



Phase 1B, Himley Village, Bicester

Planning Statement

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1. INTRODUCTION

1.1. This Planning Statement has been prepared by Cala Homes (Cotswolds) Limited in support of an application for the approval of Reserved Matters for Phase 1B at Himley Village, Bicester pursuant to Outline planning permission 14/02121/OUT. The application is described as follows:

“Reserved Matters Application including access, layout, landscaping and scale pursuant to Outline planning permission 14/02121/OUT for internal primary and secondary roads along with the part discharge of conditions 12, 16, 17 and 19 for Phase 1B at Himley Village, Bicester.”

1.2. The Outline planning permission relates to a development of:

- Up to 1,700 Residential Dwellings
- A Retirement Village
- Flexible Commercial Floorspace
- Social and Community Facilities
- Energy Centre
- Primary School

1.3. The permission was granted in Outline only, with access, appearance, landscaping, layout and scale all being matters reserved for future determination.

1.4. The Outline planning permission was granted on 30th January 2020 and established the principle of the proposed development in this location. The permission requires the development to be carried out in accordance with several approved Parameter Plans which are listed below together with all other approved plans:

- Site Boundary Parameter Plan 1 Dwg. No. 592-PL-101 Rev B
- Demolitions Parameter Plan 2 Dwg. No. 592-PL-102 Rev B
- Landscape Parameter Plan 3 Dwg. No. 592-PL-106 Rev H
- Land Use Parameter Plan 4 Dwg. No. 592-PL-103 Rev K
- Building Heights Parameter Plan 5 Dwg. No. 592-PL-104 Rev H
- Density Parameter Plan 6 Dwg. No. 592-PL-105 Rev H
- Movement and Access Parameter Plan Dwg. No. 1665/75/04

- SUDs Parameter Plan Dwg. No. 1665/75/05 Rev B
- Document titled 'Storage Attenuation Volumes of Primary Swales (1665/76) dated July 2015
- Tree Survey Report – document reference EED14995-100-R-7-1-3-TA dated January 2015 and accompanying appendices
- Sustainability and Energy Statement – document reference PENL2003 dated 17th December 2004
- Surface Water Drainage Strategy and Flood Risk Assessment dated December 2014 and all additional correspondence relating to Drainage and Flood Risk

- 1.5. The permission was also subject to several conditions which require the submission of further information at various stages of the planning process. A number of these conditions have since been amended through Non Material Amendment (NMA) applications which must be read alongside the original planning permission. As will be discussed below, these are highly relevant to the current submission.
- 1.6. In addition to this Planning Statement, 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 (as amended). The requirements for the application have recently changed and will be discussed within the Planning History and Proposal sections below.
- 1.7. The content of the application has been the subject of pre-application discussions with Cherwell District Council. The purpose of this Planning Statement is to introduce the proposals in the context of the Outline planning permission and the subsequent approved amendments and relevant planning policy in order to demonstrate how the development accords with the principles of the Outline permission and complies with the relevant policy.

2. SITE DESCRIPTION AND LOCATION

- 2.1. The Site that was subject to the Outline planning permission comprises approximately 24 hectares of agricultural land to the north of the Middleton Stoney Road (B4030). It is located to the west of Bicester and forms part of the wider North West Bicester Eco Town area. The Site is bounded by agricultural land to the north and west and commercial development on the edge of Bicester to the east.
- 2.2. The Site is located within Cherwell District Council's jurisdiction and is allocated for development as part of Policy Bicester 1 (North West Bicester Eco Town) in the adopted Cherwell Local Plan 2011 – 2031 Part 1 (readopted December 2016). The Site subject to the Outline planning permission (known as 'Himley Village') forms only part of the wider allocation which extends further north of the Site to the north and west of the existing settlement boundary of Bicester.
- 2.3. The Site subject to this Reserved Matters Application forms part of the Site that benefits from Outline planning permission 14/02121/OUT and comprises land required for the internal primary and secondary streets of the Site. The access points are the subject of a separate Reserved Matters Application (LPA Ref: 23/00214/REM) which is awaiting determination.
- 2.4. At present, the Site is an open area of arable land separated by linked hedgerows and characterised by gentle undulating slopes whilst the nearest bus stop is located approximately 0.6 miles to the east, there will be new bus services provided as part of the comprehensive development of the area. Bicester Village Railway Station is located approximately 2 miles from the Site and provides services to several destinations including London Marylebone, Oxford, Birmingham and High Wycombe. The closest primary school is Kings Meadow Primary School which is located approximately 700 metres to the north east

however, a new primary school has been approved as part of the Outline consent for Himley Village.

