



# Himley Village, Bicester

## Planning Statement

On behalf of **Countryside Properties (UK PLC)**



Project Ref: 332010130 | Rev: - | Date: June 2021

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## Document Control Sheet

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## Contents

- 1 INTRODUCTION..... 1**
  - 1.1 Purpose of this Planning Statement..... 1
  - 1.2 Application Documents..... 1
  - 1.3 Structure of the Planning Statement ..... 3
- 2 THE APPLICATION SITE..... 4**
  - 2.1 Background ..... 4
- 3 THE DEVELOPMENT PLAN ..... 6**
  - 3.1 Introduction..... 6
  - 3.2 Local Planning Policy ..... 6
  - 3.3 National Planning Policy Framework..... 13
- 4 PLANNING ASSESSMENT ..... 17**
  - 4.1 Introduction..... 17
  - 4.2 Supporting Documents..... 17
- 5 SUMMARY AND CONCLUSION..... 23**
  - 5.1 Summary ..... 23
  - 5.2 Conclusion..... 23

## Figures

No table of figures entries found.

## Tables

- Table 1.1 Schedule of Application Documents and Plans ..... 2
- Table 1.2 Schedule of Application Drawings..... 2
- Table 4.1 Travel Plan Targets in comparison to travel to work census data ..... 20

## Appendices

Appendix A Reserved Matters Matrix Table



# 1 INTRODUCTION

## 1.1 Purpose of this Planning Statement

- 1.1.1 Stantec is instructed by Countryside Properties (UK PLC) to submit an application for the approval of reserved matters pursuant to outline planning permission ref: 14/02121/OUT, relating to development of up to 1,700 residential dwellings, a retirement village, flexible commercial floorspace, social and community facilities, land to accommodate one energy centre and land to accommodate one new primary school at Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester, Oxfordshire. The outline planning permission was issued on 30 January 2020 following the completion of a Section 106 planning obligation.
- 1.1.2 This reserved matters application is for the first 500 dwellings and associated works only. In this Planning Statement, we provide a summary of the key features of the development proposed in relation to each of the five outstanding reserved matters, and confirm that it conforms with the parameters established through the outline planning permission and agreed within the Section 106 planning obligation.

## 1.2 Application Documents

- 1.2.1 The reserved matters application is supported by a range of reports and drawings, which reflect the details required by conditions attached to the outline planning permission. The documents, plans and drawings which comprise the application submission are summarised in Tables 1.1 and 1.2.
- 1.2.2 The applicant is also submitting an application to discharge conditions 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36 and 37 attached to outline planning permission reference 14/02121/OUT at the same time as the reserved matters application. It is noted the following conditions need to be discharged prior to the reserved matters application being determined, we have therefore submitted a discharge of condition to run concurrent to the reserved matters application:
- Condition 7 (Phasing Plan)
  - Condition 8 (Site Wide Illustrative Masterplan and Design Code)
  - Condition 10 (Biodiversity Strategy)
  - Condition 11 (Surface Water Drainage Scheme)
- 1.2.3 Information to discharge Condition 9 has not been included within this application. The required information is included within the application to discharge Condition 8; and, therefore, as per the wording of Condition 9, we have not applied to separately discharge Condition 9.
- 1.2.4 It is also noted that the following conditions need to be submitted with the reserved matters application, and are therefore included within the submission:
- Condition 12 (Building for Life 12 Assessment)
  - Condition 13 (Climate Change Statement)
  - Condition 14 (Sound Insulation)
  - Condition 16 (Vehicular Access)
  - Condition 17 (Footway and Cycleway links)
  - Condition 18 (Travel Plan)
  - Condition 19 (Surface Water Drainage Scheme)

Table 1.1 Schedule of Application Documents and Plans

Supporting Document	Produced By
Planning Application Forms and Certificates	Stantec
Design Code Compliance Statement	Pegasus
Design Code	Pegasus
Biodiversity Strategy	FPCR
Ecological Appraisal	FPCR
Heritage Statement	Orion Heritage
Archaeological Outline Mitigation Strategy Document	Orion Heritage
Archaeological Evaluation Written Scheme of Investigation	Orion Heritage
Energy Statement	Hydrock
Acoustic Technical Design Note	Hydrock
Air Quality Technical Report	Hydrock
Geotechnical and Geo-environmental Desk Study	Hydrock
Ground Investigation Report	Hydrock
Framework Travel Plan	Hydrock
Arboricultural Information	Marlow Consulting
Tree Protection Plan	Marlow Consulting
Construction Phase Environmental Management Plan	Countryside Properties
Daylight and Sunlight Assessment	Hydrock
Waste Management and Servicing Strategy	Hydrock
Building for a Healthy Life Assessment	Pegasus
Affordable Housing Statement	Countryside Properties

Table 1.2 Schedule of Application Drawings

Drawing Number	Drawing Title	Revision
P20-3215_12-00	Site Location Plan	C
P20-3215_12-01	Planning Layout 1	V
P20-3215_12-02	Planning Layout 2	V
P20-3215_12-03	Planning Layout 3	V
P20-3215_12-04	Tenure Plan	V
P20-3215_12-05	Materials Distribution Plan	V
P20-3215_12-06	Boundary Treatments Layout	V
P20-3215_12-07	Parking Plan	V

