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Reserved Matters Compliance Report

Catalyst, Bicester

September 2020

Q200424

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1 Introduction

- 1.1 This Reserved Matters application (“RMA”) is submitted on behalf of Albion Land (Three) Limited (“the Applicant”) pursuant to the planning permission granted 24 September (ref. 19/01740/HYBRID) (“the consent”).
- 1.2 This RMA relates to the first phase of employment development (for 5,126 sqm GIA), enabling works for later phases and SuDS swale delivery, with associated landscaping, utilities and access, at land off Wendlebury Road, Bicester (the “Site”) (**Figure 1.1**).

Figure 1.1. Wider Hybrid Site Location



- 1.3 The site forms part of a wider proposal to deliver gateway development to the south-west of Bicester. The planning consent granted:
 - Full planning permission for health and racquets club, with associated access, car parking, and associated leisure and recreation facilities and landscaping (“the Full consent”).
 - Outline planning permission (with all matters reserved except access) for B1 development (Use Class B1a, B1b and/or B1c) (“the Outline consent”).
 - Highways works, including the provision of a roundabout between Vendee Drive and Wendlebury Road).
 - Creation of wetland and landscaped areas and associated infrastructure works.

- 1.4 The consent determined the principle of development, acceptability of the uses and amounts, and the proposed access for the Outline consent.
- 1.5 This RMA is submitted pursuant to Condition 26 of the consent, and seeks Cherwell District Council's ("CDC") approval of the following 'reserved matters' for this first phase:
 - Appearance
 - Landscaping
 - Layout
 - Scale
- 1.6 Applications have been submitted to discharge details required for Conditions 41 (Ground Investigation) and 44 (Archaeological Investigation) of the Outline consent.
- 1.7 Further details relating to the satisfaction of other pre-commencement and pre-occupation conditions will follow this RMA.

Developer Approach to RMA

- 1.8 The Applicant has extensive experience of delivering high quality attractive employment development, both within Bicester and the wider Oxfordshire region, and therefore has a deep understanding of occupier needs and expectations.
- 1.9 This understanding has been further bolstered by the market research undertaken to support the hybrid planning application and advice subsequently provided by VSL and Partners.
- 1.10 This position makes them well-placed to develop high quality accommodation that aligns with current market trends and demands.
- 1.11 This first phase of development is being undertaken speculatively, and demonstrates the Applicant's confidence in the attractiveness of Bicester for major employers / manufacturers; particularly in respect of the growing knowledge economy.
- 1.12 Given also the current and anticipated socio-economic impacts resulting from the COVID-19 pandemic, this speculative approach demonstrates significant confidence in Bicester's economic sustainability and resilience.
- 1.13 The Applicant's approach to the development, in respect of these issues, is discussed throughout this Report.

Report Structure

- 1.14 This Reserved Matters Compliance Statement is provided in support of this RMA, and is structured as follows:
 - **Section 2** describes the Site and relevant background to the RMA.
 - **Section 3** outlines the development management context relevant to the RMA.

- **Section 4** describes and evaluates the proposals in the context of the Hybrid consent and relevant Reserved Matters
- **Section 5** demonstrates the RMA's compliance with the Hybrid consent, relevant planning controls and policies, and highlights the planning / sustainability benefits to be generated.
- **Section 6** concludes on the above.

