

Himley Village
Outline Application
Development Principles and
Application Parameters
December 2014

Development Principles and Application Parameters

Himley Village, NW Bicester

December 2014

Turley

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Client

P3Eco

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1. Introduction

Approach to and status of the Development Principles

- 1.1 Outline planning permission, with all matters reserved, is sought 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)”

- 1.2 The Development Principles set out in Section 2 are ‘for approval’ and provide the overarching framework alongside the Parameter Plans (enclosed in **Appendix 1**) which together inform and define the development intent.
- 1.3 Together, the Parameter Plans and Development Principles allow sufficient flexibility for a detailed scheme to be developed whilst offering comfort that high quality, sustainable development, in accordance with the eco-town standards, will be delivered. In association, reserved matters, conditions and legal agreement will provide the mechanism through which the Proposed Development at Himley Village can be appropriately secured.

2. Development Principles for Approval

Development Principles for Approval

P1 – Landscape enriched environment

- DP1a At least 40% of the Site area will be designated as Green Infrastructure (GI), of which at least half will be public.
- DP1b Existing hedgerows and woodland will be retained where possible as shown on **Parameter Plan 3**. Where partial removal of existing hedgerows is required, appropriate mitigation through associated re-planting and establishment will be undertaken.
- DP1c The Proposed Development will incorporate a landscaped buffer in order to protect and facilitate the movement of great crested newts as shown on **Parameter Plan 3**.
- DP1d The Proposed Development will make provision for open space in the form of a village green and playing fields as shown on **Parameter Plan 3**.
- DP1e The Proposed Development will deliver a high quality, mixed landscape which will encourage play, interaction and movement. At the detailed application stage, landscape schemes will need to have regard to the Landscape Requirements set out within Appendix 4 of the Design and Access Statement.

P2 - Mixed use development

- DP2a The Proposed Development will provide a mix of uses that will include residential, commercial, social and community uses in accordance with **Parameter Plan 4** and the **Land Use Schedule** provided in Section 3. The maximum floorspace figures (sqm GIA excluding retained floorspace) for each use is as follows:
- Use Class C3 (residential) – 156,395 sqm
 - Use Class C2 (retirement / extra-care) – 9,000 sqm
 - Use Class C1 (hotel) – 2,600 sqm
 - Use Class D1 (non-residential institutions) – 6,350 sqm
 - Use Class B1 (office) – 1,000 sqm
 - Use Classes A4 and/or D1 – 400 sqm
 - Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 – 700 sqm
 - Sui Generis – 825 sqm
- DP2b The Proposed Development will provide up to 1,700 residential units on the site comprising a range of tenure and types.

P3 – Distinct Neighbourhoods

DP3a The Proposed Development will provide identifiable neighbourhoods of distinctive character which reflect their setting and respond to the physical characteristics of the Site.

P4 – Sustainable Development

DP4a The Proposed Development will incorporate energy efficiency measures and make provision for an on-site Energy Centre which will facilitate the achievement of zero carbon status.

DP4b All new homes are to be built to a minimum of Code 5 for Sustainable Homes level and BREEAM (2014) Excellent standards.

DP4c The Proposed Development will integrate a water management system between the built form and the landscape to harness and facilitate water recycling.

P5 – Movement and Access

DP5a The Proposed Development will provide a clear hierarchy of streets: primary; Secondary; tertiary; and home zone/mews streets. The primary and secondary Streets will be provided in accordance with **Parameter Plan 7**.

DP5b A network of walking and cycling routes will be created including segregated and un-segregated routes on the street network and traffic-free routes through GI corridors, to encourage sustainable modes of travel; a healthy, active lifestyle; and interaction with the landscape. A cycle lane will be created to the north of Middleton Stoney Road behind the existing hedgerow.

DP5c Principal access to the Site will be achieved at the point where the proposed primary street connects onto Middleton Stoney Road as shown on **Parameter Plan 7**.

DP5d A secondary vehicle access point will be created on Middleton Stoney Road at the location of the existing Himley Farm track road as shown on **Parameter Plan 7**.

DP5e Internal highways would be constructed during each phase of development to facilitate access. The right hand turning lanes on Middleton Stoney Road would be constructed in Phase 1 to facilitate construction traffic access to the Site and allow residential access following construction of Phase 1.

P6 – Drainage and SUDS

DP6a The Proposed Development will provide a drainage network divided into primary, secondary and tertiary swales. The primary swales are shown on **Parameter Plan 8**.

P7 – Stewardship

DP7a The Himley Farm Land Trust (HFLT) will be established in the early phases to help manage the development and long-term management of the landscape.

DP7b The HFLT will perform an important role in the community, encouraging involvement and interaction and performing an educational function.

