended to ensure that eco-towns are exemplars of good practice and provide a showcase for sustainable living. The design of eco-towns should take full account of the impact on local eco-systems, mitigating negative impacts as far as possible and maximising opportunities to enhance their local environments (paragraph 3).
- 5.29 At Annex A, North West Bicester is identified as one of four locations considered suitable for eco-towns. ET2.2 sets out the locational criteria against which these locations were considered, including the need to make provision for a minimum of 5,000 homes<sup>1</sup>. This reflects a fundamental principle that eco-towns should be of a sufficient scale and critical mass necessary to be capable for self-containment whilst delivering much higher standards of sustainability (ET2.1).
- 5.30 The eco-town standards set out within the PPS1 Supplement provide the framework within which the NW Bicester masterplan has been developed. The proposals which are the subject of this Application are consistent with the broad principles of the masterplan and accord with the standards set out in the PPS1 Supplement.

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<sup>1</sup> NB: The emerging Cherwell Local Plan makes provision for 6,000 new homes at NW Bicester.

## **Emerging Guidance**

- 5.31 In accordance with the PPS1 Supplement (ET20), an overall masterplan has been prepared to demonstrate how the eco-town standards will be achieved and sustained.
- 5.32 The NW Bicester masterplan (March 2014) was submitted to the Council in March 2014. A revised document and supporting information was subsequently submitted in May which underwent public consultation in June and July 2014.
- 5.33 The Council is now in the process of producing a supplementary planning document (SPD) to guide development proposals for the site. At a meeting of the Executive on 3<sup>rd</sup> November, the Council resolved to endorse the draft NW Bicester Development Framework SPD for public consultation in late 2014. Upon adoption, the SPD is intended to provide further guidance to assist the implementation of emerging Local Plan Policy Bicester 1. This will include key development principles for the strategic allocation, supplemented by specific design and place making principles.

## 6. Planning Considerations

### Delivery of Housing

- 6.1 The NPPF requires applications for new homes to be considered in the context of the presumption in favour of sustainable development (paragraph 49). In accordance with paragraph 49, *'policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*.
- 6.2 The Council's Housing Land Supply Update (June 2014), confirms that the Council does not have a five year housing supply (see Table 1). The presumption in favour of sustainable development (as set out in paragraph 14) therefore applies.
- 6.3 The Site falls within the NW Bicester eco-town area as identified within Annex A of the PPS1 Supplement. Building on the PPS1 Supplement, the eco-town area is allocated within the emerging Local Plan (Policy Bicester 1). The eco-town area offers a unique opportunity to bring about a large scale of development which will make a significant contribution to meeting Cherwell's need for more homes and jobs.
- 6.4 It is clear therefore that the Proposed Development will meet the long held objective of CDC to facilitate significant residential development in the area and in doing so will meet a clear expectation of the NPPF that requires LPA's to plan proactively for such development.
- 6.5 The Development of the Application Site for residential use is therefore fundamental in meeting the emerging development strategy and contributing towards addressing housing requirements in the area.

### Conformity with the Eco-Town Standards

- 6.6 The remainder of this section demonstrates how the Proposed Development conforms with the eco-town standards as set out within the extant PPS1 Supplement. We have also had regard to the emerging draft NW Bicester SPD currently being prepared by CDC. However, this document is still in the early stages of preparation and is yet to be formally adopted. Accordingly, less weight should be attached to it at this stage.

#### ET7 Zero Carbon

- 6.7 The PPS1 Supplement requires applications for the development of eco-towns to demonstrate how zero-carbon will be achieved. Zero carbon is defined as *'over a year, the net carbon dioxide emissions from all energy use within the buildings on the Eco-Town as a whole are zero or below'* (paragraph ET7.1).
- 6.8 The submitted NW Bicester masterplan Energy Strategy sets out the approach to achieving zero-carbon across the eco-town area. It is envisaged that this will be achieved through high level Fabric Energy Efficiency (FEE), along with a District Heating Network powered by local energy centres utilising low and zero carbon technology and roof mounted photovoltaics.

6.9 An Energy Centre is proposed as part of this Application. This is likely to be located in the south-eastern part of the Site. Further detail on how the Proposed Development will achieve zero-carbon objectives is set out within the Sustainability and Energy Statement prepared by Turley, which accompanies this Application.

**ET8 Climate Change Adaptation**

6.10 Eco-towns should be sustainable communities that are resilient and adaptable to climate change, and planned to minimise future vulnerability. The Proposed Development incorporates best practice on tackling overheating and the impacts of climate change on the built and natural environment, in particular through the inclusion of SuDS; urban cooling through green infrastructure (at least 40% of the Site area); and through passive design principles.

6.11 Further details on how the Proposals meet the standards on water, flooding, green infrastructure and biodiversity is set out within the accompanying submission documents, notably the Design and Access Statement, Flood Risk Assessment and Surface Water Drainage Strategy and the Environmental Statement.

**ET9 Homes**

6.12 The PPS1 Supplement requires homes in the eco-town to achieve a range of standards/targets, which are proposed to be carried forward (updated accordingly) through the draft NW Bicester SPD. The standards/targets required are listed within Table 5.1 below, alongside confirmation that the Proposed Development will be fully compliant.

**Table 5.1: Eco-town Standard for Homes**

PPS1 Supplement standard/target	Draft NW Bicester SPD standard target	Proposed Development
Achieve Building for Life Silver Standard and Code for Sustainable Homes Level 4	Meet Building for Life 12 and Code for Sustainable Homes Level 5 (with consideration of local services)	All homes are to achieve Code for Sustainable Homes 5 and Building for Life 12
Meet lifetime homes standards and space standards	Meet lifetime homes standards and space standards	All homes will be designed to Lifetime Homes standards
Have real time energy monitoring systems, real time public transport information and high speed broadband access, including next generation broadband where possible	Incorporate real time energy monitoring systems, technology that provides up-to-date real time community information including travel, superfast broadband (speeds in excess of 100Mbps and	Real-time energy monitoring and public transport information will be provided in each home. Every property will be connected to a superfast broadband network providing residential speeds

PPS1 Supplement standard/target	Draft NW Bicester SPD standard target	Proposed Development
Provide at least 30% affordable housing (which includes social rented and intermediate housing)	provide flexible space to facilitate homeworking	of up to 300MBps
Demonstrate high levels of energy efficiency in the fabric of the building, having regard to proposals for standards to be incorporated into changes to the Building Regulations between 2009-2016	Use innovative approaches to sustainable construction optimising the site's potential for solar energy gain and passive house techniques for ventilation and cooling, address the issue of overheating and respond to the orientation of the site	Building Fabric Energy Efficiency will be equivalent to CfSH 5 / 2016 Building Regulation target FEE
Achieve, through a combination of energy efficiency and low and zero carbon energy generation on the site of housing development and any heat supplied from low and zero carbon heat systems directly connected to the development, carbon reductions (from space heating, ventilation, hot water and fixed lighting) of at least 70% relative to Building regulations Part L 2006	Be zero carbon as part of the whole environment achieving carbon dioxide reduction of at least 70% relative to 2006 Building Regulations Part L	The Energy and Sustainability Statement sets out the strategy to achieve zero carbon

### **ET10 Employment**

- 6.13 Eco-towns should be genuine mixed use developments which minimise the need for out-commuting. The PPS1 Supplement requires eco-town developments to be accompanied by an Economic Strategy demonstrating how access to work will be achieved and to set out facilities to support job creation in the town. As a minimum, provision should be made for access to one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport.
- 6.14 An Economic Development Strategy has been prepared by SQW as part of the overarching masterplan for NW Bicester. This works on the principle that at least 6,000 new jobs will be supported by the NW Bicester development, anticipated to come forward in the following configuration:
- Approximately 4,600 jobs on site;
  - Over 1,000 local service jobs, created to serve the additional demand of the residents and businesses on NW Bicester, and located elsewhere in Bicester; and
  - At least 400 jobs in firms in the target sectors, attracted to Bicester by the profile of NW Bicester and the related targeted marketing campaign, but which are better located on other strategic employment sites in the town.
- 6.15 In accordance with the PPS1 Supplement, the Proposed Development makes provision for a range of non-residential uses including a primary school, local shopping and community facilities and a range of commercial uses. Provision will also be made to facilitate home working, for example, through the provision of superfast broadband as standard to all dwellings amongst other measures. The estimated job creation associated with these uses is set out within the Economic Statement provided in **Appendix 4**.

### **ET11 Transport**

- 6.16 A fundamental aspect of eco-town living is to reduce the reliance on private cars and opting instead for more sustainable modes of travel. In order to achieve this, the PPS1 Supplement requires all homes to be within a 10 minute walk from frequent public transport and neighbourhood services; and for the eco-town itself to be designed in such a way that there is a maximum walking distance of 800m from homes to the nearest school for children aged under 11 (subject to physical landscape restrictions).
- 6.17 As set out within the accompanying Design and Access Statement, Transport Assessment and Framework Travel Plan, the Proposed Development will provide an extensive network of pedestrian and cycle routes ensuring high levels of permeability across the Site.
- 6.18 In addition, it is demonstrated within the Himley Village Development all houses would be within 800m, 10 minute walk or 3 minute cycle, of the primary school located in the Site. Several houses also fall inside 800m walking radius to the secondary school located to the south of the railway line and north east of Himley Village. All of the houses within the Site are within 800m or a 10 minute walk of the community facilities and small shops located in the centre of the Site and along Middleton Stoney Road
- 6.19 In accordance with the PPS1 Supplement, a Framework Travel Plan has been prepared which demonstrates that:

- at least 50% of trips originating in the eco-town will be made by non-car means;
- there is a commitment to implementing good design principles, drawing from Manual for Streets, Building for Life and community travel planning principles;
- transport choice messages, infrastructure and services will be provided from 'day one' of residential occupation; and
- the carbon impact of transport in the eco-town will be monitored as part of embedding a long term low-carbon approach to travel within plans for community governance

### **ET12 Healthy Lifestyles**

6.20 It is recognised that well-designed development and good urban planning plays a contributing role to promoting and supporting healthier and more active living which, in turn, will reduce health inequalities. The PPS1 Supplement requires eco-towns to be designed and planned to support healthy and sustainable environments and enable residents to make healthy choices easily.

6.21 The design concept for Himley Village is predicated on promoting and supporting a close relationship between nature and the built environment. The application proposes some 36.1ha of green space to be provided as green movement corridors, growing zones (e.g. allotments and orchards), residential parklands and woodland edges. Open space will also be provided by the village green and playing fields in the north of the Site. It is intended that the whole public landscape will be designed to be accessible and provide possibilities for exploration and discovery and well as formal opportunities for play (as set out within the Play Strategy in Appendix 2 of the Design and Access Statement).

6.22 Specifically, the Proposed Development will:

- promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, through the mixed use nature of the development and the proposed Himley Farm Land Trust (HFLT);
- comprise a layout that ensures a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and
- foster clear and legible pedestrian routes (details of which will be secured at reserved matters stages) and, as highlighted above, will provide high quality open spaces which encourage active and continual use of public areas.

6.23 The provision of superfast broadband as standard to all dwellings will also facilitate home-working, helping to reduce the need to commute. This has associated benefits in terms of overall health and well-being as well as supporting more sustainable lifestyles.

### **ET13 Local Services**

6.24 In order to meet the eco-town standards, the Proposed Development is required to include a good level of provision of services that is proportionate to the size of the development, including leisure, health and social care, education, retail, arts and culture, library services, sport and play facilities and community and voluntary sector facilities.

- 6.25 In accordance with the above, the Proposed Development makes provision for a range of uses including local shops, a public house, health facilities, a school and nursery and community services which will all be accessible by non-car modes of transport.