- 2.5. The Site is not within the Green Belt and is not subject to any other restrictive planning designations. It is not within a Conservation Area and does not contain any listed buildings, nor any above ground structures.

3. PLANNING HISTORY

- 3.1. Application 14/02121/OUT was registered on 31st December 2014 and comprised an Outline planning application for the following proposal:
“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, C1 and D1), 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.”
- 3.2. The application was for Outline planning permission only, with all matters (access, appearance, landscaping, layout and scale) reserved for future determination. The application was accompanied by a comprehensive suite of technical documents in order to demonstrate how the development complied with relevant Development Plan Policy as well as National Policy.
- 3.3. In October 2019, Cherwell District Council’s Planning Committee resolved to grant Outline planning permission for the development and following the signing of the Section 106 Agreement the decision notice was issued on 30th January 2020.
- 3.4. The planning permission was subject to 53 conditions and the wording of some, as will be discussed below, has since been amended. The conditions were arranged into sections subject to various trigger for compliance, which under the original consent included ‘*Conditions required to be complied with prior to the submission of Reserved Matters*’, ‘*Conditions requiring information to be submitted with Reserved Matters*’ and ‘*Pre-Commencement Conditions*’ together with conditions requiring approval or compliance before specific works take place, or occupation. The permission included conditions regarding time limits, implementation and ongoing regulatory conditions.

- 3.5. Since the permission was granted, two applications for Non-Material Amendments concerning the wording of certain conditions have been approved. Firstly application 22/02375/NMA amended the trigger for Conditions 7 – 11. As originally approved, these conditions required submissions to be made and approved prior to the submission of the first Reserved Matters Application.
- 3.6. The wording of these conditions has now been amended to read '*Prior to or alongside*' the submission for the first Reserved Matters Application, meaning that none of these elements require approval prior to a Reserved Matters Application being submitted, but as approved under this Non-Material Amendment, would need to be submitted for discharge at the same time as the first application for Reserved Matters approval.
- 3.7. More recently, application 22/03492/NMA amended the wording of Conditions 2, 4, 7, 8, 9, 10, 11, 13, 14, 18 and 36. The effect of this was to remove the requirement for the First Phase Reserved Matters Application to be a residential application, as was originally required by Condition 2. It also amended the requirement to tie commencement of development to the First Phase rather than the First Residential Phase as was originally required by Condition 4.
- 3.8. Of initial relevance is Condition 2 which as amended requires the application for the First Phase of the development to be submitted no later than the expiration of three years from the date of the Outline planning permission. The requirement therefore is for the submission of the First Phase to be made by 30th January 2023. The Phase 1 application referred to above, reference 23/00214/REM, was validated on 24th January 2023, thereby ensuring compliance with this condition which Cherwell District Council have also confirmed.

- 3.9. In respect of the remaining conditions, the latest Non-Material Amendment approval amended the timing of the submission of details required to discharge the conditions so that certain elements would only be required by the submission of an application including the construction of new buildings and would therefore not be a requirement of an infrastructure only application. As such, the conditions were not required to be discharged alongside application 23/00214/REM and they are also not required to be discharged alongside this infrastructure only Reserved Matters Application.
- 3.10. The approval of 22/03492/NMA also gave provision for the Phasing Plan required by Condition 7 to evolve and be varied via a further submission if this was required. A Phasing Plan to discharge Condition 7 has been submitted as part of application 22/00207/DISC which also included details pursuant to Conditions 10 (Biodiversity Strategy) and 11 (Site Wide Surface Water Drainage Scheme). Application 23/00183/DISC has also been submitted to discharge Conditions 20 (Carbon Emissions) and 30 (CEMP) in relation to Phase 1A. finally, Condition 32 (Written Scheme of Investigation) has been partially discharged for the first 500 dwellings under 23/00781/DISC.
- 3.11. As will be detailed in the section below, there are several conditions related to the proposals. However, the approval of 22/03492/NMA means that as this Reserved Matters Application is only for infrastructure, a Site Wide Masterplan and Deign Code as originally required by Condition 8 is not a requirement, nor are the original requirements of Conditions 13, 14, 18 and 36.
- 3.12. Finally, the signed Section 106 Agreement associated with the Outline planning permission contains several obligations, some of which are relevant to Reserved Matters Applications. Schedule 12 requires the submission of a Cultural Wellbeing Statement with the first Reserved Matters Application and Schedule 14 requires a Green Space Framework. These matters are addressed further below.

