

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Senior Manager – Development Management (FAO Caroline Ford)

Our Ref: Application Response

Your Ref: 20/00293/OUT

Ask for: Chris Cherry

Ext: 1851

Date: 2 April 2020

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	20/00293/OUT
Address / Location	Bicester Gateway Business Park, Wendlebury Road, Chesterton
Proposal	Outline application (Phase 1B) including access (all other matters reserved) for approximately 4,413 sqm B1 office space (47,502 sqft) GIA, approximately 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards
Key Policies / Guidance	<p>Adopted Cherwell Local Plan 2015</p> <p>Policy PSD 1: Presumption in Favour of Sustainable Development</p> <p>Policy SLE 1: Employment Development</p> <p>Policy SLE 2: Securing Dynamic Town Centres</p> <p>Policy SLE 4: Improved Transport and Connections</p> <p>Policy BSC 1: District Wide Housing Distribution</p> <p>Policy BSC 2: The Effective and Efficient Use of Land</p> <p>Policy BSC 3: Affordable Housing</p> <p>Policy BSC 4: Housing Mix</p> <p>Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision</p> <p>Policy BSC 11: Local standards of Provision – Outdoor Recreation</p> <p>Policy BSC 12: Indoor Sport, Recreation and Community Facilities</p> <p>Policies ESD 1 - 5: Mitigating and adapting to Climate Change</p> <p>Policy ESD 6: Sustainable Flood Risk Management</p> <p>Policy ESD 7: SuDs</p> <p>Policy ESD 8: Water Resources</p> <p>Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment</p> <p>Policy ESD 15: The Character of the Built and Historic Environment</p> <p>Policy ESD 17: Green Infrastructure</p> <p>Policy Bicester 10: Bicester Gateway</p> <p>Policy INF 1: Infrastructure</p>
Key Policy Observations	<ul style="list-style-type: none"> • The application site extends to approximately 3.15 hectares and is bounded by the A41 to the west, Vendee Drive to the north, Wendlebury Road to the east and an unnamed road to the south. • The extensive Alchester Scheduled Ancient Monument lies to the south of the application site.

- All matters are reserved with the exception of access.
- The northern (37%) of the site falls within the Policy Bicester 10 Local Plan allocation.
- The southern (63%) of the site is on unallocated land which is currently an undeveloped green field site.
- Outline planning permission 16/02586/OUT was granted in July 2017 for up to 14,972 sqm of B1 employment-based buildings and hotel on land to the west of Wendlebury Road.
- The hotel element of this permission is currently under construction on land immediately to the north of the application site.
- The remaining undeveloped part of approval 16/02586/OUT comprises the majority of the application site.
- There are currently two relevant undetermined planning applications immediately adjacent to the application site.
- 19/01740/HYBRID comprising outline planning permission for up to 23,400 sqm of B1 development; highway works; creation of a wetland and landscaped areas and associated infrastructure works. Full planning permission for a health and racquets club and associated uses and facilities on the remainder of Bicester 10;
- 19/01746/OUT for up to 10,200sqm of B1 development; access and associated landscaping and infrastructure works which relates to a small part of Bicester 10 and the unallocated Lakeside Chicken Farm immediately to the east of the application site.
- The Cherwell Local Plan 2011 to 2031 Part 1 allocates strategic sites for employment and housing development at Bicester. Policy SLE1 helps to deliver the Plan's strategy to locate employment proposals at Banbury, Bicester and Kidlington and aims to address Bicester's imbalance between homes and jobs and the Plan's aim to reduce out commuting.
- Policy SLE1 requires proposals for employment development to be within the built-up limits of Bicester unless on an allocated site.
- Policy Bicester 10 allocates 18 hectares of land for B1 business uses to provide the opportunity to encourage the knowledge economy in Cherwell by enabling businesses which have or want links to the Oxford cluster, as well as direct spin out companies to locate to Bicester. Its development would also provide employment in Bicester helping to reduce out commuting to Oxford and London which is an objective of the Local Plan. No residential development is proposed on this site.
- The policy anticipates that the site in total could generate approximately 3,500 jobs.
- The application includes proposals which are inconsistent with the strategy in the Development Plan in terms of the Plan's allocations
- The application site is outside the built-up limits of Bicester. Whilst it is noted that the indicative masterplan in the application currently shows residential development outside the Bicester 10 allocation, employment development outside the allocation would be inconsistent with Local Plan Policy SLE1. However, having regard to the extant permission 16/02586/OUT no policy objection would be raised to B1 development on the land within the application beyond the Bicester 10 allocation.
- If this application were to be granted there would be a reduction of approximately 10,500 sqm of BI floorspace when compared to the extant permission.
- Proposed B1(a) office within the Bicester 10 allocation is in accordance with the adopted local plan and is supported in principle
- Policy SLE 1 sets out criteria for assessing applications on employment sites. The application is on land which has a previous planning permission for employment uses (16/02586/OUT). The applicant will

	<p>therefore need to demonstrate that the requirements of SLE 1 have been met by providing evidence of why employment use should not be retained. It is noted that the applicant has provided information of the very limited demand for office accommodation in Bicester, however an assessment of other employment (B uses) is also required.</p> <ul style="list-style-type: none"> • Policy BSC 1 states that 10,129 houses will be delivered at Bicester between 2014 and 2031. • As set out in the Councils' AMR (December 2019). There were 2,119 housing completions in Bicester between 2011-2019 and there were 3,348 homes with planning permission (31/3/2019). • The AMR also demonstrates that the District presently has a 4.4-year housing supply for the period 2020 – 2025. • The Secretary of State for MHCLG issued a written statement on 12 September 2018 containing a 'temporary change to housing land supply policies as they apply in Oxfordshire'. It sets out that the Oxfordshire authorities will only need to demonstrate a 3-year housing land supply and not 5 years so that the authorities can focus their efforts on the JSSP. • The merits of providing additional homes (including affordable homes) on this site is noted. • Whilst the concept of live-work communities, particularly for young innovators, is interesting, concerns are raised about the practicalities of controlling the future occupiers of the proposed dwellings to the target sectors. • The amenities of the future occupiers of the dwellings will also need to be considered as the development would be located in a predominantly employment area on the edge of the town. • The proposals are located at Bicester, which is identified as a sustainable location in the Local Plan, where there are job opportunities and services and facilities. However, the development would be on a greenfield site isolated from other residential communities and some distance from many local services and facilities. Proposals will need to be considered against policy SLE4. • The proposed retail and café elements are town centre uses and will need to be considered against the requirements of Policy SLE 2.
<p>Policy Recommendation</p>	<p>Objection</p>