#### **ET14 Green Infrastructure**

- 6.26 The eco-town as a whole is expected to have 40% of its total area allocated as green space, of which half should be public and consist of a network of well-managed, high quality, green/open spaces which are linked to the wider countryside. A range of types of multifunctional green spaces should be demonstrated, such as community forests, wetland areas and public parks.
- 6.27 The draft NW Bicester SPD clarifies further by stating that applications need to explain green infrastructure in relation to the way that it fits with the housing and commercial developments and that the impact of the development on site should be minimised to avoid disturbance of existing features and retaining the links to the landscape and countryside beyond the masterplan boundaries. It also states that planting of trees should be used to reinforce existing trees and hedgerows and integrate the development into the landscape.
- 6.28 As set out above, the application makes provision for at least 36.1ha (40% of the Application Site) of green infrastructure to be provided as green movement corridors, growing zones (e.g. allotments and orchards), residential parklands and woodland edges. The green infrastructure will also include open space in the form of the village green and playing fields in the north of the Site.
- 6.29 Further details on the approach to landscaping strategy and the guiding principles which future detailed applications should comply with, is set out within the Design and Access Statement.

#### **ET15 Landscape and Historic Environment**

- 6.30 The PPS1 Supplement requires planning applications to assess the impacts of development on landscape and historic environment.
- 6.31 Two buildings at Himley Farm are designated as Grade II listed. The Proposals have been developed to respect the landscape and includes the retention of historic field boundaries, watercourses and woodland.
- 6.32 In accordance with the PPS1 Supplement, the impact of the Proposed Development on the setting of the listed buildings has been assessed as part of the Environmental Assessment (ES). Further details are provided in Chapter 14: Built Heritage of the Environmental Statement. In addition a full Tree Survey has been undertaken and is submitted with this Application.

#### **ET16 Biodiversity**

- 6.33 Eco-towns should demonstrate a net gain in local biodiversity and not have a significant adverse effect on designated nature conservation sites or SSSIs.
- 6.34 The Proposals have been developed in accordance with the landscape and biodiversity strategy set out within the NW Bicester masterplan and makes provision for at least 40%



of the total Site area to be given over to green space. This includes an enhancement of on-site habitats such as hedgerows, woodland and scrub.

6.35 Further details are provided within Chapter 7: Ecology of the Environmental Statement.

### **ET17 Water**

6.36 Eco-towns should be ambitious in terms of water efficiency. A Water Strategy has been prepared for the NW Bicester masterplan which was prepared in collaboration with the Environment Agency, Thames Water, CDC and OCC.

6.37 In accordance with the masterplan strategy, the Proposed Development will seek to reduce water demand through the use of water efficient fittings within all properties on the Site. In addition, rain water and grey water recycling is proposed to further reduce water requirements and provision has been made for a Water Treatment Plant to be delivered on-site, subject to feasibility.

6.38 With regard to surface water, a network of SuDS to be incorporated within the green infrastructure network is proposed to ensure reduced flood risk (taking into account an allowance for climate change).

### **ET18 Flood Risk Management**

6.39 The PPS1 Supplement aims for eco-towns to reduce and avoid flood risk wherever possible. There is an expectation that the built up areas of eco-towns will be delivered fully within Flood Zone 1, being at lowest risk.

6.40 The accompanying Flood Risk Assessment (FRA) prepared by Alan Baxter Associates, demonstrates that the Application Site falls entirely within Flood Zone 1. The Proposed Development is consequently at low risk of flooding.

6.41 In addition, the surface water drainage will be attenuated to a limiting discharge of 2 l/s/ha, which is less than the 1 in 100 greenfield run off rate. Consequently, there should be no increase in off-site flood risk as a result of the Proposed Development.

### **ET19 Waste**

6.42 The PPS1 Supplement requires planning applications for eco-towns to include a sustainable waster and resources plan, covering both domestic and non-domestic waste.

6.43 A Sustainable Waste and Recourses Plan for the Proposed Development has been prepared by Waterman, the details of which are set out within Chapter 18: Waste of the Environmental Statement and Technical Appendix 18.1. This provides full details of the area's existing waste management systems and the anticipated waste streams from the Development. Targets are set for the reduction of residual waste and for 70% of the total waste collected to be reused, recycled or composted, supplemented by details for how this level of performance can be realistically achieved.

### **ET20 Master Planning**

6.44 The PPS1 Supplement requires a masterplan to be prepared for the entire eco-town area and for individual planning applications coming forward to adhere to the overall masterplan.

6.45 As highlighted previously, the NW Bicester masterplan has been prepared and submitted to CDC in mid-2014. The masterplan has been used to inform the Council's emerging NW Bicester SPD.

6.46 The Proposed Development at Himley Village has been prepared having regard to the submitted masterplan (2014).

### **ET21 Transition and ET22 Community and Governance**

6.47 In order to support the transition process and ensure the Site retains its integrity as an eco-town, this Application is accompanied by:

- An indicative phasing plan (contained within the Design and Access Statement), demonstrating delivery of the proposed land uses in a manner which minimises disruption of on-going construction to new residents;
- Details on a proposed model to establish, from the outset, a Community Land Trust (referred to as the Himley Farm Land Trust) to take on the long-term operation of the landscape and community assets within Himley, with potential to extend this role to the wider NW Bicester eco-town area (see Appendix 3 of the Design and Access Statement). This is intended to inform on-going discussions with CDC and other parties with an interest in the NW Bicester masterplan area.

## 7. Draft Heads of Terms

7.1 Discussions are continuing with the Council and Oxfordshire County Council as to the requirements of any S106 agreement and conditions. The submitted NW Bicester masterplan demonstrates that the Council's spatial framework in relation to school sites and community facilities can be accommodated.

7.2 It is anticipated that, in combination with other applicants, the S106 will provide for:

- Provision of affordable housing, at a maximum of 30% of all new homes, comprising both affordable rent and intermediate tenures. Quantum, phasing and tenure split to be determined;
- Provision of land to provide for primary education;
- Provision of land for community facilities and/or financial contribution;
- Provision of sporting facilities and/or financial contribution;
- Provisions in relation to the management and maintenance of open space and playspace;
- Provisions in relation to governance arrangements;
- Provisions in relation to energy and waste management;
- Provisions in relation to measures to promote sustainable lifestyles;
- Provisions in relation to local employment, training and skills;
- Preparation, agreement and implementation of a travel plan, to include the promotion of sustainable transport measures;
- Financial contribution towards off-site highways schemes, pedestrian and cycle initiatives; and
- Provision in relation to SuDS.

## 8. Summary and Conclusions

- 8.1 The Proposed Development will contribute towards delivering the NW Bicester eco-town and the wider Bicester Garden City.
- 8.2 The Proposed Development will comprises a mix of up to 1,700 residential units (Class C3); retirement homes (Class C2), land for a primary school (Class D1); commercial, social and community uses (Classes A1/A2/A3/A4/A5/B1/C1/D1; public open space, extensive landscaping and highway access onto Middleton Stoney Road.
- 8.3 Currently, the Site comprises largely agricultural land associated with Himley Farm which is located broadly within the centre of the Site. However, the Site falls within the NW Bicester eco-town area (as designated by the PPS1 Supplement and defined by Policy Bicester 1 in the emerging Cherwell Local Plan). To this end, the proposal will deliver long held objectives to provide strategically designed housing set in a high quality landscaped environment and which will fully embody the eco-town ethos.
- 8.4 The NPPF makes clear that housing proposals are to be considered in the context of the presumption in favour of sustainable development. Local Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 8.5 Having regard to the development considerations for the site as set in the PPS1 Supplement, the emerging Local Plan and draft SPD for NW Bicester, the Proposed Development will:
- Integrate a significant new area of highly sustainable development into the structure of Bicester whilst respecting the distinctive character and topography of the landscape;
  - Provide a significant increase in housing choice in the area, including affordable housing;
  - Provide a dynamic and diverse network of green infrastructure corridors, informal and formal recreation facilities and habitat enhancement measures;
  - Create a legible network of streets that minimises conflict between vehicles, pedestrians and cyclists and promotes healthy, active lifestyles;
  - Provide a range of commercial, social and community facilities to support healthy, inclusive communities, promotes interaction and reduce the need to travel;
  - Help to establish a Community Land Trust (the HFLT) to manage landscape development from an early stage and take over the long-term stewardship of the landscape and encourage community involvement and interaction with the landscape. There is also potential, working with other developers, to extend the role of the HFLT to the wider NW Bicester eco-town area
- 8.6 It is therefore clear that the Application proposals accord with and contribute significantly to national and local planning policy objectives and will deliver a high quality sustainable development in accordance with the eco-town standards and the submitted masterplan.

## **Appendix 1: Exhibition Boards**

# HIMLEY VILLAGE

## our vision

**Welcome to our exhibition for the proposed development at Himley Village, which forms part of North West Bicester Eco Town.**

**The North West Bicester Eco Town Masterplan Vision promises to make an outstanding model for the development of settlements old and new and we would like your thoughts on how we achieve this at Himley Village.**

Proposals for Himley Village are being put forward by the P3Eco Group which was established in 2009 to deliver the NW Bicester eco town and to act as an overall project promoter. The Group formed a partnership with Cherwell District Council to help secure the eco town designation and has since taken the lead on land assembly and project delivery. P3Eco also engaged Sir Terry Farrell to act as overall masterplanner for the project and A2 Dominion as preferred provider of social and affordable housing.

The P3Eco Group are planning to progress Himley Village with a proposal for circa 1,700 homes set with a high quality landscaped environment on 92 hectares of land. The provision of social and community facilities, alongside transport and drainage requirements will all be reviewed to ensure that the needs of the new residents of Himley Village are met.

We would like you to help shape and inform our proposals and therefore we are inviting you to comment on them.

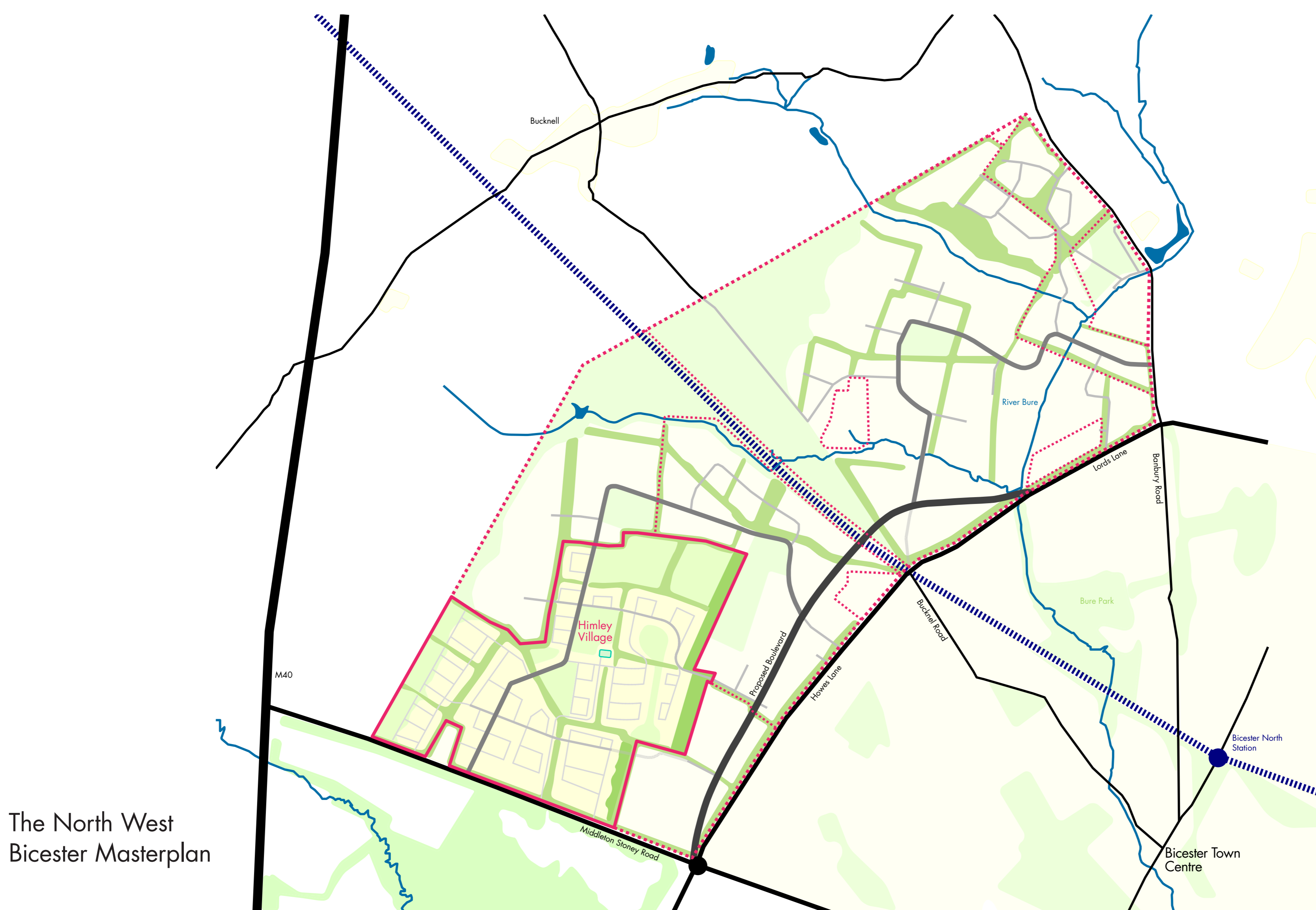
The North West Bicester Masterplan Vision is identified on the plan below, once developed, the Masterplan area will accommodate approximately 6,000 new homes, employment opportunities, community

facilities including schools, nurseries, GP facilities, a community farm, allotments, an orchard, a country park and a nature reserve with grasslands intertwined with local watercourses.