4. DEVELOPMENT PROPOSALS

- 4.1. This application seeks Reserved Matters Approval access, layout, landscaping and scale for the internal primary and secondary streets for Phase 1B only.
- 4.2. The principle of the internal primary and secondary streets was established by the approval of the Outline application which approved a Movement and Access Parameter Plan Dwg. No. 1665/75/04 with the primary street running north to south from the western access point into the Site from the Middleton Stoney Road (B4030). Part of the secondary street comes off the eastern access point which is in a similar location to the existing access that currently serves Himley Farm.
- 4.3. Although not approved plans, the signed Section 106 Agreement included drawings to show what was expected and agreed for the access junctions. These have been carried forward in respect of the proposals.
- 4.4. There are several conditions attached to Outline planning permission 14/02121/OUT that requires information to be submitted for Reserved Matters Applications.
- 4.5. Condition 12 requires submissions for built development to be accompanied by details showing how Building for Life 12 has been used to inform the design process. Whilst this condition would need to be met in an application for dwellings or other buildings, as this application is for roads and not residential dwellings or other buildings, it is not considered that a relevant submission could be made with this application.
- 4.6. Conditions 16 and 17 are key conditions for this Reserved Matters submission. The conditions require details of means of access including position, layout, construction, drainage, street lighting, visibility splays and details of footway and

cycleway access. These details are set out in the plans that have been submitted alongside this application.

- 4.7. Condition 19 requires surface water drainage information specific to a Phase. The application is accompanied by a Drainage Strategy for Phase 1B.
- 4.8. There are no other conditions that require information to be submitted as part of this Reserved Matters Application for Phase 1B.
- 4.9. It is confirmed that this Reserved Matters Application follows the Environmental Impact Assessment (EIA) submitted in support of the Outline planning permission.

5. PLANNING POLICY

5.1. This section identifies the relevant National Planning Policy Guidelines and Development Plan policies within which this Reserved Matters Application should be considered. It deals with the following tiers of policy and guidance:

- The Development Plan
- National Planning Policy Framework
- Planning Practice Guidance
- Emerging Development Plan Documents
- Supplementary Planning Documents

The Development Plan

5.2. Section 38(6) of the Planning and Compulsory Purchase Act requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. At the time of writing the Statutory Development Plan covering the application Site comprises:

- The Cherwell Local Plan 2011 – 2031 Part 1 (readopted December 2016)
- Saved Policies of the Cherwell Local Plan 1996 (adopted November 1996)

Cherwell Local Plan 2011 – 2031 Part 1

Policy Bicester 1 (North West Bicester Eco Town)

5.3. Allocates a 390ha area of land, of which the Site subject to the Outline consent is part of a new zero carbon mixed use development including 6,000 homes. The policy sets out the Council's requirements for employment, housing and

infrastructure needs across the allocation together with several 'key site specific design and place shaping principles'.

5.4. The majority of the considerations set by these principles will be more relevant for future Reserved Matters Applications concerning the residential and other uses and facilities approved under the Outline consent. The proposed development relates to only a small part of the Site and so the following principles are considered relevant in this instance:

- High quality exemplary development and design standards including zero carbon development the use of low embodied carbon and construction materials, as well as promoting the use of locally sourced materials.
- Layout of development that enables a high degree of integration and connectivity between new and existing communities
- Maximisation of the sustainable transport connectivity in and around the Site
- 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 local railway stations and at new bus stops on the Site.
- Provision of sustainable drainage in accordance with Policy ESD7 (Sustainable Drainage Systems) taking account of the recommendations of the Council's Strategic Flood Risk Assessment.