Drawing Number	Drawing Title	Revision
P20-3215_12-08	Surface Materials Layout	V
P20-3215_12-09	Architectural Style	V
P20-3215_10	Housetype Portfolio	F
P20-3215_14	Site Wide Illustrative Masterplan	E
P20-3215_18	Regulating Plan	D
P20-3215_23	Phase 1 – POS Landscape Masterplan	D
P20-3215_24	Phase 1 – POS Play Space Strategy	D
P20-3215_25	Phase 1 – Plot Landscape Strategy	D
P20-3215_28	Presentation Layout	T
P20-3215_22-1	Street Scenes 1	D
P20-3215_22-2	Street Scenes 2	D
P20-3215_02	Land Use Parameter Plan	E
16153-HYD-XX-X-DR-C-2600	Masterplan Drainage Sheet 1	P02
16153-HYD-XX-X-DR-C-2601	Masterplan Drainage Sheet 2	P02
16153-HYD-XX-X-DR-C-2300	Preliminary Cut and Fill Assessment	P02
16153-HYD-XX-X-DR-D-0100	S278 Works Sheet 1	P01
16153-HYD-XX-X-DR-D-0101	S278 Works Sheet 2	P01
16153-HYD-XX-X-DR-C-2204	Drainage Sheet 1	P02
16153-HYD-XX-X-DR-C-2204	Drainage Sheet 2	P04
16153-HYD-XX-X-DR-C-2204	Drainage Sheet 3	P03
16153-HYD-XX-X-DR-C-2204	Drainage Sheet 4	P03

### 1.3 Structure of the Planning Statement

1.3.1 The remainder of the Planning Statement is structured as follows:

- Section 2 describes the application site context.
- Section 3 provides details of the key elements of the proposed development.
- Section 4 contains a planning assessment of the proposed development.
- Section 5 provides our overall summary and conclusion.

## 2 THE APPLICATION SITE

### 2.1 Background

- 2.1.1 The site comprises approximately 24.0 hectares of agricultural land to the north of Middleton Stoney Road (B4030). The site is bounded by agricultural land to the north and west, and commercial development to the east. The site forms part of the wider North West Bicester eco-town area.
- 2.1.2 In January 2020, outline planning permission (ref. 14/02121/OUT) with all matters reserved was granted by Cherwell District Council following the completion of a Section 106 planning obligation. The outline planning application was supported by a comprehensive suite of technical documents and indicative plans demonstrating how a sustainable development could be achieved at the site. The Committee Report, dated 31 October 2019, concluded the proposed development complied with Development Plan policies and constituted sustainable development and a form of development that will meet the high standards sought at North West Bicester. The application site comprises phase 1 of the proposed development approved under outline planning permission ref. 14/02121/OUT.
- 2.1.3 The agreed S106 obligation requires the provision of:
- land for sport pitches;
  - land for a primary school;
  - a Community Building;
  - a Sports Pavilion;
  - land for a Health Facility;
  - a Nursery;
  - Affordable Housing;
  - a Zero Carbon Strategy;
  - a Cultural Wellbeing Statement; and,
  - play areas.
- 2.1.4 The S106 obligation also requires financial contributions towards the following:
- Burial Grounds;
  - Leisure Centre;
  - Neighbourhood Policing;
  - Recycling;
  - Allotment and Community Farm;
  - Community Development Fund;
  - Biodiversity Fund;
  - Bus services
  - Education; and,
  - Highway improvements.
- 2.1.5 As demonstrated in this Planning Statement and in the other supporting documents, the development proposed follows the overall parameters and principles established by the outline planning permission and will deliver a high-quality first phase of the wider Himley Village development.



### Description of the Site and Surrounding Area

- 2.1.6 The application site is an open area of arable land separated by linked hedgerows and characterised by gentle undulating slopes.
- 2.1.7 The nearest bus stop is located on Wear Road approximately 0.6 miles to the east of the site. However, new bus services will be provided as part of the proposed development. Bicester Village Railway Station is located approximately 2 miles from the application site and provides services to London Marylebone, Oxford and High Wycombe, amongst other places.
- 2.1.8 Kings Meadow Primary School is located approximately 700 metres to the north east of the site. A primary school is also proposed to be delivered within the wider Himley Village development, as approved as part of the outline planning permission.
- 2.1.9 The site is not within the Green Belt nor subject to any other restrictive planning designations. The site is not within a Conservation Area and it does not contain any listed buildings, or any above-ground structures.

## 3 THE DEVELOPMENT PLAN

### 3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that:

*‘... if regard is to be had to the Development Plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise’.*

3.1.2 The development plan comprises the Cherwell Local Plan 2011-2031 (Part 1), which was adopted in July 2015, and the saved policies of the Cherwell Local Plan 1996, adopted in November 1996.

3.1.3 Cherwell District Council has committed to producing a joint statutory spatial plan, alongside five other Oxfordshire planning authorities, known as the Oxfordshire Plan 2050. The Oxfordshire Plan 2050 is still at an early stage of production and no draft policies have been published; as such, minimal weight can be attributed to it at this time.

### 3.2 Local Planning Policy

#### Cherwell Local Plan 2011-2031 (Part 1)

3.2.1 The Cherwell Local Plan policies which are considered relevant to the determination of this reserved matters application are described below.

3.2.2 Policy BSC3 (‘Affordable Housing’) requires proposed developments of 11 dwellings or more in Bicester to provide at least 30 percent of new housing as affordable homes on site. All qualifying developments will be expected to provide 70 percent of the affordable housing as affordable/social rented dwelling and 30 percent as other forms of intermediate affordable homes.