To date, planning permission has been granted for 394 dwellings as part of an exemplar phase. Two further outline planning applications (2,600 homes and 900 homes respectively) are currently under consideration by Cherwell District Council. If deemed appropriate, P3Eco's proposals would provide an additional 1,700 new homes.

Next steps:

- We would like you to tell us what you think of our draft proposals. Before you leave please will you take the time to fill out a questionnaire.
- We will also be undertaking some further assessment work to check that the amount of development we are proposing is suitable for Himley Village.
- All comments will be considered in preparation of a final masterplan which will be submitted to Cherwell District Council for their consideration.



The North West Bicester Masterplan


# HIMLEY VILLAGE

## a green and pleasant place



The design concept for Himley Village, builds on the principles of the Eco-town Planning Policy Statement and goes beyond them. While the homes themselves will be built to high sustainability standards the key to the quality of the village is in the spaces in between the houses and how people move around.

People's day-to-day activities can be seen as having 4 broad categories:

**PLAY**



- relaxation
- recreation
- sport
- community

**LEARN**



- primary schools
- secondary schools
- home learning
- courses





**GROW**





- allotments
- orchards
- gardens




**WORK**



- from home
- in Himley Village
- in Bicester
- beyond Bicester





All of these day-to-day activities can take place locally; either in Himley Village, in Bicester or accessed via transport connections local to Bicester. The design of the village should encourage residents to walk, cycle or use public transport to connect to these destinations.





**Designed to promote the walk, the cycle and the bus, the design of the village should also easily accommodate the car. The trick is to get the balance right.**

The car comes into its own to get to "the Rest of the World" to pursue other interests beyond the mainly local described above: beyond Himley, beyond Bicester. For example:

**REST OF THE WORLD**

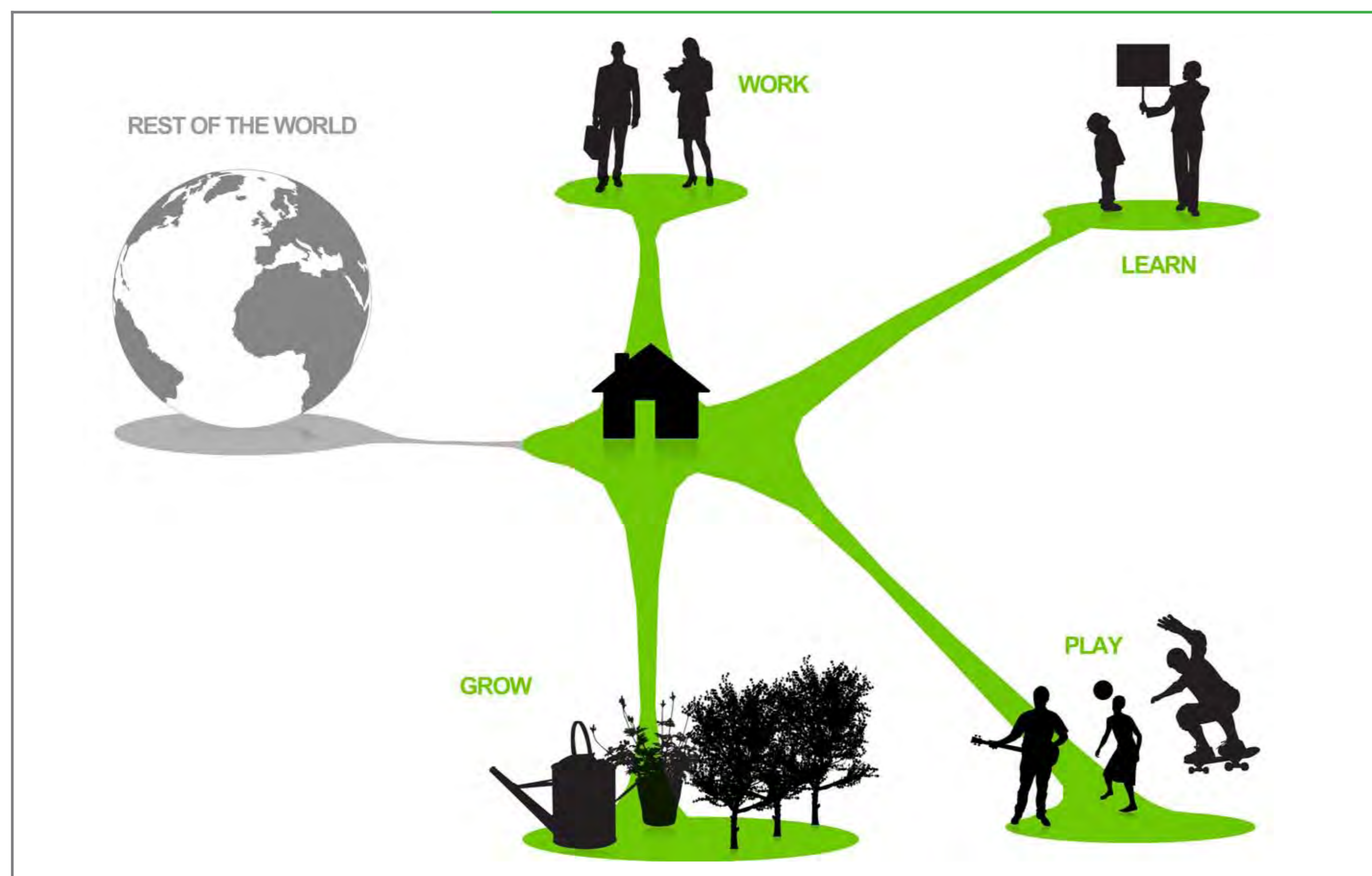


- trip to see Aunt Emma near Dudley
- big shopping trip to Asda
- to IKEA to get new bookcase
- going to work, when it's cold, dark and wet outside and taking the bus isn't what you feel like
- going to a show or a film
- etc.

# HIMLEY VILLAGE

## a green and pleasant place



### TOWN

- Homes arranged around streets
- Green routes (cycle and footpaths) secondary

...but given the opportunities that an eco-town offers...

### ECO-TOWN

- Homes arranged around green routes
- Green routes (cycle and footpaths) primary



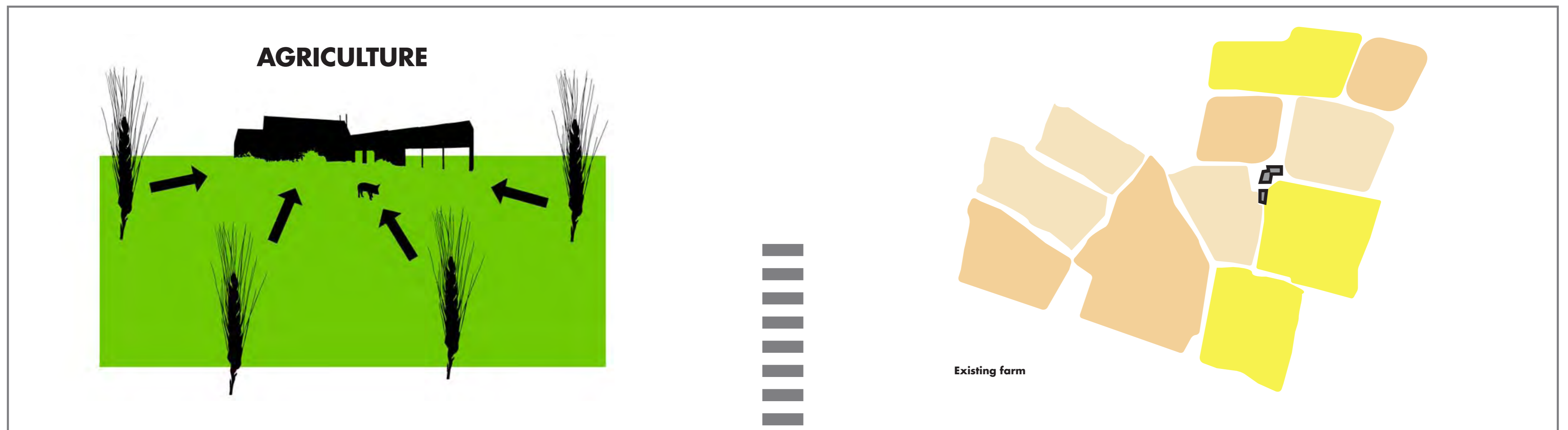
# HIMLEY VILLAGE

## a farming legacy

At least 40% of the land in Himley Village will be given over to greenery and cultivation. Although the land will no longer be agricultural, a key design aim is that there is an active legacy of farming through orchards, allotments and a farm school. The existing field patterns and hedgerows will structure a new biodiversity rich landscape with pedestrian, cycle and bridleways and space for play, amenity, gardening, growing and cropping.



- The whole site will have a rich variety of cultivation, amenity and habitat areas.
- These will follow and respect the existing hedgerows, bat corridors and protected wildlife areas.
- These broad green corridors will be a new farming resource as well as a functional public realm for movement and rest.

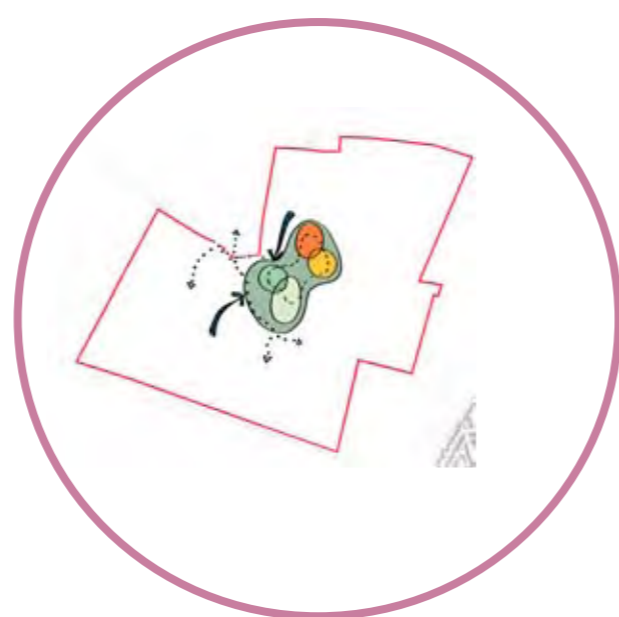


# HIMLEY VILLAGE

## neighbourhoods with distinct character

The best loved villages and towns have within them identifiable neighbourhoods of distinctive character. Himley will have five such areas whose character initially emerges from their setting and is then shaped by new residents and the wider community.