5.5. This policy, along with the subsequent Outline planning permission, established the principle of the development which included the provision of new vehicular access routes and sets the core local policy context for assessing Reserved Matters proposals.

Policy SLE4 (Improved Transport and Connections)

5.6. This policy states that development which is not suitable for the roads that serve the development and have a severe traffic impact will not be supported.

Policy ESD1 (Mitigating and Adapting to Climate Change)

- 5.7. Measures will be taken to mitigate the impact of development within the District on climate change. The policy outlines measures in new development to ensure that it is resilient to climate change impacts, which include minimising the risk of flooding and making use of sustainable drainage methods.

Policy ESD6 (Sustainable Flood Risk Management)

- 5.8. This policy outlines 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 foul water flooding.

Policy ESD7 (Sustainable Drainage Systems)

- 5.9. Requires all development to use sustainable drainage systems for the management of surface water run off. In considering SUDs solutions, the need to protect ground water quality must be considered, especially where infiltration techniques are proposed. Where possible, SUDs should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits.

ESD10 (Protection and Enhancement of Biodiversity and the Natural Environment)

- 5.10. This policy states that in considering proposals for development, a net gain in biodiversity will be sought by protecting, 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.

Policy ESD17 (Green Infrastructure)

- 5.11. Sets out that the District's green infrastructure network will be maintained and enhanced. All strategic development sites will be required to incorporate green

infrastructure provision and proposals should include details for future management and maintenance.

Saved Policies of the Cherwell Local Plan 1996

- 5.12. Some Saved Policies of the 1996 Local Plan remain part of the Development Plan and consist of those saved by the Secretary of State in 2007 and have not been replaced by policies within the Cherwell Local Plan 2011 – 2031. Only one policy is considered to have relevance to the proposals.

Policy C28 (Layout, design and external appearance of new development)

- 5.13. This policy states that control will be exercised over all new development to ensure that standards of layout, design and external appearance including the choice of materials are sympathetic to the character of the urban or rural context of that development.

National Planning Policy Framework, 2021 (NPPF)

- 5.14. The NPPF sets out that planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in all planning applications.
- 5.15. As the principle of development has been established both via Policy Bicester 1, the SPD and subsequent Outline planning permission, the parameters of this adopted and approved framework are considered more important in assessing

the proposals that the NPPF, which as a national document is less specific. Nonetheless, the following paragraphs are considered relevant to the proposals.

Presumption in favour of Sustainable Development

- 5.16. Paragraph 7 emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.17. Paragraph 8 explains that there are three overarching objectives to sustainable development, namely economic, social and environmental objectives and that these need to be pursued in mutually supporting ways.

Presumption in favour of Sustainable Development

- 5.18. Paragraph 11 sets out the presumption in favour of sustainable development. As the application involves infrastructure within an allocated site with Outlie planning permission, the principle of development has been established and the proposal accords with the sustainable development principles of the NPPF.

Decision Making

- 5.19. Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Promoting Sustainable Transport

- 5.20. Paragraph 110 states that in assessing sites that may be allocated for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved for all users, the design of streets and parking areas reflect

current National Guidance, and any significant impacts on the transport network can effectively be mitigated.

- 5.21. Paragraph 11 confirms 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.
- 5.22. In accordance with the NPPF, transport impacts on the wider network and the sustainability of the site in transport terms were assessed when allocating land for development and approving the Outline planning permission.

Achieving well designed places

- 5.23. Paragraph 126 highlights that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Conserving and enhancing the natural environment

- 5.24. Paragraph 174 sets out how planning decisions should contribute to and enhance the natural and local environment, including by protecting sites of biodiversity value and by minimising impacts on and providing net gains for biodiversity.

Planning Practice Guidance (PPG)

- 5.25. PPG confirms at Paragraph 34, Reference ID 14-034-20140306 that applications for Outline planning permission must indicate the area or areas where access points to the development will be situated, even if access has been reserved. This was the case in respect of Outline planning permission 14/02121/OUT and access points were indicated under the approved Movement and Access Parameter Plan Dwg. No. 1665/75/04.
- 5.26. Paragraph 006, Reference ID 14-006-20140306 sets out that Reserved Matters are those aspects of a proposed development which an applicant can choose not

to submit details of access with an Outline planning application. They can be reserved for later determination.