3.2.3 Policy BSC4 (‘Housing Mix’) states that new residential development will be expected to provide a mix of homes to meet current and expected future requirements. The mix of housing will be negotiated, having regard to the Council’s most up-to-date evidence on housing need and available evidence from developers on local market conditions.

3.2.4 Policy BSC9 (‘Public Services and Utilities’) states that the Council will support proposals which involve new or improved public services/utilities, if they are required to enable the successful delivery of sites and where they accord with other relevant policies in the Plan. All new developments are expected to include provision for connection to Superfast Broadband.

3.2.5 Policy BSC10 (‘Open Space, Outdoor Sport and Recreation Provision’) encourages partnership working to ensure that sufficient quantity and quality of, and convenient access to, open space, sport and recreation provision is secured through:

- protecting existing sites;
- addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision; and
- ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.

3.2.6 Policy BSC11 (‘Local Standards of Provision – Outdoor Recreation’) states that development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance. Policy BSC11 goes on to state North West Bicester eco-development proposals for open space will be considered against the requirements of ‘Policy Bicester 1: North West Bicester Eco-Town’.

- 3.2.7 Policy ESD1 ('Mitigating and Adapting to Climate Change') states that measures will be taken to mitigate the impact of development within the District on climate change. At a strategic level, this will include:
- designing developments to reduce carbon emissions and use resources more efficiently, including water; and
  - promoting the use of decentralised and renewable or low carbon energy where appropriate.
- 3.2.8 Policy ESD1 goes on to outline measures in new development to ensure that development is more resilient to climate change impacts, including:
- demonstration of design approaches that are resilient to climate change impacts including the use of passive solar design for heating and cooling;
  - minimising the risk of flooding and making use of sustainable drainage methods; and
  - reducing the effects of development on the microclimate (through the provision of green infrastructure).
- 3.2.9 Policy ESD2 ('Energy Hierarchy and Allowable Solutions') outlines how the Council seek to achieve carbon emissions reductions by promoting an 'energy hierarchy', as follows:
- i. reducing energy uses, in particular by the use of sustainable design and construction measures;
  - ii. supplying energy efficiently and giving priority to decentralised energy supply;
  - iii. making use of renewable energy; and
  - iv. making use of allowable solutions.
- 3.2.10 Policy ESD3 ('Sustainable Construction') states that all new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.
- 3.2.11 Policy ESD3 goes on to state that strategic site allocations identified in this Local Plan are expected to provide contributions to carbon emissions reductions and to wider sustainability. Finally, Policy ESD3 outlines sustainable construction methods that all development proposals should demonstrate:
- minimising both energy demands and energy loss;
  - maximising passive solar lighting and natural ventilation;
  - maximising resource efficiency;
  - incorporating the use of recycled and energy efficient materials;
  - incorporating the use of locally sourced building materials;
  - reducing waste and pollution and making adequate provision for the recycling of waste;
  - making use of sustainable drainage methods;
  - reducing the impact on the external environment and maximising opportunities for cooling and shading; and,
  - making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.
- 3.2.12 Policy ESD4 ('Decentralised Energy Systems') encourages the use of decentralised energy systems, providing either heating or heating and power will be encouraged in all new developments. A feasibility assessment for District Heating or Combined Heat and Power will be expected for all residential developments of 100 dwellings or more.

- 3.2.13 Policy ESD6 ('Sustainable Flood Risk Management') states that developments should be safe and remain operational and proposals should demonstrate that surface water will be managed effectively on site and that development will not increase flood risk elsewhere, including sewer flooding.
- 3.2.14 Policy ESD7 ('Sustainable Drainage Systems') requires all development to use sustainable drainage systems for the management of surface water run-off. Policy ESD7 also states when considering SuDS solutions, the need to protect ground water quality must be taken into account especially where infiltration techniques are proposed; and, where possible, SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits.
- 3.2.15 Policy ESD8 ('Water Resources') states that development will only be permitted where adequate water resource exist or can be provided without detriment to existing uses.
- 3.2.16 Policy ESD10 ('Protection and Enhancement of Biodiversity and the Natural Environment') states that protection and enhancement of biodiversity and the natural environment will be achieved by the following:
- In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources.
  - The protection of trees will be encouraged, with an aim to increase the number of trees in the District.
  - The reuse of soils will be sought.
  - If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.
  - Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated.
  - Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity
  - Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity.
  - Development proposals will be expected to incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.
  - Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value.
  - Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution.

- Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably.
  - A monitoring and management plan will be required for biodiversity features on site to ensure their long term suitable management.
- 3.2.17 Policy ESD17 ('Green Infrastructure') states that the District's green infrastructure network will be maintained and enhanced through the following measures:
- Pursuing opportunities for joint working to maintain and improve the green infrastructure network, whilst protecting sites of importance for nature conservation.
  - Protecting and enhancing existing sites and features forming part of the green infrastructure network and improving sustainable connectivity between sites in accordance with policies on supporting a modal shift in transport, open space, sport and recreation, adapting to climate change, SuDS, biodiversity and the natural environment, Conservation Target Areas, heritage assets and the Oxford Canal.
  - Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.
  - All strategic development sites will be required to incorporate green infrastructure provision and proposals should include details for future management and maintenance.
- 3.2.18 Policy Bicester 1 ('North West Bicester Eco-Town') outlines the Council's proposals for the North West Bicester Eco-Town which the application site forms part of. Within Policy Bicester 1 the development is described as a new zero carbon, mixed use development including 6,000 homes.
- 3.2.19 In relation to residential development, Policy Bicester 1 states the proposed development should:
- provide 30% affordable housing;
  - achieve Building for Life 12 and Lifetime Homes standards and homes are to be constructed to be capable of achieving a minimum of Level 5 of the Code for Sustainable Homes on completion of each phase of development, including being equipped to meet the water consumption requirement of Code Level 5; and
  - have real time energy monitoring systems, real time public transport information and Superfast Broadband access, including next generation broadband where possible.
- 3.2.20 Policy Bicester 1 also outlines key specific design and place shaping principles these include:
- High quality exemplary development and design standards including zero carbon development, Code Level 5 for dwellings as a minimum and the use of low embodied carbon in construction materials, as well as promoting the use of locally sourced materials.
  - All new buildings designed to incorporate best practice on tackling overheating, taking account of the latest UKCIP climate predictions. Proposals should enable residents to easily reduce their carbon footprint to a low level and live low carbon lifestyles.
  - Layout of development that enables a high degree of integration and connectivity between new and existing communities.
  - A layout that maximises the potential for walkable neighbourhoods.
  - New footpaths and cycleways should be provided that link with existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel.