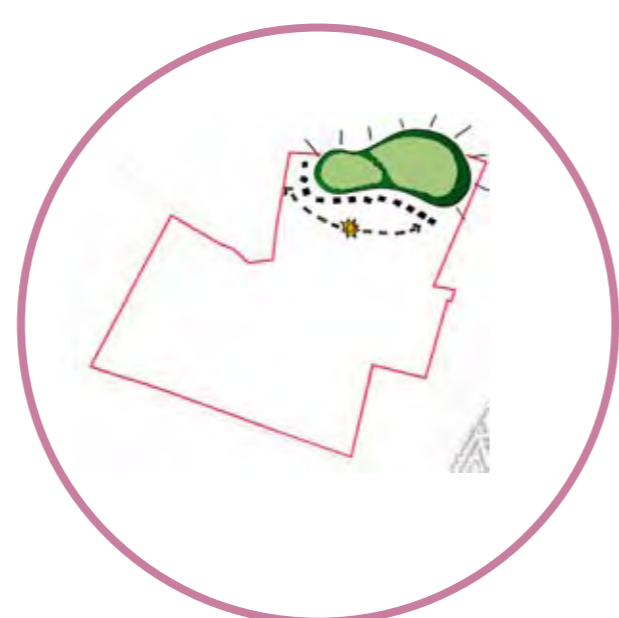
### HIMLEY GREEN



- A village green, a focal point for the community, with space to meet, relax, play: a school, a pub and a shop.
- Himley Farm reborn as a farm school at the centre of new horticultural activity, of food production, plant propagation and landscape management.



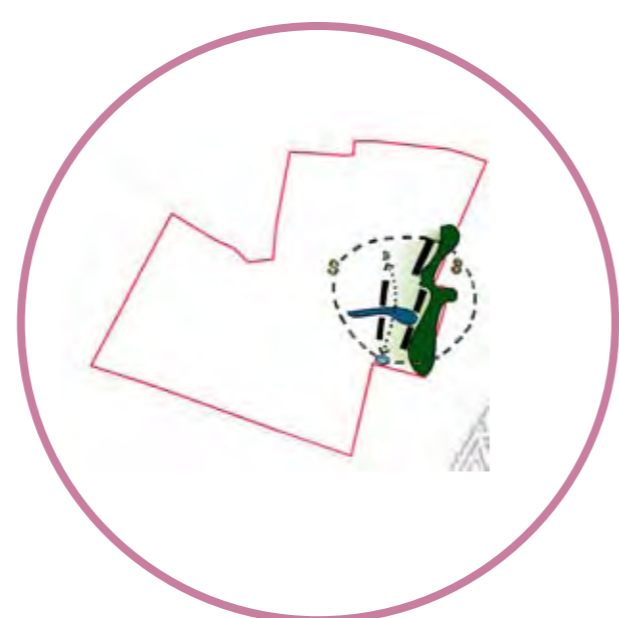
### HIMLEY FIELDS



- Large areas of open space, proximity to schools, main routes and the new boulevard through the site all support the potential for greater density here.
- Open space to the north allows potential for larger buildings without overshadowing others.
- Communal courtyards for barbeque, play and recreation creating a distinct character.



### HIMLEY WOODS



- A more ecological and habitat rich landscape focussed on enhancing the newt habitat corridor and woodland.
- Proximity to the boulevard and local facilities including secondary and primary schools, shops and community facilities support an increased density here.



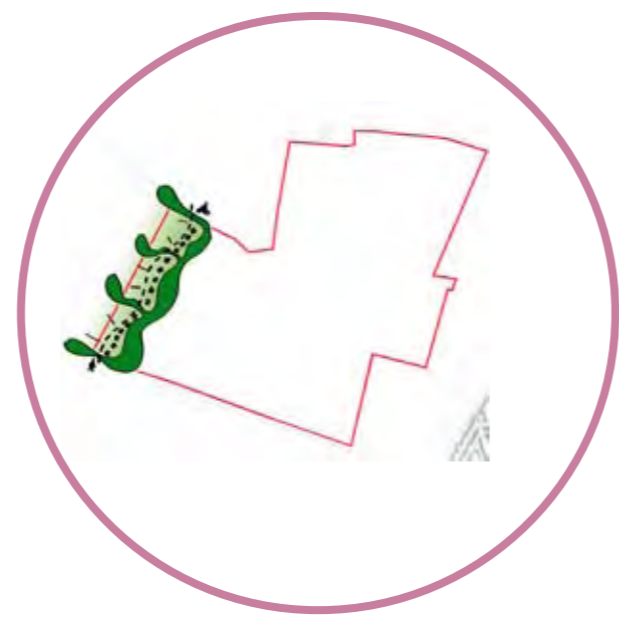
### HIMLEY PARK



- Opportunity for other uses, potentially accessed directly from Middleton Stoney Road, to serve both the immediate community and also the wider population of Bicester and beyond.
- The open space of Bignell Park to the south offers excellent views and aspect.



### HIMLEY EDGE



- On this woodland rural edge of the village there are opportunities to create bridleways, footpaths and cycle ways allowing glimpses through tree canopies over the adjacent paddocks.
- Thinking about views towards the site from the west suggests creation of a soft edge to the settlement; one of landscape and woodland interspersed with small pockets of dwellings.



### HIMLEY VILLAGE



**Responding locally to the physical characteristics of the site generates a series of connected neighbourhoods each with their own distinct character and feel, together forming part of a coherent whole.**

# HIMLEY VILLAGE

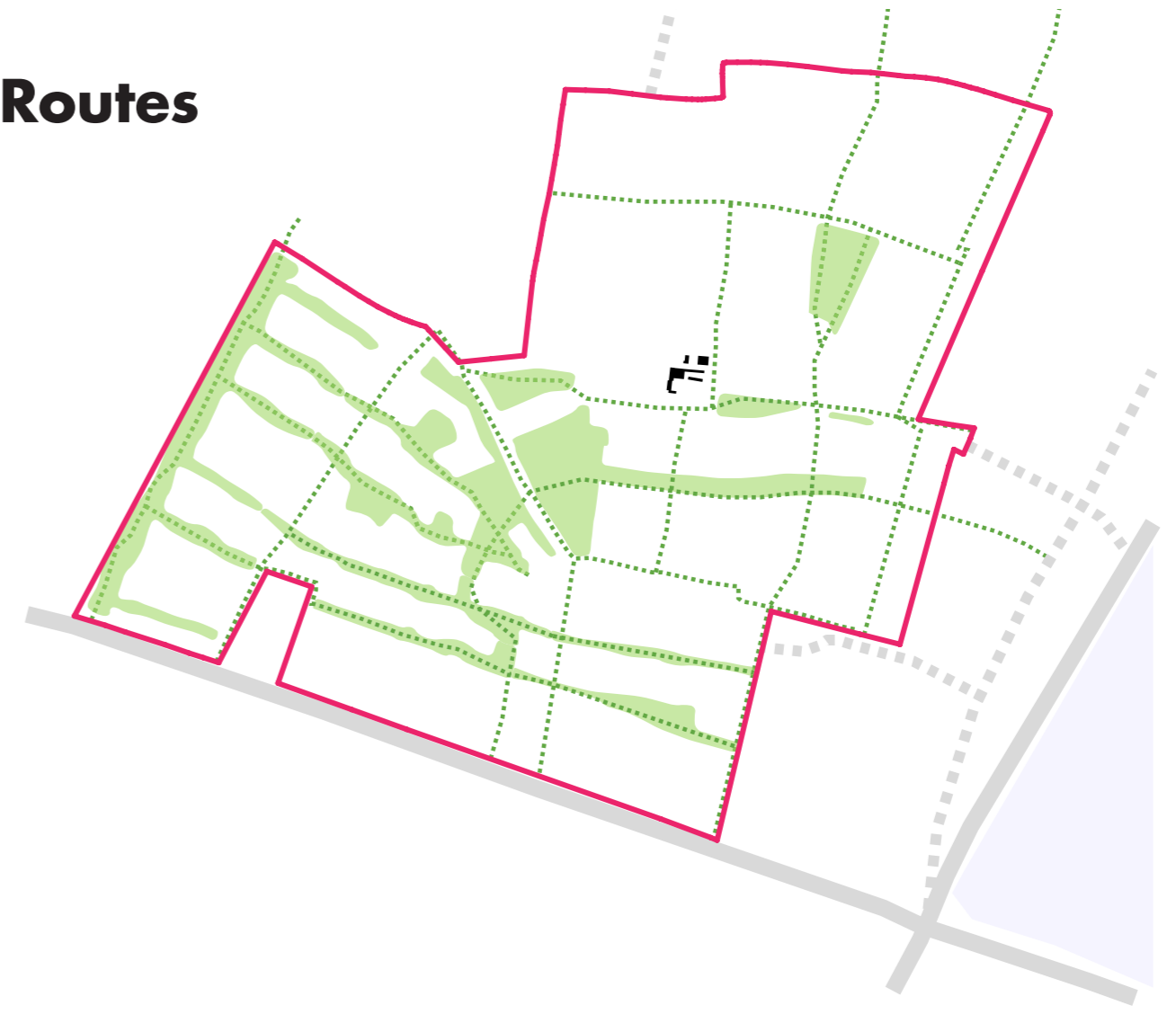
## layout structured by the land itself

### Hedgerows



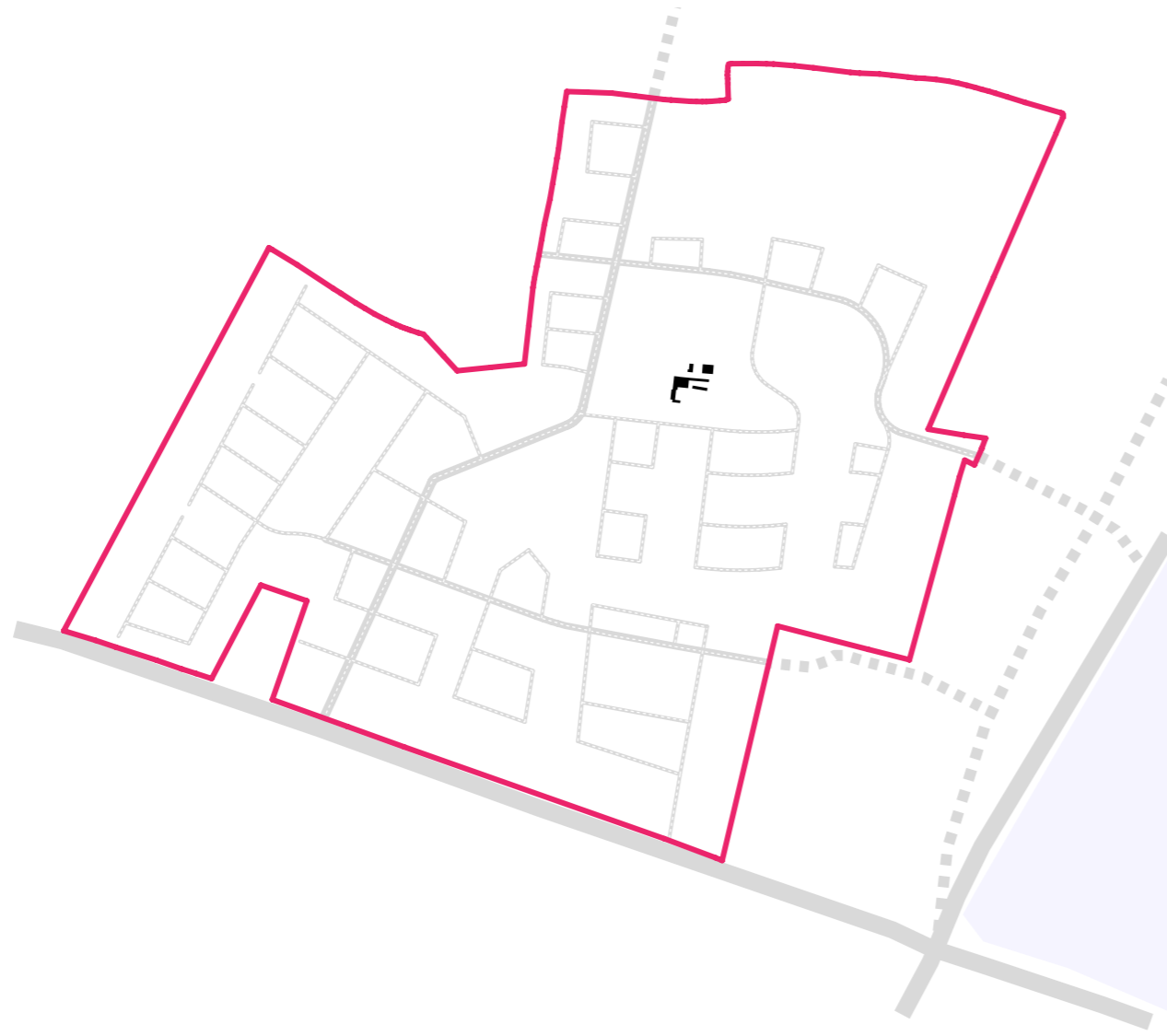
- The existing hedgerows and woodland provide a strong structure full of potential.
- Movement corridors created along existing hedgerows.

