



CALA HOMES (COTSWOLDS) LIMITED
2ND FLOOR, BUILDING ONE
OXFORD TEHCNOLOGY PARK, TECHNOLOGY DRIVE
KIDLINGTON OX5 1GN
T: 01451 370060
WWW.CALA.CO.UK

Suzanne Taylor
Principal Planning Officer
Cherwell District Council
Via email only

2nd June 2023

Dear Suzanne,

**DISCHARGE OF CONDITION 8 PURSUANT TO OUTLINE PLANNING PERMISSION
14/02121/OUT AS AMENDED BY NON-MATERIAL AMENDMENT 22/03492/NMA AT
HIMLEY VILLAGE, MIDDLETON STONEY ROAD, BICESTER**

I write on behalf of Cala Homes (Cotswolds) Ltd to discharge Condition 8 (Site Wide Masterplan and Design Code) pursuant to Outline planning permission 14/02121/OUT as amended by Non-Material Amendment 22/03492/NMA at Himley Village, Middleton Stoney Road, Bicester.

Condition 8 (Site Wide Masterplan and Design Code) states:

“Prior to or alongside the submission of any application for approval of reserved matters for the first phase of the development apart from where the first phase relates to an agreed infrastructure only phase (and other than on the area annotated as ‘Other Uses’ on Land Use Parameter Plan 4 drawing number 592-PL-103 Rev K where a Masterplan has been approved for that area pursuant to Condition 9), a site wide Masterplan and Design Code shall be submitted to and approved in writing by the Local Planning Authority prior to the determination of any reserved matters application for the first phase of development apart from where the first phase relates to an agreed infrastructure only phase. The Masterplan and Design Code shall set out the urban design approach for the site to include a regulating plan and supporting information to include:

- *Details to provide continuity with adjacent development*
- *A detailed masterplan for the area fronting the Middleton Stoney Road annotated as ‘Other Uses’ on Land Use Parameter Plan 4 drawing number 592-PL-103 Rev K*

- showing the location of each of the land uses*
- *Key approaches to deliver sustainable development that as a minimum meets the Eco Town PPS standards*
 - *The identification of Character Areas and for each, the built form and green spaces to include their key features, density, block layout and principles, structure and permeability*
 - *Movement network and principles of streetscape including access locations, hierarchy, street type, form and design, cross sections, surface materials and landscaping, cycleways, footways, crossing points, street furniture, bus routes and stop locations*
 - *Parking strategy including car and cycle parking standards and approach for residential and non-residential uses*
 - *Public realm*
 - *Building heights, scale, form, design features materials, architectural details and frontages*
 - *Boundary treatments*
 - *Key views, vistas, landmarks*
 - *Landscape character, landscape types, green infrastructure, amenity spaces, public open space, play areas including their distribution, existing trees and retained hedges and biodiversity measures*
 - *Provision and details of buffers to retained hedgerows and dark corridors for biodiversity*
 - *Legibility and diversity of built form and landscape*
 - *Landscape and boundary treatment principles for the buffer surrounding Himley Farm*
 - *Drainage including sustainable urban drainage features*
 - *Adaptability*

All reserved matters applications and the development shall thereafter be carried out in accordance with the principles of the approved Masterplan and Design Code.”

I submit the following documents and plans in order to discharge the requirements of this condition:

- Design Code – June 2023
- Mixed Use Framework Plan Dwg. No. P22-3093_DE_011_01
- Mixed Use Development Principles Dwg. No. P22-3093_DE_011_A_02
- Open Space Provision Plan Dwg. No. P22-4321_EN_002_05

- Green Space Framework Plan Dwg. No. P22-4321_EN_002_06
- Framework Plan Dwg. No. P22-3093_DE_003_C_01

I have submitted this application through the Planning Portal, with the reference number: **PP-12201851**. The application fee is £116, and this will be paid upon the submission of this application.

I trust that the receipt of the above documents and associated fee is sufficient to validate the application within your normal timescales.

Yours sincerely

Becky Pull BSc (Hons) MSc

Senior Planner

Cala Homes Cotswolds

Mob: 0777 311 6479

Email: becky.pull@cala.co.uk