- A layout which makes provision for and prioritises non-car modes and encourages a modal shift from car use to other forms of travel.
- Infrastructure to support sustainable modes of transport will be required including enhancement of footpath and cyclepath connectivity with the town centre, employment and rail stations. Measures to ensure the integration of the development with the remainder of the town including measures to address movement across Howes Lane and Lords Lane.
- A well designed approach to the urban edge, which relates development at the periphery to its rural setting and affords good access to the countryside, minimising the impact of development when viewed from the surrounding countryside.
- Development that respects the landscape setting and that demonstrates enhancement, restoration or creation of wildlife corridors to achieve a net gain in biodiversity.
- Consideration should be given to maintaining visual separation with outlying settlements. Connections with the wider landscape should be reinforced and opportunities for recreational use of the open countryside identified. Development proposals to be accompanied and influenced by a landscape/visual and heritage impact assessment.
- Careful consideration of open space and structural planting around the site to achieve an overall improvement in the landscape and visual impact of the site.
- No development in areas of flood risk and development set back from watercourses which would provide opportunity for green buffers. Proposals should include a Flood Risk Assessment.
- Maximisation of the sustainable transport connectivity in and around the site.
- Consideration and mitigation of any noise impacts of the railway line.
- Good accessibility to public transport services should be provided for, including the provision of a bus route through the site with buses stopping at the railway stations and at new bus stops on the site
- Contributions to improvements to the surrounding road networks, including mitigation measures for the local and strategic highway network, consistent with the requirement of the Eco-Towns PPS to reduce reliance on the private car, and to achieve a high level of accessibility to public transport services, improvements to facilities for pedestrians and cyclists and the provision and implementation of a Travel Plan to maximise connectivity with existing development.
- Provision of a Transport Assessment.
- Measures to prevent vehicular traffic adversely affecting surrounding communities.
- Significant green infrastructure provision, including new footpaths and cycleways, enhancing green modal accessibility beyond the site to the town centre and Bicester Village Railway Station, and adjoining developments. Public open space to form a well connected network of green areas suitable for formal and informal recreation.
- Preservation and enhancement of habitats and species on site, particularly protected species and habitats and creation and management of new habitats to achieve an overall net gain in biodiversity including the creation of a local nature reserve and linkages with existing BAP habitats.
- Sensitive management of open space provision to secure recreation and health benefits alongside biodiversity gains.
- A Landscape and Habitats Management Plan to be provided to manage habitats on site and to ensure this is integral to wider landscape management.
- Careful design of employment units on site to limit adverse visual impact and ensure compatibility with surrounding development.
- The provision of public art to enhance the quality of the place, legibility and identity.

- The retention and respect for important existing buildings and heritage assets with a layout to incorporate these and consideration of Grade II listed buildings outside the site.
- Take account of the Council's Strategic Flood Risk Assessment for the site.
- Provision of sustainable drainage in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the recommendations of the Council's Strategic Flood Risk Assessment.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.
- An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary.
- A soil management plan may be required to be submitted with planning applications.
- Undertake a staged programme of archaeological investigation.

### **Saved Policies of Cherwell Local Plan 1996**

- 3.2.21 The Cherwell Local Plan 1996 was adopted in November 1996. Some saved policies remain part of the development plan. The saved policies consist of those saved by the Secretary of State in September 2007 and not replaced by policies within Cherwell Local Plan 2011-2031. The saved policies which are relevant to the determination of the reserved matters application are described below.
- 3.2.22 Policy C28 ('Layout, design and external appearance of new development') states that control will be exercised over all new development to ensure that the standards of layout, design and external appearance including the choice of external finish materials, are sympathetic to the character of the urban or rural context of that development.
- 3.2.23 Policy C30 ('Design of new residential development') states that design control will be exercised to ensure that:
- new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity; and
  - new housing development provides standards of amenity and privacy acceptable to the local planning authority.