### Green Routes



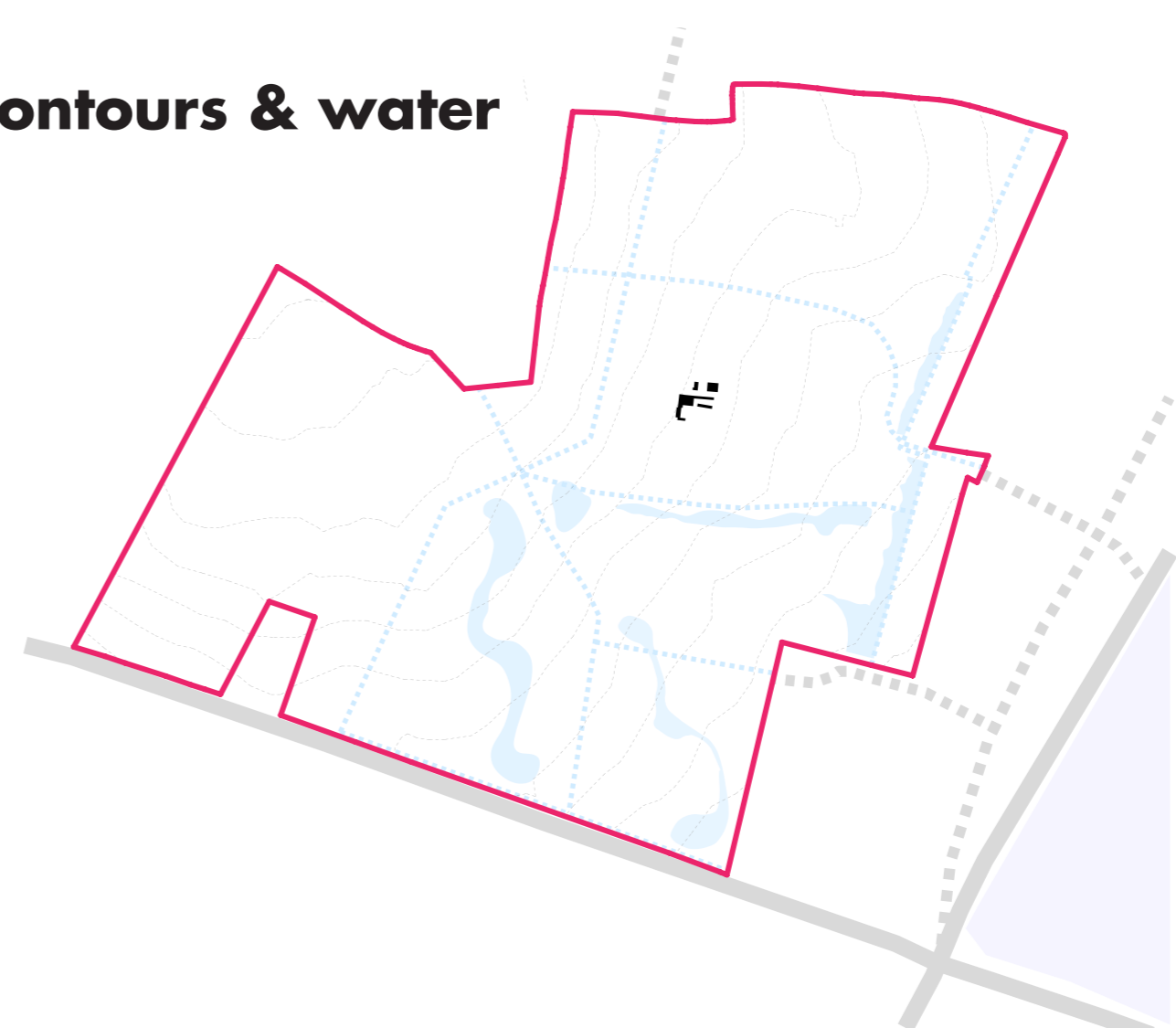
- New green routes with the grain of the hedgerows, creating a grid of off-road pedestrian and cycle movement corridors.

### Streets



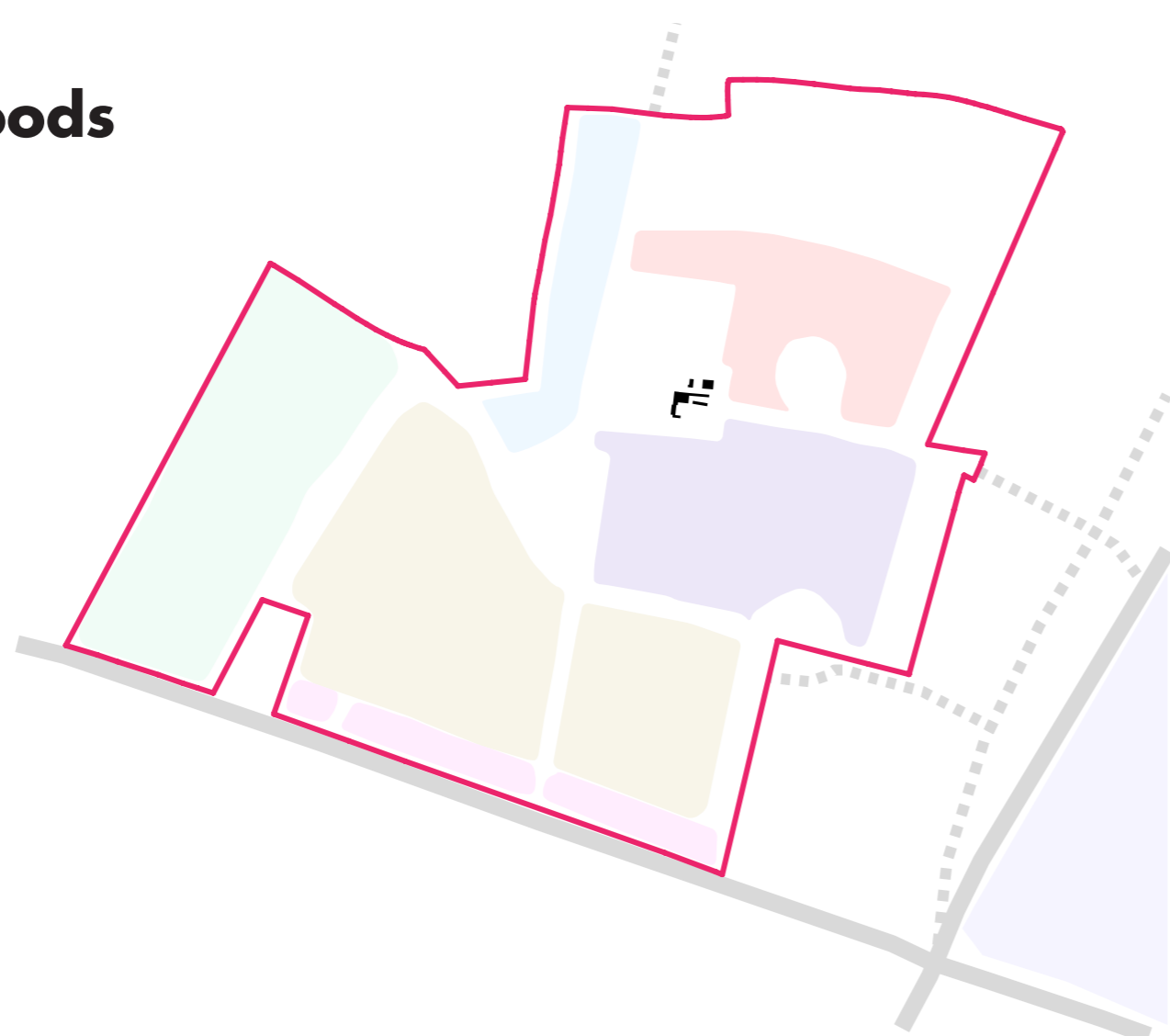
- A clear hierarchy of streets; primary streets connecting to the wider masterplan and Bicester beyond, secondary streets connecting to individual neighbourhoods and tertiary streets serving individual groups of dwellings.

### Contours & water



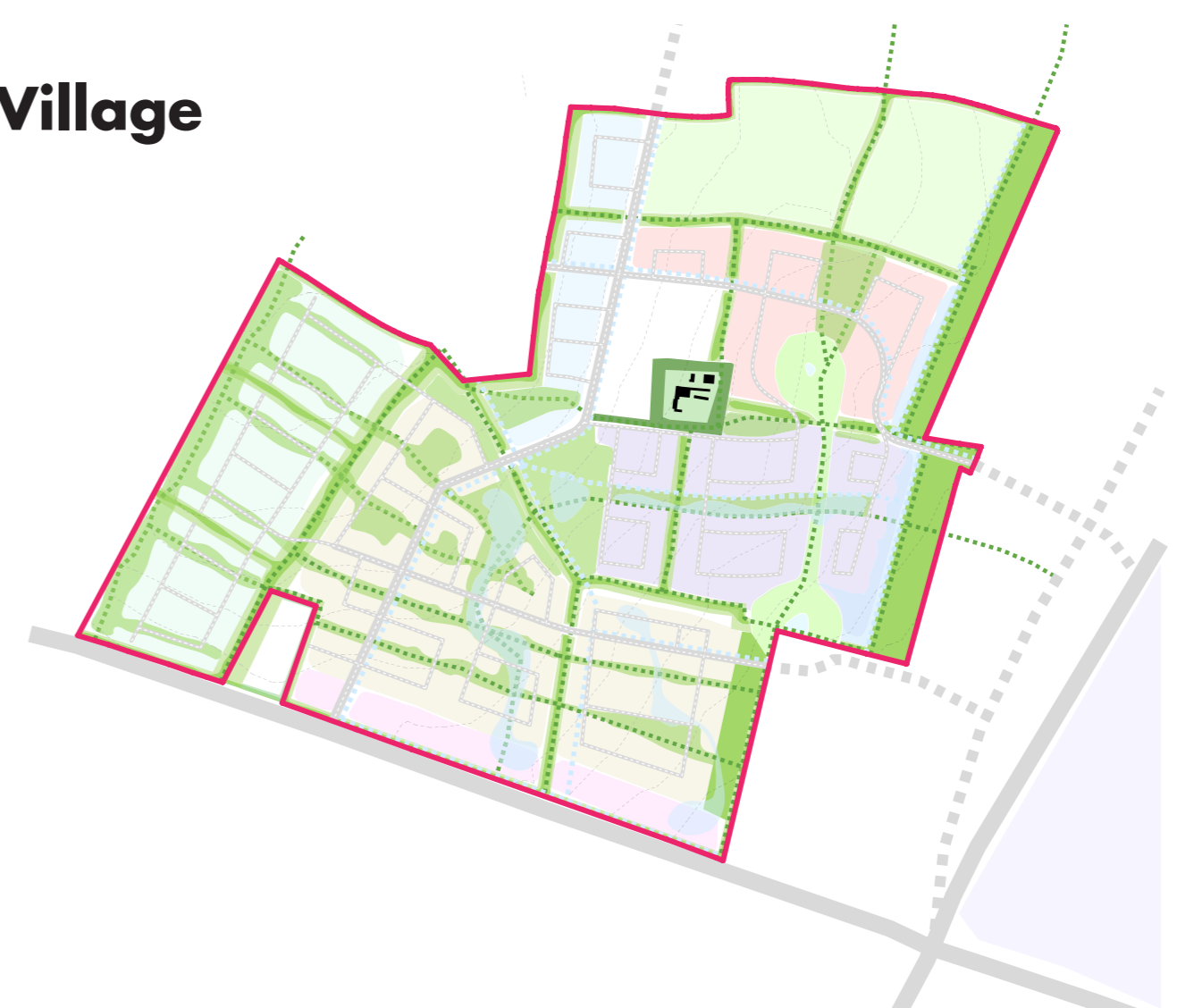
- The slope suggests best positions for attenuation ponds responding to topography.

