
Land at North West Bicester

Development Parameters Schedule and Plans

Prepared by Barton Willmore LLP on behalf of Firethorn Developments Limited

April 2021
(Amended November 2021, and December 2022)

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CONTENTS

1.0	DESCRIPTION OF DEVELOPMENT	1
2.0	DEVELOPMENT PARAMETER PLANS	2
3.0	LAND USES	3
4.0	BUILT DEVELOPMENT AREAS	4
5.0	BUILDING HEIGHTS & GROUND CONTOURS	6
6.0	RESIDENTIAL ACCOMMODATION	7
7.0	GREEN SPACE	8
8.0	ACCESS AND MOVEMENT	10

APPENDICES

APPENDIX 1	:	SITE LOCATION PLAN (Amended)
APPENDIX 2	:	DEVELOPMENT PARAMETER PLAN 1 - MAXIMUM BUILDING HEIGHTS AND FOOTPRINT (Further Amended)
APPENDIX 3	:	DEVELOPMENT PARAMETER PLAN 2 – GREEN SPACE (Further Amended)
APPENDIX 4	:	DEVELOPMENT PARAMETER PLAN 3 – ACCESS AND MOVEMENT (Amended)

1.0 DESCRIPTION OF DEVELOPMENT

1.1 Outline planning permission is sought for the following:

"Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination."

2.0 DEVELOPMENT PARAMETER PLANS

2.1 The development approved pursuant to this outline planning application, and subsequent Reserved Matters Applications, shall comply with the following Development Parameter Plans (see **Appendices 2-4**):

- Plan 1 -Maximum Building Heights and Footprint (Rev. N)
- Plan 2 - Green Space (Rev. N)
- Plan 3 - Access and Movement (Rev. M)

2.2 The Reserved Matters Applications submitted pursuant to the grant of outline planning permission shall also comply with the Development Parameter text set out below.

3.0 LAND USES

- 3.1 The development shall provide up to a maximum of 530 residential units (up to 50,000sq.m. (or 538,195sq.ft.)), in Use Class C3.

4.0 BUILT DEVELOPMENT AREAS

4.1 Built development footprint shall be restricted to the areas shown on **Development Parameter Plan 1**, with the exception of the categories below.

4.2 Within the areas of Multi-functional Green Space and the Landscape and Visual Mitigation Zone (See **Development Parameter Plan 2** and paragraph 7.5), there will be no residential built form, and no built development will be permitted other than:

1. SUDS;
2. Existing fluvial flood storage;
3. Surface water attenuation;
4. Structural planting;
5. Landscaping;
6. Land sculpting;
7. Artwork, sculptures, and signage;
8. Means of enclosure;
9. Footpaths and cycleways and their associated apparatus;
10. Utilities and apparatus;
11. Development related to open space and recreation, including play equipment, allotments, orchards, and edible landscapes;
12. Creations of roads (including driveways) and footpaths that may need to cross the Zones in order to provide connections for the built development; and
13. Creation of ecological habitats including wetland, wildflower meadows, scrub, species-rich grassland, woodland.

4.3 Within the areas of Retained Vegetation, which are located within the Multi-functional Green Space (See **Development Parameter Plan 2**), there will be no residential built form, and no built development will be permitted other than:

1. Some surface water drainage;
2. Informal footpaths and their associated apparatus;
3. Artwork, sculptures, and signage;
4. New planting and management of existing vegetation; and
5. Creations of roads (including driveways) and footpaths that may need to cross the Zones in order to provide connections for the built development (for retained hedgerows only);
6. Means of enclosure; and

7. Any works associated with the potential uses of any part of the woodland area for educational purposes whilst maintaining the natural feel and biodiversity of that woodland.

4.4 Within the Heritage Enhancement Zone (see **Development Parameter Plan 2**), no built development will be permitted other than:

1. Roadside tree planting, as long as it does not include species whose growth and canopies would dominate or interfere with long and middle-distant views of the Church tower;
2. Footpaths, highways, and driveways to access built development;
3. Signage, lighting, utilities, and apparatus, as long as they do not interfere with long and middle-distant views of the Church tower; and
4. Built development that acts to create a framing aspect of the Church tower. Overtly complex, ornate, or monumental architectural themes will need to be avoided to save distracting from the presentation of the Church tower.

5.0 BUILDING HEIGHTS & GROUND CONTOURS

- 5.1 The maximum height of structures and buildings are defined on **Development Parameter Plan 1** and are to be measured from the finished ground level, which is also controlled by **Development Parameter Plan 1**. Finished floor levels may vary +/- 2.0 metres.
- 5.2 The extent of excavation undertaken will need to take into account the hydrogeological setting of the development, ground water levels and the groundwater flow regime.
- 5.3 The extent of the parameter shown on **Development Parameter Plan 1** relates to the finished development ground level and does not include any construction or temporary works operations above or below the finished development level.

6.0 RESIDENTIAL ACCOMMODATION

- 6.1 The range of residential accommodation within the development may extend from one-bedroom apartments to five bedroomed detached houses, and all formats in between.