### **North West Bicester Supplementary Planning Document**

- 3.2.24 The North West Bicester SPD was adopted in February 2016. The SPD expands upon Cherwell Local Plan 2011-2031 Part 1 Policy Bicester 1 by providing further detail to the policy and a means of implementing the strategic allocation.
- 3.2.25 The SPD includes:
- A Masterplan for the North West Bicester strategic allocation;
  - Development and design principles aimed at delivering a high quality scheme;
  - Requirements for addressing sustainable development;
  - Requirements relating to the scheme's delivery and implementation; and
  - Requirements which should be met at the detailed planning application stage and beyond to ensure adequate and consistent approaches to quality and delivery.
- 3.2.26 Development Principle 1 (Masterplanning and comprehensive development) states that in order to ensure a comprehensive development, all planning applications will be required to be in accordance with the SPD Masterplan.
- 3.2.27 Development Requirement 2 (true zero carbon development) states that all development at North West Bicester must achieve zero carbon emissions as defined in the SPD. Development

- Principle 2 goes on to state each full and outline application will need to be supported by an energy strategy and to comply with the definition of true zero carbon development.
- 3.2.28 Development Requirement 3 (climate change adaptation) states that planning applications will be required to incorporate best practice on tackling overheating and the impacts of climate change on the built and natural environment including:
- Urban cooling through Green Infrastructure (for example, the use of green space and the incorporation of green streets);
  - Orientation and passive design principles;
  - Include water neutrality measures as set out in a Water Cycle Study;
  - Meet Minimum Fabric Energy Efficiency Standards (FEES);
  - Achieve Code for Sustainable Homes Level 5 (CSH5).
- 3.2.29 Development Requirement 4 (Homes) requires proposals to include details of 30% affordable housing of a type and tenure to meet local housing needs. Development Requirement 4 goes on to state the Council would welcome proposals for self-build, co-housing or other innovative forms of residential development that meet local housing needs.
- 3.2.30 Development Requirement 4a (Homeworking) requires detailed planning applications and Design and Access Statements to set out how the design of new homes will provide for homeworking.
- 3.2.31 Development Requirement 6 (Transport, Movement and Access) states that the key considerations for movement to be addressed in planning applications are:
- Reducing car dependency;
  - Prioritising walking and cycling;
  - Generating activity and connectivity;
  - Highway and transport improvements including Howes Lane and Bucknell Road; and
  - Bus priority and links and infrastructure including RTI.
- 3.2.32 Development Requirement 6a (Sustainable Transport – Modal Share and Containment) states that planning applications should include Travel Plans which demonstrate how the design will enable at least 50% of trips originating in the development to be made by non-car means with the potential to increase to 60% by 2020.
- 3.2.33 Development Requirement 6b (Electric and low emission vehicles) requires proposals to make provision for electric and low emission vehicles through infrastructure provision and support in Travel Plans.
- 3.2.34 Development Requirement 6d (Public Transport) states that the location of the internal bus stops should be within 400 metres of homes and located in the site's local centres where possible
- 3.2.35 Development Requirement 7 (Healthy lifestyles) states that planning applications should set out how the design of development will deliver healthy neighbourhoods and promote healthy lifestyles through active travel and sustainability.
- 3.2.36 Development Requirement 9 (Green Infrastructure and landscape) states that planning applications should demonstrate a range of types of green space, for example wetland areas and public space.
- 3.2.37 Development Requirement 9a (Tree Planting) states that planning applications should allocate appropriate space for the root and crown development of trees and where planning application include proposals for tree planting in or adjacent to hard surface areas the provision of engineered planting pits should be installed with either structured cells, raft system or structured soil.



- 3.2.38 Development Requirement 9b (Development edges) states that development on the edge of the site is likely to be more informal and rural in character and this will be reflected in the nature of the green spaces.
- 3.2.39 Development Requirement 9c (Hedgerows, dark buffers and stream corridors) requires planning applications to explain green infrastructure in relation to the way that it fits with the housing and commercial developments.
- 3.2.40 Development Requirement 9e (Biodiversity) states that biodiversity mitigation and enhancement shall be incorporated into development proposals to provide a net biodiversity gain.
- 3.2.41 Development Requirement 10 (Water) requires planning applications to be accompanied by a water cycle strategy that provides a plan for the necessary water services improvements.
- 3.2.42 Development Requirement 11 (Flood Risk Management) states that planning applications should demonstrate that the proposed development will not increase flood risk on and off the site.
- 3.2.43 Development Requirement 12 (Waste) states that planning applications should include a sustainable waste and resource plan covering both domestic and non-domestic waste which:
- Sets target for residual waste levels and landfill diversion;
  - Establishes how all development will be designed so as to facilitate the achievement of the targets;
  - Provides evidence that consideration has been given to the use of locally generated waste as a fuel source for CHP generation; and
  - Sets out how developers will ensure that no construction, demolition and excavation waste will be sent to landfill.
- 3.2.44 Development Requirements 13 (Community and governance) requires planning application to be accompanied by long term governance structures for the development to ensure that:
- Appropriate governance structures are in place to ensure that standards are met and maintained;
  - There is continued community involvement and engagement to develop social capital;
  - Sustainability metrics including those of zero carbon, water, transport and waste are agreed and monitored
  - Future development continues to meet eco-town standards, and
  - Community assets are maintained.
- 3.2.45 Chapter 6 of the SPD concerns delivery of the North West Bicester strategic allocation. Paragraphs 6.13 to 6.15 cover Reserved Matters Applications and state that Design and Access Statements and Design Codes should be used to deliver the development principles.

### 3.3 National Planning Policy Framework

- 3.3.1 In this sub-section we summarise the objectives and requirements of the NPPF, an updated version of which was published by the Ministry of Housing, Communities and Local Government on 19 February 2019<sup>1</sup>.