### Neighbourhoods



- Distinct neighbourhoods created, each responding to their own context.

### Himley Village



- A place embodying sustainable eco-town principles, with a close relationship between nature and the built environment.
- A village with a clear identity creating a place where people will want to live, grow, work and play.

# HIMLEY VILLAGE

a vision for 2030?



# HIMLEY VILLAGE

## Himley Fields

Himley Fields is characterised by the large expanse of playing fields along the northern boundary and acts as a threshold to wider NW Bicester development to the north and Bicester to the east.

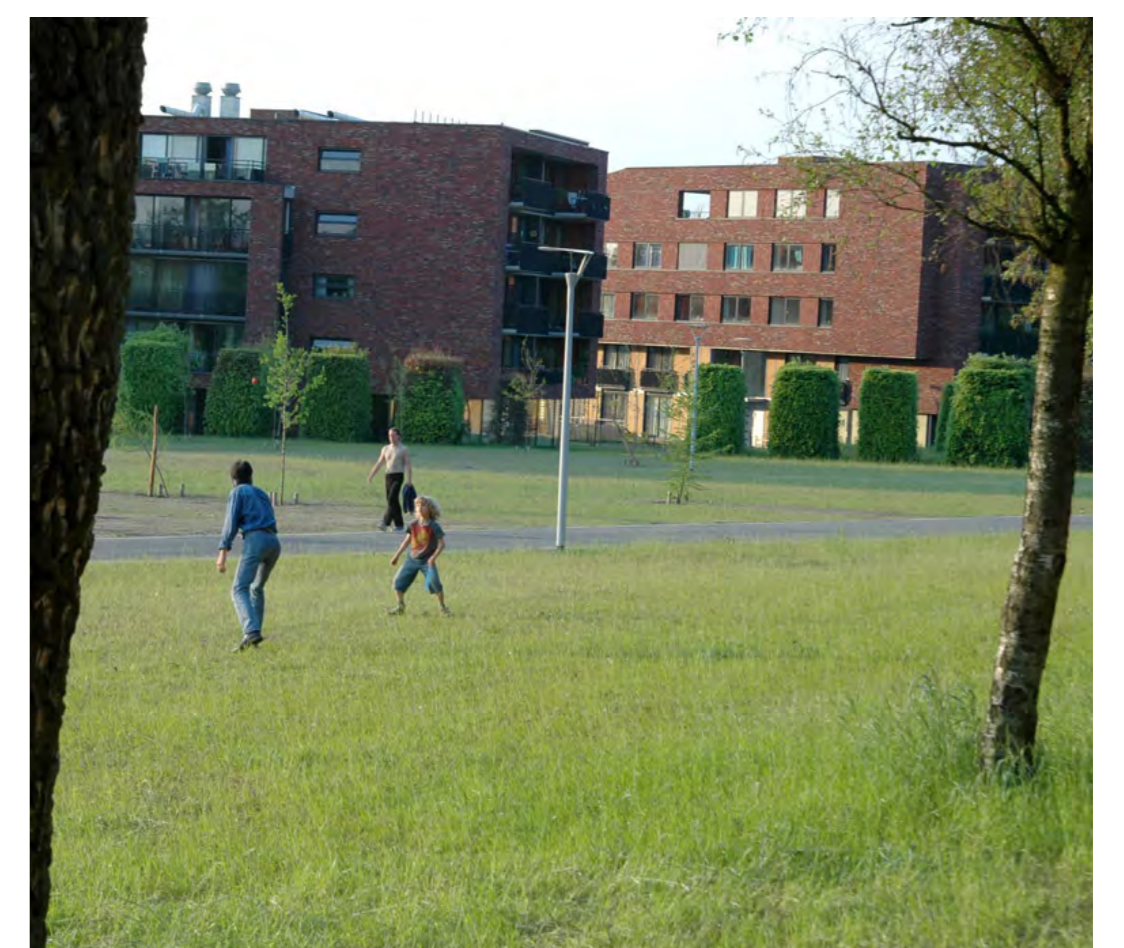


On the southern side of Himley Fields there will be 2 and 3 storey terraced and semi-detached houses. On the northern side there will be well spaced 4 storey apartment buildings lining the edge of the playing fields, allowing views through to this open landscape.

Himley Fields is characterised by large communal courtyards, green spaces with barbeque areas, informal play elements and seating areas. It will create a friendly and sociable character whilst green fingers with allotment gardens allow for generous spacing in between the blocks. Trees with a light canopy will allow for dappled shade and rich autumn colour whilst areas of extensive ornamental planting will create a soft background.

### KEY PRINCIPLES

- Informal clusters of trees to create pockets of shade, seating and play.
- Rich colorful planted areas to create a soft setting for the buildings.
- Barbeque, play and community spaces intimately arranged between apartment blocks.
- Generous open space in between the blocks to allow for ample movement and open views.



# HIMLEY VILLAGE

## Himley Woods

A neighbourhood characterised by large expanses of rich natural habitats, balanced by a more formal and concentrated dwelling typology.



Reflecting the topography of the site, attenuation ponds and planted areas create an east west spine for the neighbourhood connecting Himley Village to the Boulevard and to Bicester.

Perpendicular to this spine, the habitat corridor linking two existing ponds will mature to a landscape within which connections can be made to sports fields and wider eco-town development to the north.

The woodland and proximity to the Boulevard provides the opportunity for a more dense dwelling typology at the eastern edge, with apartments overlooking broad leaved trees.

Dwellings are typically clustered into larger groups, the extent of which are defined by key landscape features. The dwelling typology is more urban in nature, with terraces and apartments, appropriate to their proximity to the amenities along the Boulevard.

Himley Woods takes its character from the existing presence of the two Newt habitats within this area. Increasing the area of habitat appropriate for Newts creates a wildlife and ecology focused parkland for walks, observation and allows the Newts to travel and inhabit wider areas.

The area is characterised by water in a series of interweaving swales and islands of natural play, meandering through the park forming a rich playable landscape for the surrounding houses, with ornamental planting and tree lines adding interest and colour throughout the seasons.

### KEY PRINCIPLES

- Seasonal wetland and marginal habitat area.
- Informal and natural play integrated throughout.
- Tree clusters to define quieter areas for picnics, reading and nature study.
- Lines of tree planting to create screens and shelter for play and barbeques.



# HIMLEY VILLAGE

## Himley Park

**An intricate and intimate neighbourhood, with dwellings focused around a dense network of green corridors and a variety of landscaped open spaces.**



At Himley Park dwellings generally line 'community gardens' running mostly east - west. Either back gardens or front doors open onto to these green corridors with additional footpaths and cycle paths connecting to Himley Green, the schools, local facilities and to Bicester beyond, along a richly landscaped strip dotted with attenuation ponds.

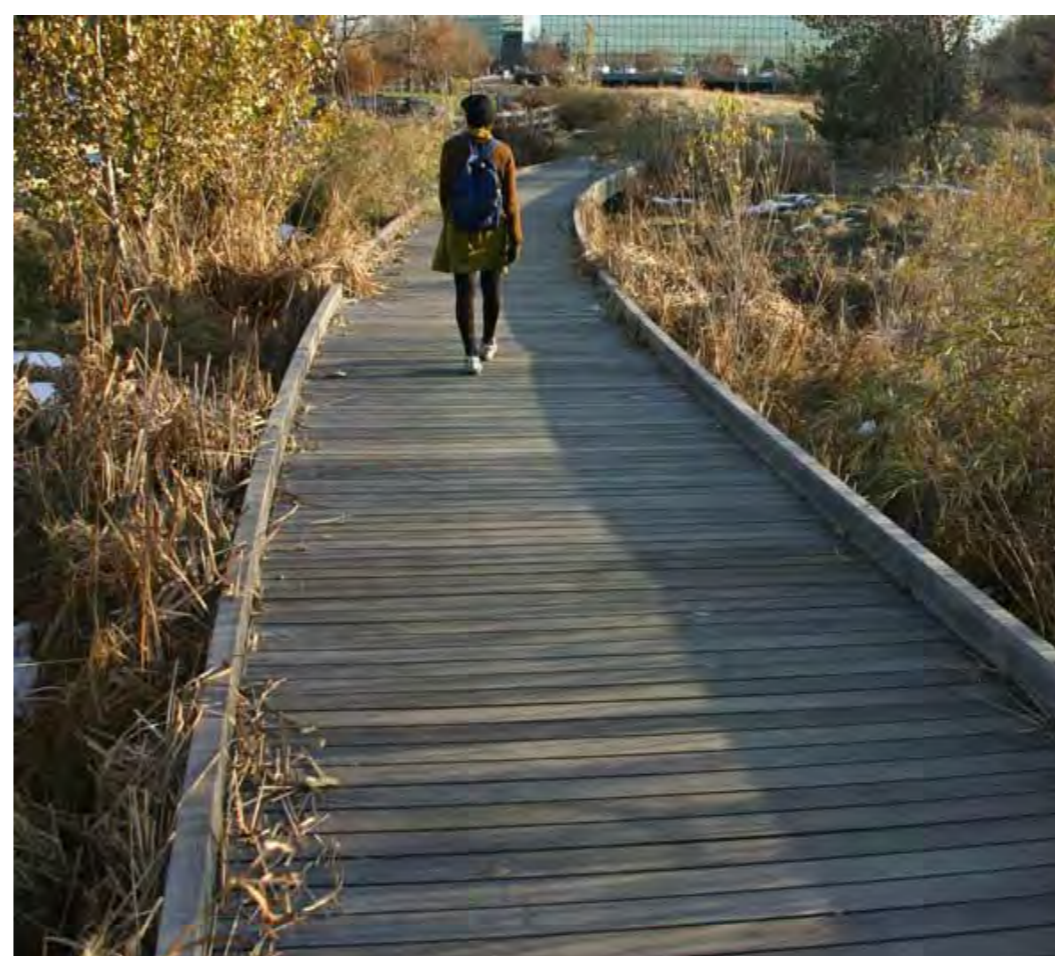
Along main motor vehicle routes and intersections a more formal and urban approach is taken to the layout though still in tune with the intricate nature of the neighbourhood.

Along Middleton Stoney Road there will be a veterinary surgery, extra care housing, a hotel or similar non-domestic uses. The facilities located here would serve both residents from the wider neighbourhood as well as the residents of NW Bicester, integrating the development with Bicester and beyond.

From the Village Green, meandering pathways through open areas of long grass and meadows provide a pleasant stroll from the pub to your house. Areas of shorter grass invite to sit down, play and family picnics, whilst clusters of trees provide visual screening to the surrounding neighbourhoods. Two large water bodies at the top and bottom with standing water will make these spaces enjoyable throughout the seasons for bathing, fishing and paddling with timber walkways and platforms overhanging the pond edge whilst carefully placed hides are scattered along the water and within the trees to provide undisturbed opportunities for wildlife watching.

### KEY PRINCIPLES

- Distinct Community Gardens each reflecting its own community.
- Recreational and play opportunities (doorstep play).
- Community spaces to meet, socialise and relax.
- Two large water bodies for wildlife watching and amenity use.
- A network of linked pathways and walkways over the water to provide leisure and play opportunities stitching together the surrounding neighbourhoods.



# HIMLEY VILLAGE

## Himley Edge

A relaxed quiet neighbourhood set out over three linked fields, making the transition from settlement to the east to the open rolling landscape to the west.