Emerging Development Plan Documents

- 5.27. Cherwell District Council have begun consulting on Options for the Cherwell Local Plan 2040. However, this is at a very early stage and it is not yet at the point where it should be given any weight in the consideration of planning applications.

Supplementary Planning Documents

North West Bicester SPD

- 5.28. The North West Bicester SPD was adopted in February 2016 and expands upon Policy Bicester 1 by providing further detail to the policy and a means of implementing the strategic allocation. The SPD includes a masterplan for the allocation, key development principles and requirements for the site, design and place shaping principles and the key requirements which should be met at the detailed planning application stage and beyond to achieve a comprehensive scheme and consistent approaches to quality and delivery.
- 5.29. Development Principle 1 (Master planning 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.
- 5.30. Development Principle 6 (Transport, Movement and Access) assigns a higher priority to pedestrians and cyclists, setting out an approach to residential streets that recognises their role in creating places that work for all members of the community. Development should have a robust urban structure, with a network of well designed, connected spaces and routes that prioritise the movement of pedestrians, cyclists and public transport. Streets will form a major element of the public realm which will 'stitch' the site together.
- 5.31. Development proposals must show an understanding of existing routes and provide a considered response that enhances existing access and connections and seeks to improve / remove barriers to movement on and off site. It is

essential that accessibility of the overall development internally and externally is designed to a high standard with attractive, direct and overlooked routes. Such routes will be expected to be designed to an adoptable standard. It is crucial that proposed developments integrate fully with existing development and communities in Bicester by making new connections, while improving existing ones.

- 5.32. The masterplan sets out a framework for movement and access within the Site and includes a street hierarchy and indicative layout of Primary Streets. The Primary Street layout within the Site provides access to the strategic road network.
- 5.33. 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.
- 5.34. Development Requirement 9a (Tree Planting) states that planning applications should allocate appropriate space for the root and crown development of trees.
- 5.35. Development Requirement 9e (Biodiversity) states that biodiversity mitigation and enhancement should be incorporated into development proposals to provide a net biodiversity gain.
- 5.36. Development Requirement 11 (Flood Risk Management) states that planning applications should demonstrate that the proposed development will not increase flood risk on or off the site.

6. ASSESSMENT OF PROPOSALS

- 6.1. This section provides an assessment of the proposals against the parameters of the Outline planning permission, the Planning Policy requirements for the Site and other Material Considerations.
- 6.2. The Outline planning permission is the starting point for the assessment of Reserved Matters Applications at Himley Village. Therefore, this section will firstly review the consistency of this application with the parameters of this planning permission before assessing the proposals against the broader policy requirements of the Development Plan and other Material Considerations.

Consistency with the Parameters of Outline Planning Permission 14/02121/OUT

- 6.3. The approval of this application established the principle of a comprehensive development of up to 1,700 dwellings together with commercial floorspace, social and community facilities, a school and an energy centre. Whilst primary and secondary streets within the site and access from the Middleton Stoney Road (B4030) were indicated on the approved Movement and Access Parameter Plan Dwg. No. 1665/75/04, access, layout, appearance and landscaping were reserved and therefore the details would need to be subject of a subsequent Reserved Matters Application.
- 6.4. Several Parameter Plans were approved as part of the Outline planning permission listed above. These were prepared to reflect the North West Bicester SPD and Policy Bicester 1. The purpose of the masterplan within the SPD is to ensure that the Site is developed in a comprehensive manner and is a material consideration of all planning applications within the SPD area. The Parameter Plans therefore represent an approved framework for Reserved Matters Applications to sit within. In respect of these plans:
- The Site Boundary Parameter Plan Dwg. No. 592-PL-101 Rev B defines the boundary of the Site subject to the Outline planning permission which

Reserved Matters Applications must sit within. As is required, the red line for this Reserved Matters Application sits within this boundary.