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<sup>1</sup> The MHCLG website contains the following note, which was added on 19 June 2019: 'On 23 May 2019 the Secretary of State for Housing, Communities and Local Government issued a Written Ministerial Statement to remove paragraph 209a from the revised National Planning Policy Framework following a legal judgement. This effect, the paragraph has been removed, and a correction slip has been inserted at the end of the document.' Thus, the latest version of the NPPF is the one that was published in February 2019, subject to the later deletion of paragraph 209a.

### Achieving sustainable development

3.3.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 then sets out three overarching objectives of sustainable development, as follows:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3.3 Paragraph 10 makes clear that at the heart of the NPPF is a '*presumption in favour of sustainable development*'. Paragraph 11 goes on to advise that development proposals which accord with an up-to-date development plan should be approved '*without delay*', or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, they should be approved unless:

- policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework take as a whole.

3.3.4 In terms of specific policies in the NPPF which indicate that development should be restricted, footnote 6 to paragraph 11 explains that this refers to Sites of Special Scientific Interest, Green Belt land, Local Green Space, Areas of Outstanding Natural Beauty, National Park, Heritage Coast, habitat sites, designated heritage assets and locations at risk of flooding or coastal change.

### Decision-making

3.3.5 Paragraph 38 advises that LPAs should approach decisions for proposed development in a '*positive and creative way*' and '*work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of an area.*' The paragraph concludes by requiring decision-makers at every level to '*approve applications for sustainable development where possible.*'

### Promoting healthy and safe communities

3.3.6 Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

- enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

### Promoting sustainable transport

- 3.3.7 Paragraph 108 states that in assessing applications for development, it should be ensured that:
- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - safe and suitable access to the site can be achieved for all users; and
  - any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 3.3.8 Paragraph 109 goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

### Making effective use of land

- 3.3.9 Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.3.10 Paragraph 118a) states that planning decisions should encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.
- 3.3.11 Under the heading ‘Achieving appropriate densities’, paragraph 122 confirms that planning policies and decisions should support development that makes efficient use of land, taking into account:
- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - local market conditions and viability;
  - the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - the importance of securing well-designed, attractive and healthy places.

### Achieving well-designed places

- 3.3.12 Paragraph 124 emphasises that good design is a ‘key aspect’ of sustainable development and the ‘*creation of high-quality buildings and places is fundamental to what the planning and development process should achieve*’. Paragraph 127 goes on to state that planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

- 3.3.13 Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate and shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources; and, support renewable and low carbon energy associated infrastructure.
- 3.3.14 Paragraph 150 advises new development should be planned for ways in that avoid increased vulnerability to the range of impacts arising from climate change; and, can help to reduce greenhouse gas emissions, such as through its location, orientation and design.
- 3.3.15 Paragraph 153 goes on to state that in determining planning applications, local planning authorities should expect new development to comply with development plan policies for decentralised energy supply; and, take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

## **4 PLANNING ASSESSMENT**

### **4.1 Introduction**

- 4.1.1 The Reserved Matters Matrix Table (Appendix A) identifies the supporting documents and drawings submitted as part of the reserved matters application and how they address each of the five reserved matters.
- 4.1.2 Below we summarise each of the supporting documents in turn and highlight key conclusions.

### **4.2 Supporting Documents**

#### **Design Code**

- 4.2.1 The Design Code sets out a clear explanation of the design and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the whole site and its immediate context and the development of a clear set of principles to guide its design.
- 4.2.2 The Design Code concludes that Himley Village will be a highly desirable place to live for the 21<sup>st</sup> century and beyond, reflecting the desirable elements of the local vernacular.

#### **Design Compliance Statement/Design and Access Statement**

- 4.2.3 The Design Compliance Statement/Design and Access Statement concludes that the Reserved Matters submission provides a sensitively designed development which complies with the Design Code. Overall, the Design Compliance Statement provides the details of the proposed development for Himley Park and demonstrates how it will bring forward a residential scheme that will assimilate itself well with the overall Himley Village development.

#### **Biodiversity Strategy**

- 4.2.4 The Biodiversity Strategy outlines how a 10% Biodiversity Net Gain will be achieved for the Phase 1 development of 500 dwellings.

#### **Ecological Appraisal**

- 4.2.5 The Ecological Appraisal anticipates that neither the construction or operational phase of development will have an impact on the nature conservation status of statutory designated and non-designated sites.
- 4.2.6 It recommends use of a district licencing scheme for Great Crested Newts, due to a 'medium' population size-class of Great Crested Newts occupying two ponds within 500 metres of the site.
- 4.2.7 The appraisal finds no active badger setts and no presence of reptiles on the site.
- 4.2.8 The appraisal also finds that the site provides suitable breeding ground, nesting and overwintering habitat. To avoid disturbance to nesting birds any vegetation clearance should be undertaken prior to the bird-breeding season (March to August, inclusive).

#### **Energy Statement**

- 4.2.9 The Energy Statement describes how the design team has worked to incorporate passive design principles into the scheme from the outset. The building fabric has been specified in excess of the current Part L Notional Building regulations, and broadly in line with the proposed standards contained within the Future Homes Standard.