The habitat corridor running along north - south hedgerows acts as a threshold between the intricate character of Himley Park and the low density more rural character here.

Footpaths and cyclepaths along the east - west hedgerows link through to Himley Park.

Dwellings progressively thin out from east to west from small clusters to the east to large detached houses along the western edge of the village nestled amongst clumps of trees.

This predominantly wooded area of very low housing density has open glades with glimpses over the adjoining paddocks, inviting leisurely walks, foraging and informal play. Weaving in and out of the woodlands a bridleway interspersed with small allotment gardens, play and fitness trails forms a quiet backdrop to the development whilst the hedgerow corridors provide the main movement corridors and additional food growing and foraging opportunities within this area and to the rest of the development.

### KEY PRINCIPLES

- Woodland clusters around the houses provide glimpses over the paddocks.
- Bridleway outside the houses for recreation and play.
- Pathways create quiet walks through the woods interspersed with openings for allotment gardens and fitness/natural play areas.





# HIMLEY VILLAGE

## Himley Green

Located at the heart of the development - a focal point for residents of Himley Village, with Himley Farm, a new school and community facilities all centred around a new village green.



At the centre of Himley will be a village green formed at the confluence of primary pedestrian, cycle, bus and car routes, together with education and community activities.

The new primary school will be a farm school with an emphasis on local horticulture, and will support wider community uses. Linking the school with a pub/café will be a paved square where a market and other events can be held.

Built form and dwelling typology in this neighbourhood will be diverse reflecting its status as a 'link' between other neighbourhood characters: from terraced streets set amongst, and overlooking large areas of open landscape, to a more informal house layouts alongside landscaped swales and attenuation ponds.

Himley Farm will form the social and educational focal point with the existing farm buildings reborn as a community farm. It will be, as it is now, the heart of the community where people come to meet, to socialise, play and learn, all within a beautiful setting of ornamental kitchen and flower gardens, paddocks for small livestock, surrounded by orchards, meadows and nursery growing fields. Open views towards the Village Green create a pleasant backdrop and an invitation to wander and explore the pond and the pub. It is here where changing events can take place such as informal cricket matches, picnics, kick about's and community events such as autumn harvest celebrations or bonfire nights.

### KEY PRINCIPLES

- The farm as the heart space of the new community.
- A series of small scale buildings such as greenhouses, micro brewery, a shop, café/restaurant to create the feeling of a village high street.
- A traditional village green set within an open grass area with pond and pub.
- A walkable destination for all areas of the development linked along the linear green spaces and the hedgerows to allow free movement within the development and to Bicester.



# HIMLEY VILLAGE

## a sustainable & well connected village

### Health and well-being

Excellent access to nature is known to improve our health and well-being. The village can be designed to make the most of its green and pleasant site. Its layout is based on existing natural features and they will be enhanced to play a prominent part of the experience of being in the village.

The layout and design of paths, roads and bus routes will make walking, cycling and the bus the conveyances of choice for all local needs with the car reserved for connection further out.

The abundant greenery in Himley Village will include allotments and orchards with as much as 17 hectares of the land being productive for local consumption.

### Living without oil, gas and coal

Within a generation or two, as Himley Village becomes a mature community, our homes, work and transport will have to be 90% fuelled by renewable energy. The layout and infrastructure for the Village is designed to achieve this important aim.

#### *Energy from Waste*

In common with the whole Eco-Town, Himley Village can potentially use low-carbon heat from the Ardley waste handling facility thus minimising emissions.

#### *Solar power*

As already designed into the Exemplar Phase, the roofs in Himley Village will have solar photovoltaic panels. The layout of the village has been devised with solar orientation in mind.

#### *Ultra low carbon homes*

The homes in Himley Village will be built to very high energy efficiency standards minimising heat loss and maximising low energy lighting and will include existing technologies like heat pumps.

### Building resilience

#### *Sustainable Drainage*

Himley has been designed for the more variable climate that we are heading for. With its careful consideration of drainage it will be resilient to heavier rain - avoiding putting pressure on drainage further downstream. The control of water will be a prominent feature of the landscape design.

#### *Sustainable sewage treatment*

The Metropolitan Group, which will be responsible for the infrastructure at Himley proposes innovative (and patented) technology to provide wastewater treatment plants (WWTPs) with a botanical garden-like appearance. This sustainable (and odour free) technology is housed in greenhouses, which can themselves be used for cultivation and education.

### Digital Technologies

#### *High Speed Fibre Optic Cabling*

Metropolitan will install ultra high speed broadband at Himley so that all residents have the fastest, most reliable internet connections as befit 21<sup>st</sup> century homes.

#### *Smart Homes*

Broadband will facilitate the design of smart homes where automation is combined intelligently with the ability of users to control their environment, security and services.



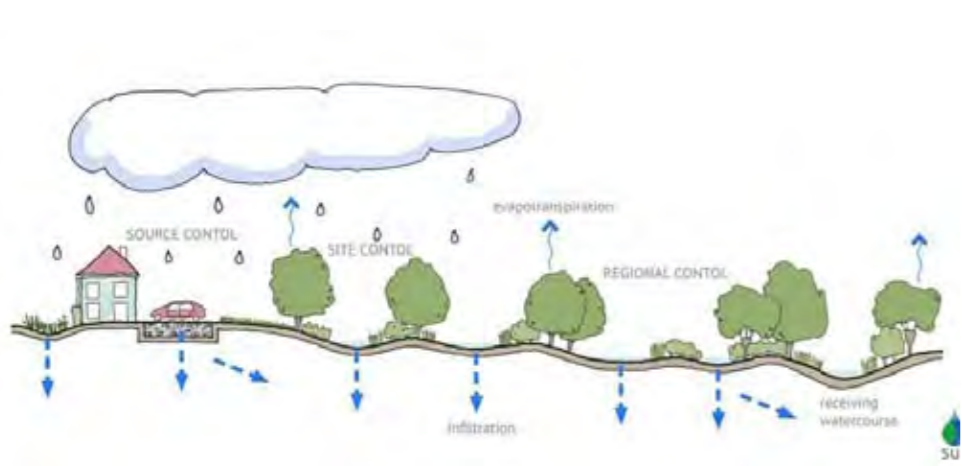
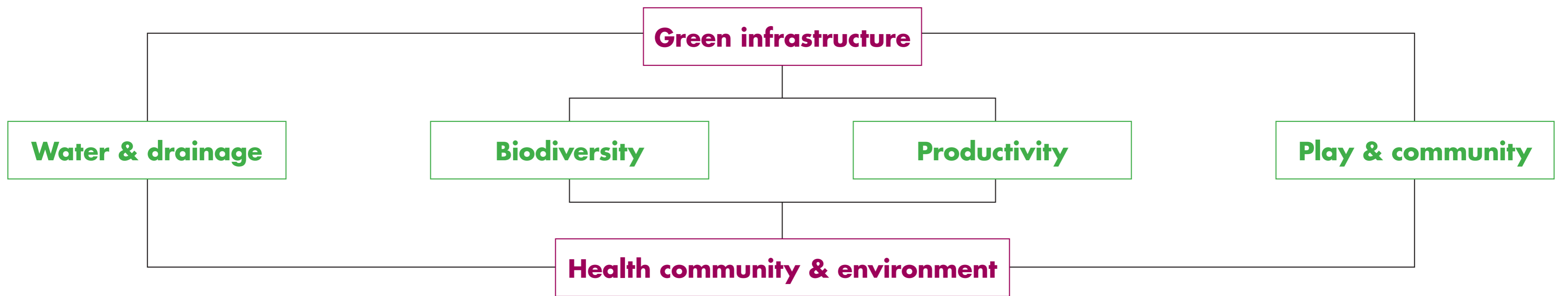
# HIMLEY VILLAGE

## landscape strategy & green infrastructure

**Green infrastructure (GI) refers to a network of high quality green and blue spaces. The landscape strategy for Himley Village draws on the existing hedgerows to create a dynamic and diverse network of Green Infrastructure corridors, creating a unique sense of place and maintaining residents' access to the natural environment.**

These linear spaces through the site will become central routes bringing people together, building communities and promoting interaction between residents and the natural landscape. A Community Land Trust,

based at the farm, would deliver educational/community courses and all other services relevant to running and sustaining the farm and also be responsible for maintaining the new public realm.



### WATER AND DRAINAGE

Natural drainage systems will be integrated into the landscape design following key principles:

- Re-use water where possible.
- Slow down and hold water in the landscape.
- Cleanse and treat water, removing pollutants and releasing clean water into watercourses.
- Bring water into the public realm.

### BIODIVERSITY

Existing hedgerows will be planted up and grow into belts of tree planting.

These boundaries will maximise the edge treatment creating habitats and promoting biodiversity.

Bee hives will be strategically placed in orchards and scrub, pollinating and providing local honey.

### PRODUCTIVITY

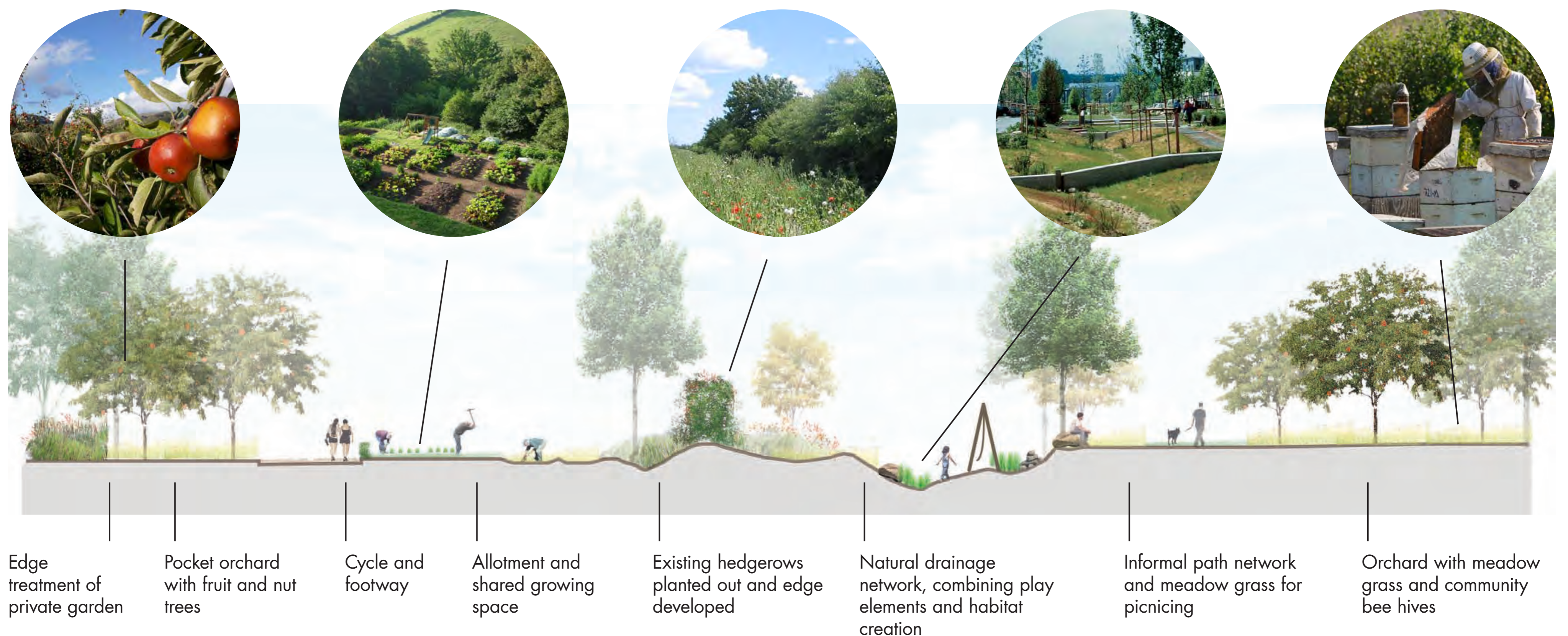
The landscape strategy promotes a productive, abundant and diverse landscape where pockets of orchards and allotments line these linear corridors.