- The Demolitions Parameter Plan Dwg. No. 592-PL-102 Rev B sets out 2 buildings within the Site's boundary that are required to be demolished in order to implement the Outline planning permission. Neither of these buildings are within the red line of this Reserved Matters Application.
- The Landscape Parameter Plan 3 Dwg. No. 592-PL-106 Rev H sets out the Site wide landscaping proposals including areas of woodlands, hedgerows, public green space and sports fields. This Reserved Matters application includes landscaping information for the areas along the primary and secondary streets.
- The Land Use Parameter Plan 4 Dwg. No. 592-PL-103 Rev K sets out locations for various land uses within the Site. The western access point shows the primary street which leads north into the wider Site. The eastern access is identified as a secondary vehicle access point which will lead into a secondary street in the Site. The proposed development is therefore in compliance with this approved Parameter Plan.
- The Building Heights Parameter Plan Dwg. No. 592-PL-104 Rev H and the Density Parameter Plan Dwg. No. 592-PL-105 Rev H are related to new buildings on the wider Site and as such it is not relevant to an infrastructure only Reserved Matters Application.
- The Movement and Access Parameter Plan Dwg. No. 1665/75/04 identified the Middleton Stoney Road (B4030) as an existing road outside of the Site, with primary and secondary streets within the Site. The primary street has a point of access from the Middleton Stoney Road (B4030) and the primary street goes in a northern direction to the wider Site. The secondary streets are identified within the Site on this plan and the proposed secondary streets that relate to this Reserved Matters Application are in compliance with the approved plan.
- The SUDs Parameter Plan Dwg. No. 1665/75/05 Rev B identifies the locations of swales within the Site. These include the along the primary

and secondary streets. The accompanying Drainage Strategy for Phase 1B sets out the proposed drainage.

6.5. The Outline Planning permission also imposed several conditions which all Reserved Matters Applications need to be consistent with. They are as follows:

- Conditions 7, 10 and 11 as explained above, are required to be discharged alongside the application for approval of Reserved Matters for the First Phase. An application was submitted to discharge these conditions at the same time as the Infrastructure Only Reserved Matters Application for Phase 1A which is pending determination.
- Condition 12 requires *“each Reserved Matters submission for built development”* to be accompanied by details showing how Building for Life 12 has been used to inform the design process and that the scheme achieves Built for Life. Whilst the construction of the primary and secondary streets is, technically speaking, ‘built development’, it is not considered that it is a relevant requirement to the development proposed. Condition 12 will be addressed through future Reserved Matters Applications for dwellings and other buildings as required.
- Condition 16 requires Reserved Matters Applications for a Phase to include full details of the means of vehicular access between land and the highway. Including position, layout, construction, drainage and vision splays for development. The plans that accompany this Reserved Matters Application address the requirements set out in this condition.
- Condition 17 requires full detail of the means of footway and cycleway links between the land, the local highway network and adjacent parcels including position, layout, construction, drainage, street lighting and a timetable for their provision for that Phase. The plans that accompany this Reserved Matters Application address the requirements set out in this condition.
- Condition 19 requires each Reserved Matters Application for a Phase to be accompanied by a surface water drainage scheme for that Phase. The

Phase 1B Drainage Strategy is submitted in order to address the requirements of this condition.

- 6.6. Finally, whilst not validation requirements, the signed Section 106 Agreement contained requirements for Reserved Matters Applications to be accompanied by a Cultural Wellbeing Statement and a Green Space Framework.
- 6.7. In respect of the Cultural Wellbeing Statement the Section 106 Agreement sets out that this is aimed at achieving high quality distinctive design of buildings, community engagement and public art. None of these elements are relevant to this Phase 1B Reserved Matters Application as it is applying for infrastructure only and as such it is considered appropriate that this is secured via forthcoming Reserved Matters Applications for buildings.
- 6.8. The Green Space Framework will be part of the wider Site Wide Masterplan and Design Code which is required to be submitted alongside or before the submission of the first residential Reserved Matters Application.

7. CONCLUSION

- 7.1. The proposed development is for an infrastructure only Reserved Matters Application comprising the primary and secondary streets at Himley Village, known as Phase 1B pursuant to Outline Planning Permission 14/02121/OUT.
- 7.2. The proposals contain the information required in order to demonstrate compliance with the parameters and conditions of the Outline Planning Permission in so far as their relevance to an infrastructure only proposal.
- 7.3. The proposals comply with relevant Development Plan Policy, National Guidance and the North West Bicester SPD including its approved masterplan. As such, Cherwell District Council are respectfully requested to approve this Reserved Matters Application.