7.0 GREEN SPACE

- 7.1 Green space includes: private gardens, landscaping, and structural planting; SUDS; ecological and natural areas; parkland; formal and informal recreation areas; orchards and edible landscapes; allotments; equipped and non-equipped play areas; wetlands and watercourses, water features; flood risk management areas; and natural areas (maintained or otherwise). Green space may be provided on any part of the site. The Multi-Functional Green Space will form part of the Green Space.
- 7.2 Green space (including the Retained Vegetation, buffers and Landscape and Visual Mitigation Zone shown on **Development Parameter Plan 2**) must comprise a minimum of 40% of the site area when the development is complete, with at least half of that green space being public.

Retained Features

- 7.3 The woodland within the Retained Vegetation area shown on **Development Parameter Plan 2** shall be retained, except where there is a need to remove trees which are in poor condition and/or which represent a danger to the public, or to facilitate development (in agreement with the Local Planning Authority), or any works required to improve the overall structure and biodiversity value of the woodland.

Green Space

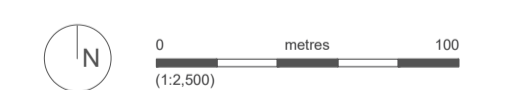
- 7.4 When the development is complete, the Multi-Functional Green Space (**Development Parameter Plan 2**) shall be provided across the site to create joined up spaces, predominantly free from development, and will:
1. Allow humans and wildlife to cross the site in a north-south and east-west directions; in corridors where there will be no development other than that permitted under **Paragraph 4.2**;
 2. Retain or provide improved ecological conditions for wildlife; and
 3. Perform a drainage function.

7.5 **Development Parameter Plan 2** shows the location of where the Multi-functional Green Space shall be located. This area shall be free from development (except in accordance with paragraph 4.2).

8.0 ACCESS AND MOVEMENT

- 8.1 The highway connection points – known as the Vehicular, Pedestrian and Cycle Connection Zone - from the site to the public highway will be made in the locations shown on **Development Parameter Plan 3**. There are five Zones identified.
- 8.2 Vehicular access to the Western Parcel is proposed from three locations. These include a simple priority junction located to the south of the existing bus gate and a simple priority junction located to the north of the existing bus gate. A further vehicular access will be provided from an extension to an existing access road provided within the permitted Exemplar Scheme and located approximately mid-way along the northern boundary of this parcel.
- 8.3 Vehicular access to the Eastern Parcel will be provided from an extension to an existing access road provided within the permitted Exemplar Scheme and located to the south of the existing bus gate.
- 8.4 Two temporary construction accesses are identified from the Eastern and Western Parcels directly to the B4100 Banbury Road (in the case of the latter to connect to the B4100 via the layby). These temporary access points are only proposed to be in place for the duration of the construction of these Parcels, expected to be up to 5 years.
- 8.5 No dedicated emergency vehicle access points are required due to the scale and layout of the proposed Application Site.
- 8.6 Pedestrian and cycle connections will be provided at each of the vehicular access points. Additional pedestrian connection points are to be provided from the Eastern Parcel to the adjacent Exemplar Scheme along the northwest and southwest boundaries along routes provided within the permitted Exemplar Scheme that are identified as being adopted by Oxfordshire County Council in the future.
- 8.7 Car and cycle parking for the development will be provided in accordance with the standards set out within the Cherwell Residential Design Guide (2018), and in consultation with Oxfordshire County Council.

APPENDIX 1
SITE LOCATION PLAN (AMENDED)



- Application boundary 24.16 hectares
- Other land under the applicants ownership 0.03 hectares

Project
Land at North West Bicester

Drawing Title
Location Plan

Date	16/11/2021	Scale	1:2,500 at A1	Drawn by	LA	Check by	LA
Project No	1192	Drawing No	001	Revision	J		

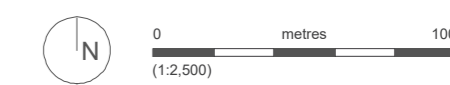
**APPENDIX 2
DEVELOPMENT PARAMETER PLAN 1
MAXIMUM BUILDING HEIGHTS AND
FOOTPRINT (Further Amended)**

Application boundary 24.16 hectares

Built form up to 12 metres

Built form up to at 14 metres

Note: Heights are measured from finished ground level to the ridge of the roof. In residential areas incidental elements such as chimneys may exceed the ridge by up to 1.5 metres. Some re-modelling of the existing ground levels will be necessary to achieve appropriate development platforms. Finished floor levels may vary by +/-2 metres.