Proposed hedges of native and non-native species will provide foraging opportunities and added food sources for wildlife.

### PLAY AND COMMUNITY

The whole landscape is seen as playable.

Formal routes for cycling or running will be interspersed with play elements in the landscape, trim trails, rainwater fountains, climbing and balancing rocks and woodland trails.



## Appendix 2: Consultation Responses

- Members of the public and stakeholders were asked to comment on the proposals by either filling in a feedback form or providing comments online. There were 18 responses from the feedback forms. The questions that featured on the feedback form and the responses given are provided below.

### **Question 1 – Are you aware of the wider proposals for the Eco-Town at NW Bicester?**

- There were a total of 18 respondents to this question and 17 (94.4%) stated that they were aware of the proposals and 1 (5.6%) respondent was not aware.

### **Question 2 – Did you attend the public consultation for the wider NW Bicester Eco-Town proposals?**

- A total of 18 respondents answered this question. There were 12 (66.7%) respondents that did attend the previous public consultations and 6 (33.3%) that did not.

### **Question 3 – Do you support the proposals in principle to develop circa 1,700 homes as part of NW Bicester Eco-Town?**

- Of the 18 respondents that answered this question, 14 (77.8%) supported the proposals in principle, 3 (16.7%) did not and 1 (5.5%) respondent was unsure.

### **Question 4 – Up to 30% of the homes will be affordable, do you support this proposal?**

- A total of 18 respondents answered this question. There were 11 (61.1%) in favour, 5 (27.8%) not in favour and 2 (11.1%) that were unsure.

### **Question 5 – Which facilities do you feel are the most important and should be delivered first?**

- This question required respondents to rank their five preferred facilities in order (rank 1 being most preferred).

	No. of respondents voting Rank 1	No. of respondents voting Rank 2	No. of respondents voting Rank 3	No. of respondents voting Rank 4	No. of respondents voting Rank 5
Farm school	9	1	3		
Business units	1	7	2	2	1

	No. of respondents voting Rank 1	No. of respondents voting Rank 2	No. of respondents voting Rank 3	No. of respondents voting Rank 4	No. of respondents voting Rank 5
Business centre				2	
Extra-care housing			1		3
Public open space	1	3	1	3	1
Schools	2	3	3	2	
Convenience store			2	1	1
Local shops	1	1	2	3	2
Nurseries	1	1	1		5
Café/restaurant/pub	1	1		1	1

**Question 6a – Do you think Himley Green is an appropriate location for a farm school?**

7. Of the 18 (83.3%) respondents to this question, 15 thought that it is an appropriate location and 3 (16.7%) were unsure.

**Question 6b – Would you get involved or come to Himley Farm for educational purposes and/or leisure?**

- 8.7 There were 18 respondents to this question; 10 (55.6%) of those stated that they would come to Himley Farm for educational/leisure purposes and 8 (44.4%) were unsure.

**Question 6c – Do you think that this is an appropriate location for a pub/café/community centre?**

8. A total of 17 respondents answered this question. Of those, 14 (82.4%) agreed that it was an appropriate location and 3 (17.6%) were unsure.

**Question 7 – Do you think it is appropriate to have taller buildings at Himley Fields to overlook the playing fields?**

9. Of the 17 respondents to this question, 6 (35.3%) thought that it is appropriate, 7 (41.2%) thought it is not appropriate and 4 (23.5%) were unsure.

**Question 8 – Do you think Himley Woods is an appropriate location for apartments close to the main boulevard?**

10. There were 16 respondents to this question. Of those, 14 (88%) agreed that it is an appropriate location, 1 (6%) did not and 1 (6%) was unsure.

**Question 9 – Do you support the uses proposed along Middleton Stoney Road, Himley Park?**

	No. of respondents answering 'yes'	No. of respondents answering 'no'	No. of respondents answering 'don't know'
Vets	16	0	1
Extra-care housing	11	1	2
Hotel	4	10	2
Small retail store	10	6	0
Business uses	6	4	7

**Question 10 – Do you think that a lower density is appropriate to the rural edge at Himley Edge?**

11. Of the 17 respondents to this question, 14 (82.3%) thought that a lower density was appropriate, 1 (5.9%) did not and 2 (11.8%) were unsure.

**Other comments**

12. Respondents were asked whether they had any other comments. All other comments are summarised below:
- Worried about increase in traffic on Howes Lane
  - There is a need for bus services to run in the evening and on Sunday
  - Affordable homes should actually be affordable
  - Access to Middleton Stoney Road to the business units will be essential (x2)
  - Exciting development for needed housing
  - Scheme looks great and houses should be made as eco-friendly as possible
  - There is a need for improved cycle routes into Bicester
  - Larger gardens needed for the proposed units
  - There should not be any warehouses between the eco-town and the existing residential development
  - More apartments are needed
  - The scheme should comprise 100% affordable housing

- How many hedgerows will be maintained in perpetuity?
- Happy with eco-town development
- BBQ areas are not necessary, otherwise the proposal looks great

## Appendix 3: Affordable Housing Statement

13. Affordable housing is defined in Annex 2 of the National Planning Policy Framework (2012):

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*

*Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*

*Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

*Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

*Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable for planning purposes.”*

### **Policy Context**

14. The provision of affordable housing is a requirement under the PPS1 Supplement (paragraph ET9.1). This requires provision for at least 30% affordable housing, to include a mix of social rented and intermediate housing. This is reinforced by the Council’s emerging policies relating to NW Bicester (Policy Bicester 1) and affordable housing (Policy BSC3) which consistently apply the 30% requirement, subject to viability.
15. The emerging Local Plan also includes an expectation that on-site affordable housing will provide 70% affordable/social rented homes and 30% intermediate homes (Policy BSC3). Emerging Policy BSC4 requires new development to provide a mix of homes to meet current and expected future requirements, having regard to the most up-to-date evidence on housing need and local market conditions.



## **Policy Compliance**

16. In line with the PPS1 Supplement and emerging Local Plan policy, the Proposed Development seeks to provide 30% affordable housing across the Site, subject to viability, to be assessed at the Reserved Matters Application stage.
17. The mix of affordable housing will aim to comprise 70% affordable/social rented homes and 30% intermediate homes, and the unit mix will respond to the most up-to-date evidence on housing need and local market conditions in accordance with emerging Policy BSC4. Details of the specific tenure and mix of homes will be secured at the Reserved Matters Application stage and will be subject to scheme viability.
18. It is expected that the above can be agreed by way of a suitably worded planning condition, should the Council be minded to approve the Proposed Development.

## Appendix 4: Economic Statement

19. In order to ensure that the eco-town will be a genuine mixed use community and to minimise unsustainable commuter trips, the PPS1 Supplement requires an economic strategy to be produced to accompany planning applications (paragraph ET10). The strategy should demonstrate how access to employment will be achieved and deliver a minimum of one employment opportunity per new dwelling.
20. At the local level, emerging Local Plan Policy Bicester 1 requires:
  - provision of a minimum 10ha comprising business premises focused at Howes Lane and Middleton Stoney Road, employment space in the local centre hubs as part of mixed use development;
  - the creation of at least 3,000 jobs (approximately 1,000 jobs in B class uses) within the plan period;
  - Class B1 uses, with limited Class B2 and B8 uses;
  - It is anticipated that the business park at the South East corner of the allocation will generate between 700 and 1,000 jobs within Classes B1, B2 and B8 early in the plan period;
  - a Carbon Management Plan to support all applications for employment development;
  - an Economic Strategy to support the planning applications for eco-town proposals demonstrating how access to work will be achieved and to deliver a minimum of one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport;
  - mixed use local centre hubs to include employment (Class B1(a), A1, A2, A3, A4, A5, C1, D1 and D2); and
  - new non-residential buildings to be BREEAM 'Very Good' with the capability of achieving BREEAM 'Excellent'.
21. Accordingly, an Economic Development Strategy has been prepared by SQW and A2 Dominion as part of the overarching masterplan for NW Bicester. This supports the creation of at least as many jobs as homes; new employment opportunities consistent with the land uses required by emerging Local Plan policy which will be easily accessible by walking, cycle and public transport.
22. NW Bicester as a whole when fully developed is expected to create approximately 4,600 jobs on site, 1,000 local jobs from additional demand for goods and services supplied by existing organisations in Bicester as well as 400 jobs in firms in the target sectors of development, but located on other employment sites in Bicester that are better suited to their specific requirements (e.g. rail freight access).
23. Furthermore, home working is encouraged by the design of the proposed houses (and the provision of superfast broadband as standard to all dwellings in Himley Village) across the whole of NW Bicester and support and facilities for home workers will be

offered by the Eco Business Centre that is to be developed as part of the Exemplar site. The Eco Business Centre will also provide space for new and small businesses, particularly those focussed on environmental goods and services and in the supply chain for sustainable (eco) construction.

24. Specific to Himley Village, an estimated 2,847 jobs are expected to be generated (as calculated in Table 1), which comprises the following:
  - Approximately 66 office jobs located in the commercial area at the south east of the Site, expected to be multi-occupied and accommodating professional and business services (Class B1(a) use);
  - Approximately 122 commercial and community based jobs from the provision of retail units, community uses and public house, veterinary surgery, health facility and a hotel (Class A1, A2, A3, A4, A5, C1 and D1 uses);
  - Approximately 30 jobs at the proposed retirement village;
  - Approximately 75 jobs arising from the proposed school and nursery;
  - Approximately 304 jobs from those working from home, most of which will be new jobs as the majority of the residents are expected to have moved to Bicester from elsewhere; and
  - Approximately 2,250 construction jobs throughout the construction period.
25. In line with the provisions of the emerging Local Plan, all new non-residential development as mentioned above will meet BREEAM 'Very Good' standards.
26. Additionally, off-site jobs will be created as a result of the Proposed Development, primarily as a result of the extra demand for local services by virtue of the increase in population and because of employment generated by other businesses attracted to the eco-town ethos and Bicester Garden City.

**Table 1: On-site jobs relating to proposed land uses on a 1,700 home development - Himley Village Outline Application Summary**

On-site Provision	Indicative Job Numbers	Comments
Employment – B1 Office	66	Based on an assumption of 1 job per 12 sqm NIA (using HCA OffPat guidelines) for (1,000 sqm GIA) of office space (800 sqm net).
Commercial and Community	122	Includes:  Retail – 1 job per 18 sqm NIA (using HCA OffPat guidelines) for 560 sqm NIA <sup>2</sup> = 31 jobs  Pub/Community for 400 sqm (assumes 1 job per 50 sqm) = 8 jobs  Veterinary surgery for 2,000 sqm (assumes 1 job per 50 sqm) = 40 jobs  Health facility for 1,500 sqm (assumes 1 job per 50 sqm) = 30 jobs  Hotel – 1 job per 3 bedrooms (using HCA OffPat guidelines) for 40 bedrooms = 13 jobs
Retirement Village	30	Based on Extra Care's November 2014 document Guide to Extra Care which states that each village creates over 30 new jobs <sup>3</sup>
School	75	2FE primary school plus nursery for 2,700 sqm GIA (based on 1 employee per 36 sqm GIA from the Employment Densities Guide 2010) = 75

<sup>2</sup> Assuming gross to net ratio of 80%.

<sup>3</sup> <http://www.extracare.org.uk/media/101710/17840%20guide%20to%20extracare%20edition%206%202014%207%2011%20v2.pdf>

On-site Provision	Indicative Job Numbers	Comments
Homeworking	304	The Cherwell Economic Analysis Report (August 2012) gives a figure of 14.2% for the average percentage of workers who worked from home in Cherwell District over the last 10 years, based on ONS data. The Cherwell average working adults per household is 1.26. On this basis, 1,700 homes will accommodate 2,142 working adults, of which 304 will work from home.
Construction jobs	2,250	On the basis of HBFs estimation that each new home creates 1.5 construction jobs <sup>4</sup>

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<sup>4</sup> [http://www.hbf.co.uk/fileadmin/documents/barker/CITB\\_REPORT.pdf](http://www.hbf.co.uk/fileadmin/documents/barker/CITB_REPORT.pdf)

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