- 4.2.10 The Energy Statement also outlines how dwellings have been orientated to have south facing aspects where possible, to maximise solar gains and reduce heating demands; as well, tree planting and green infrastructure throughout the site will provide shading during the summer months.
- 4.2.11 The Energy Statement also confirms that the proposed development will be gas free, and all heating and hot water generation will be provided by air source heat pumps. The proposed development also includes the use of photovoltaic (PV) panels; all roofs facing east, south east, south, south west and west will have PV panels installed.
- 4.2.12 The Energy Statement confirms that the development is committed to meeting the net zero carbon requirement outlined in Condition 20 of the Outline Planning Permission. Although, it is not possible to achieve the net zero carbon requirement in Phase 1 of the development when taking into account both regulated and unregulated carbon emissions. It is worth noting, the proposed strategy results in the development achieving a 100% reduction in carbon emissions associated with regulated carbon emissions only.
- 4.2.13 Finally, the Energy Statement concludes the latter stages of the masterplan will consist of higher density residential development, commercial, health and education uses. Medium to high density residential developments can significantly outperform low density housing in terms of their carbon performance with similar building fabric and heating systems installed. It is also worth noting, the non-residential uses within the wider masterplan will be equipped with large, flat roofed areas. There will be a significant opportunity here to maximise the installation of PV panels across these buildings. It is therefore proposed that the remaining carbon reduction can be achieved via measures included in the remaining development plots.

### **Heritage Statement**

- 4.2.14 The Heritage Statement concludes that the proposed development is compliant with the relevant heritage paragraphs of the NPPF and relevant local heritage policy including policy ESD15.
- 4.2.15 Given the existing lack of intervisibility of the Grade II listed barns of Himley Farm from the study site and surrounding landscape and with the addition of further proposed planting, these views will be maintained. The buffer of open green space on the northern edge of the proposed development will also help to reinforce the sense of open land to the south of the listed buildings.
- 4.2.16 The report concludes that there is less than substantial harm to the heritage asset. The harm arises from the loss of some of the historic rural landscape to the south of the asset and the loss of the agricultural context of the asset within this. The significance of the barns has already been impacted by the conversion of one of the barns into a residential dwelling.

### **Archaeological Outline Mitigation Strategy Document**

- 4.2.17 The Outline Mitigation Strategy Document has been produced to allow Cherwell District Council to refine the scope of works to be included within the final Written Scheme of Investigation.
- 4.2.18 It sets out that the principal aims of the Stage 1 archaeological investigation are to:
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered.
  - Establish the nature of the activity on the site.
  - Identify any artefacts relating to the occupation or use of the site.
  - Provide further information on the archaeology of the site from any archaeological remains encountered.

- Use the results to inform any potential need for further archaeological evaluation or mitigation works, with reference to the research priorities identified within the Solent Thames Archaeological Research Framework (Hey & Hind 2014).

#### **Acoustic Technical Design Note**

- 4.2.19 The Acoustic Technical Design Note provides a detailed methodology, including Environmental Noise Surveying; Noise Modelling; Control of noise to external amenity areas; and control of noise to habitable rooms.

#### **Air Quality Technical Report**

- 4.2.20 The Air Quality Technical Report concludes that the construction phases of the proposed development could give rise to emissions that pose a Low Risk for dust soiling effects on adjacent use, and a Low Risk for human health impacts. However, by adopting appropriate mitigation measures to reduce emissions and their potential impact there should be no significant residual effects.
- 4.2.21 It is also considered that the proposed development will not give rise to any worsening of negligible air quality impacts beyond those previously identified in the Outline Planning Application. In fact, the impacts are likely to be lower than those reported in the Outline Planning Application due to lower traffic flows.

#### **Geotechnical and Geo-environmental Desk Study**

- 4.2.22 The Geotechnical and Geo-environmental Desk Study concludes that none of the soil or water samples analysed contained contaminant concentrations above the relevant, corresponding screening values and no noteworthy elevated ground gas concentrations were observed. As such, the risk posed to human health and the environment is considered to be very low and no remedial action is required.
- 4.2.23 The Desk Study also concludes that the risk posed to humans including site and maintenance workers is considered to be very low from pre-construction contamination. Should topsoil be re-used during development then further testing is required.

#### **Ground Investigation Report**

- 4.2.24 The Ground Investigation Report proposed further testing of the topsoil to confirm the presence of pesticide, delineate the extents of pesticides and assist in identifying any remedial works if required against pesticides. No further mitigation measures are required.

#### **Framework Travel Plan**

- 4.2.25 The Framework Travel Plan sets out five Travel Plan Objectives:
- Reduce reliance on single occupancy car journeys;
  - Promote alternative modes of transport to the car;
  - Advocate means of travel that are beneficial to the health of those working on or visiting the development;
  - Minimise car travel in the area surrounding the development, therefore cutting down on associated costs; and
  - Contain car parking demand.
- 4.2.26 The Framework Travel Plan also sets the following targets for travel to work, in comparison to the 2011 travel to work census data, duplicated in table 4.1 below.

Table 4.1 Travel Plan Targets in comparison to travel to work census data

Mode	2011 travel to work census	Travel Plan Target
Work mainly from home	19%	20%
Underground/metro/light rail	0%	0%
Train	3%	4%
Bus, minibus or coach	4%	5%
Taxi	0%	0%
Motorcycle	1%	0%
Driving in a car or a van	63%	58%
Passenger in a car or van	5%	4%
Bicycle	2%	4%
On foot	3%	5%
Other method of travel	0%	0%
<b>Total</b>	<b>100%</b>	<b>100%</b>

### Tenure Plan

4.2.27 The Tenure Plan (ref. P20-3215\_12-04 rev. V) outlines the split of tenures within the first phase of development. The tenure split is as follows:

- 175 dwellings private for sale;
- 175 dwellings private for rental;
- 150 affordable dwellings.

### Arboricultural Information

4.2.28 The Arboricultural Information outlines the tree protection measures across the three stages of development; namely: pre-development stage, development stage and post-development stage.