3. Schedule of Areas

Land Use Schedule

Land use	GIA (m ²)	Notes
Residential (Class C3)	1,700 units <hr/> 156,395	Assumes residential dwelling mix of 1-5 bed based on NW Bicester Residential Strategy March 2014 (excl. extra care). Assumes 30% affordable housing, subject to viability.
Hotel (Class C1)	2,600	Based on 40 room hotel/62sqm per resident
Veterinary surgery (Class D1)	2,000	Based on discussion with possible occupant
Primary school (Class D1)	2,750	Based on typical 2FE primary school + nursery
Extra care/ retirement village (Class C2)	9,000	Based on 100 unit facility
Pub/Community (Classes A4/D1)	400	
Retail (Classes A1/A2/A3/A4/A5)	700	
Health facility (Class D1)	1,500	Based on typical GP surgery + ancillary facilities
Nursery (Class D1)	100	
Energy Centre (sui generis)	375	
Water Treatment Plant (sui generis)	450	

Appendix 1: Application Drawings and Documents

Schedule of Outline Application Drawings

Ref	Title	Scale	Status
592-PL-101 Rev A	Parameter Plan 1 – Site Boundary Plan	1:5000	For approval
592-PL-102 Rev A	Parameter Plan 2 – Demolition	1:5000	For approval
FHA621L01P	Parameter Plan 3 – Landscape	1:5000	For approval
592-PL-103 Rev A	Parameter Plan 4 – Land Use	1:5000	For approval
592-PL-104 Rev A	Parameter Plan 5 – Building Heights	1:5000	For approval
592-PL-105 Rev A	Parameter Plan 6 – Density	1:5000	For approval
1665/75-SK01- Rev.C	Parameter Plan 7 – Movement and Accessibility	1:5000	For approval
1665/76- SK101- Rev.D	Parameter Plan 8 – Drainage and SUDS	1:5000	For approval
592-SK-026	Illustrative Masterplan	1:5000	To support

Schedule of Outline Application Documents

Title	Purpose	Author	Status	Development Principle
Outline application form, landownership certificate and agricultural holdings certificate.	To provide details on the Proposed Development and comply with statutory and regulatory requirements.	Turley	To support	
Planning application drawings (see schedule of drawings)	To fix and illustrate the design parameters	P&P	For approval	DP1a-d, DP2a-b, DP5a,c,d, DP6a

Title	Purpose	Author	Status	Development Principle
Development Principles and Application Parameters	To set out a) the development principles and parameters and b) clarify what is submitted for approval/to support	Turley	a) for approval b) to support	All
Planning Statement	To set out how the Proposed Development complies with planning policy. The following documents are appended to the Planning Statement: <ul style="list-style-type: none"> • Statement of Community Involvement; • Affordable Housing Statement; and • Economic Statement 	Turley	To support	All
Design and Access Statement (DAS)	To set out the design approach and principles to inform and control the detailed design at reserved matters stage	P&P	To support	All
Landscape Strategy (within DAS)	To set out the approach to landscaping and principles to inform and control the detailed landscape design at reserved matters stage	FHA	To support	DP1a-e, DP5b, DP6a, DP7a-b
Environmental Statement Non-Technical Summary	To provide a non-technical summary of the Environmental Statement in accordance with EIA regulations	Waterman	To support	DP1a-d, DP2a-b, DP4a-c, DP5a-e DP6a
Environmental Statement	To assess the likely significant environmental effects arising from the Proposed Development	Waterman	To support	DP1a-d, DP2a-b, DP4a-c, DP5a-e DP6a

Title	Purpose	Author	Status	Development Principle
Environmental Statement Technical Appendices	To assess the likely significant environmental effects arising from the Proposed Development	Waterman	To support	DP1a-d, DP2a-b, DP4a-c, DP5a-e DP6a
Surface Water Drainage Strategy and Flood Risk Assessment	To provide information as to how surface water should be managed. To identify and assess the risks to all forms of flooding to and from the Proposed Development and demonstrate how these risks will be managed taking into account climate change.	ABA	To support Surface Water Drainage Strategy for approval	DP6a
Transport Statement	To outline the existing transport conditions of the site and surrounding area; assess the accessibility of the site; and identify the likely model split of trip generation associated with the Proposed Development. To identify measures to reduce/mitigate transport impacts.	ABA	To support	DP5a-e
Framework Travel Plan	To set out principles to achieve modal shift.	ABA	To support	DP5b
Energy and Sustainability Statement	To outline the energy strategy and the sustainability merits of the Proposed Development.	Turley	To support	DP4a-c
Tree Survey Report	Health and condition survey and assessment of impacts on all existing trees on site.	Waterman	To support	DP1b

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