Project
Land at North West Bicester

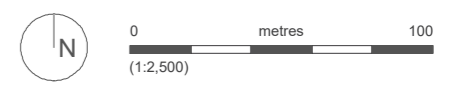
Drawing Title
Development Parameter Plan 1: Maximum building heights and footprint

Date	Scale	Drawn by	Check by
13/12/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	N	

APPENDIX 3
DEVELOPMENT PARAMETER PLAN 2 – GREEN SPACE (Further
Amended)



- Application boundary 24.16 hectares
- Multi-functional green space
- Retained vegetation
- ★ Indicative location of attenuation basin
- 10 metres hedgerow buffer
- 15 metres woodland buffer and bat corridor
- Heritage enhancement zone
- Landscape and visual mitigation zone



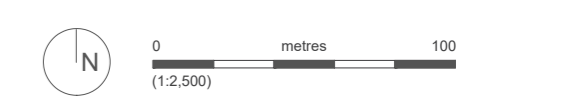
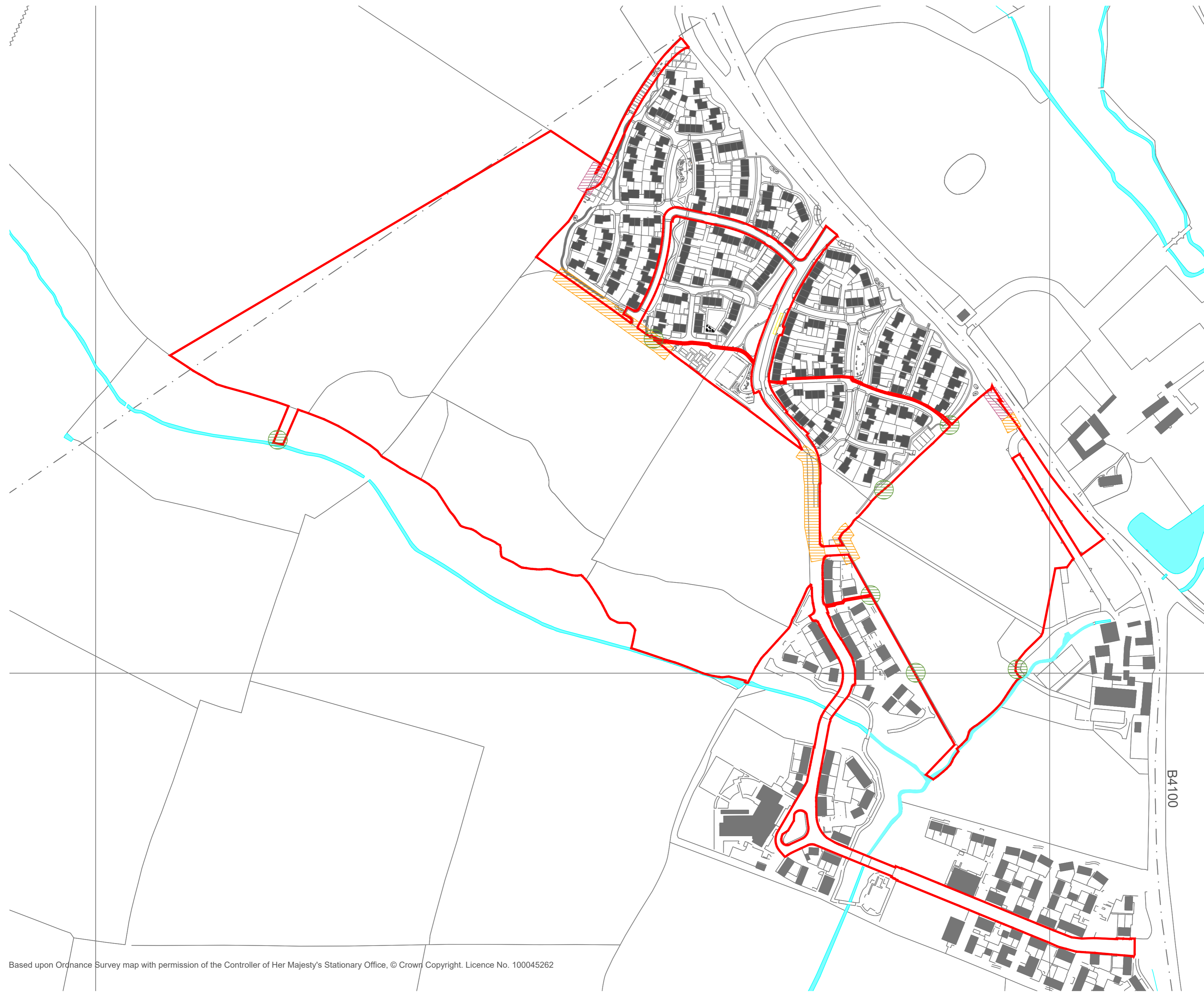
Project
Land at North West Bicester

Drawing Title
Development Parameter Plan 2 :
Green Space

Date	Scale	Drawn by	Check by
13/12/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	N	

APPENDIX 4
DEVELOPMENT PARAMETER PLAN 3 – ACCESS AND MOVEMENT
(Amended)

- Application boundary 24.16 hectares
- Vehicular, pedestrian and cycle connection zone
- Pedestrian and cycle connection - subject to adoption and/or future development proposals beyond the site boundary
- Temporary construction access zone



Project
Land at North West Bicester

Drawing Title
Development Parameter Plan 3 :
Access and Movement

Date	Scale	Drawn by	Check by
28/03/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	M	