4.2.29 At the pre-development stage a meeting will be held between the client, site manager and Project Arboriculturalist. The required tree protection measures will be discussed, including the position and type of protective fencing.

4.2.30 During the development stage, regular site visits will be carried out by the Project Arboriculturalist.

4.2.31 Once all construction related works have been completed the protective fencing will be removed. Any landscape operatives employed in respect of hard or soft landscaping will be briefed by the Project Arboriculturalist.

### Tree Protection Plan

4.2.32 The Tree Protection Plan provides details of the exact location of the Tree Protection measures.

### Construction Phase Environmental Management Plan

4.2.33 The Construction Phase Environmental Management Plan is a guide for all those involved in the construction of the project on how the site will operate with respect to the environment,



defining the environmental requirements, responsibilities and control measures. The plan will be reviewed and updated regularly, to ensure the document accurately reflects the project progress and associated environmental risk.

### Daylight and Sunlight Assessment

- 4.2.34 The design team has carried out an assessment of the site layout planning for daylight and sunlight. The team has sought to maximise opportunities for daylight access and sunlight availability in accordance with BRE good practice guidance whilst also taking into account other site requirements and objectives.
- 4.2.35 The development generally performs well in terms of daylight and sunlight with the majority of spaces meeting the recommended daylight or sunlight metrics. No specific guidance or targets are provided in relation to target or thresholds for compliance and while the BRE guidelines has been utilised, these are informative only and should be read in conjunction with other site design requirements.

### Waste Management and Servicing Strategy

- 4.2.36 The waste management and servicing strategy states that houses will be provided with blue, green and brown wheeled bins for mixed recycling, general waste and garden waste respectively. This is in line with Cherwell District Council refuse requirements.
- 4.2.37 Overall, the development will provide:
- On-site waste collection with storage facilities to ensure segregation of waste and recycling.
  - Access arrangements for collection vehicles and personnel.
  - Good standards of access to the facilities on site for occupants of the premises, including lighting, avoiding of steps and door arrangements that encourage use by occupants.
  - Storage facilities that are not visually intrusive but rather are visually integrated with buildings and the hard and soft landscaping.

### Building for a Healthy Life Assessment

- 4.2.38 The Building for a Healthy Life Assessment assesses the proposed development against the twelve considerations outlined within the Building for a Healthy Life Assessment guidance.
- 4.2.39 The twelve considerations are as follows:

#### **Integrated Neighbourhoods:**

- Natural connections;
- Walking, cycling and public transport;
- Facilities and services; and
- Homes for everyone.

#### **Distinctive Places:**

- Making the most of what's there;
- A memorable character;
- Well defined streets and spaces; and
- Easy to find your way around

#### **Streets for All**

- Healthy streets;
- Cycle and car parking;

- Green and blue infrastructure; and
- Back of pavement, front of home

4.2.40 The proposed development scores very well, or well against all of these considerations.

## 5 SUMMARY AND CONCLUSION

### 5.1 Summary

- 5.1.1 Stantec has produced this Planning Statement on behalf of Countryside Properties (UK PLC) to support an application for the approval of reserved matters pursuant to Condition 1 of outline planning permission ref. 14/02121/OUT, relating to development of up to 1,700 residential dwellings, a retirement village, flexible commercial floorspace, social and community facilities, land to accommodate one energy centre and land to accommodate one new primary school at Proposed Himley Village, North West Bicester, Middleton Stoney Road, Bicester.
- 5.1.2 We have summarised the planning policy background to the proposed development, described the application site and the proposed development, and explained how the scheme accords with the parameters and principles established through the outline planning permission.
- 5.1.3 It has been accepted by virtue the grant of outline permission that the site is a suitable and sustainable location for residential use and the application submission demonstrates that the development proposed will make a positive contribution to the area and the supply of much-needed family housing in Bicester.
- 5.1.4 In summary, the proposed development will:
- make a significant contribution to the supply of market and affordable housing on land which has been confirmed to be suitable, available and deliverable;
  - provide high-quality family homes in a range of styles and sizes, thereby helping to attract and retain working families in the area as well as meeting identified housing needs; and
  - create a high quality residential environment with matters of scale, layout, access, appearance and landscaping being sympathetic to their surroundings and the amenities of adjoining development.

### 5.2 Conclusion

- 5.2.1 We have demonstrated that the development proposed aligns with the parameters and principles set by the outline planning permission granted for this site and accords with the relevant policies of the development plan and the requirements of the National Planning Policy Framework. Accordingly, we respectfully conclude the Council should approve the details submitted in this reserved matters application.



# Appendix A Reserved Matters Matrix Table

	Reserved Matters				
Supporting Documents	Access	Appearance	Landscaping	Layout	Scale
Design and Access Statement	X	X	X	X	X
Design Code	X	X	X	X	X
Design Compliance Statement	X	X	X	X	X
Biodiversity Strategy			X		
Ecological Appraisal			X		
Energy Statement		X		X	X
Heritage Statement			X	X	
Archaeological Outline Mitigation Strategy Document				X	
Acoustic Technical Design Note			X	X	
Air Quality Technical Note				X	
Geotechnical and Geo-environmental Desk Study			X	X	
Ground Investigation Report			X	X	
Framework Travel Plan	X			X	
Masterplan Surface Water Drainage			X	X	
Arboricultural Information			X		
Daylight and Sunlight Assessment		X	X	X	X
Waste Management and Servicing Strategy	X		X	X	
Building for a Healthy Life Assessment	X	X	X	X	X