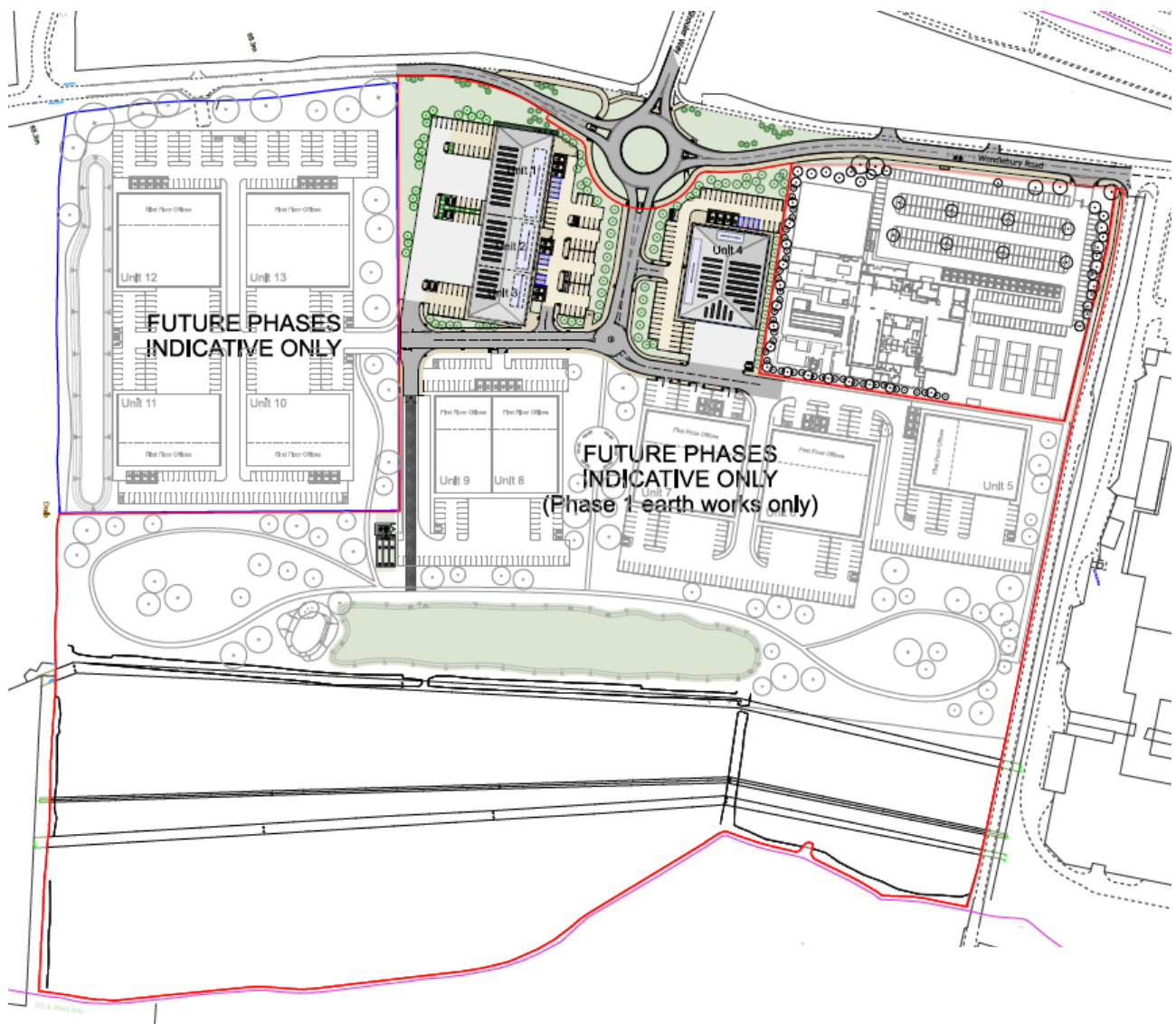
2 Factual Account

Site Context

2.1 The Site is situated to the south west of Bicester, to the east of Wendlebury Road (and the Bicester Park & Ride), south of Bicester Avenue Garden Centre and north of an existing poultry farm. The poultry farm is the subject of a separate outline planning permission for employment development (application ref. 19/01746/OUT), granted alongside this planning consent.

2.2 The RMA site comprises a parcel within this Hybrid Site (**Figure 2.1**).

Figure 2.1. RMA Phase 1 Area



- 2.3 Situated within the major strategic allocation ‘Bicester 10’ (see **Section 3**), the Site is within the planned development limits of the town, and forms a key part of the high quality, sustainable extension / south western gateway to Bicester.
- 2.4 Access to the Site is via Wendlebury Road (west) and, since the Site’s previous use was for agriculture, it is relatively flat and low-lying.
- 2.5 A water course runs along the east of the Site. The eastern portion of the wider site is within Flood Zone 2/3, with the Site in Flood Zone 1.
- 2.6 The Site is bounded by hedgerows and trees, with smaller parcels within also demarcated by natural features and stock fencing.

Planning Background

- 2.7 This RMA relates to Phase 1 of the Outline consent (**Figure 2.1**). **Section 4** outlines the extent of works proposed within this application, and later phases.
- 2.8 The approved Highway works are being delivered through a Section 278 agreement with Oxfordshire County Council (submitted 29 September 2020).
- 2.9 The Hybrid consent includes several conditions relating to the delivery of the approved development:
- **Condition 24:** Development shall not exceed a maximum floorspace of 16,800 sqm GIA, and no more than 35% (5,880 sqm) should be for Use Class B1a (Office) development.
 - **Condition 27:** Establishes the location and extent of development zones, and requires the development to comply with the approved Development Framework Plan (“DFP”) (ref. 18022-TP121D) (see **Appendix 1**).
 - **Condition 29:** Except where otherwise stipulated, development should accord with the approved Site Location Plan, Parameter Plans and Access Arrangements (contained in **Appendix 2** and discussed further under **Section 4**).
 - **Condition 31:** Development should accord with the Outline Energy Strategy (ref. 1463/ESC/00/ZZ/RP/Z/0014 dated February 2020) and achieve BREEAM standard ‘Very Good’.
 - **Condition 32:** Development should accord with the approved Flood Risk and Drainage Assessment, provide the specified finished floor levels and compensatory floodplain storage.
- 2.10 Further conditions are imposed that require the submission of further information for CDC’s approval. This information will follow the submission of this RMA and the submission of details referenced above.
- 2.11 **Sections 4 and 5**, alongside the accompanying **Design Statement**, provide further detail on the proposals, how they address the site’s context and satisfy these conditions.

3 Development Management Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the adopted Development Plan (“DP”) unless material considerations indicate otherwise.
- 3.2 As noted in **Section 1**, the principle of development, access, and key environmental considerations were considered and accepted at Outline stage.
- 3.3 Detailed visual and environmental matters (appearance, landscaping, layout and scale) are addressed in this RMA, and the below policies and guidance are relevant to this.

Adopted Development Plan

- 3.4 The adopted DP for CDC comprises:
- The Cherwell Local Plan 2011-2031 (“CLP”) (adopted July 2015)
 - Cherwell Local Plan (1996) Saved Policies (“CLP SP”)
 - Oxford County Council Minerals and Waste Local Plan (1996) Saved Policies (“MWLP SP”).
- 3.5 The CLP, and the below policies, are most relevant to this RMA, and are addressed in this report alongside the approved DFP.
- 3.6 CLP Policy Bicester 10 (‘Bicester Gateway’) allocates the Site for Use Class B1 development¹. The principle purpose of the Policy is to catalyse the development of Bicester’s ‘knowledge economy’ by way of attracting *“high tech knowledge industries”*.
- 3.7 Policy Bicester 10 sets out detailed planning and design considerations/expectations that proposals should accord with, which has informed the approved DFP, and also expects compliance with Policy ESD 15.
- 3.8 Policy ESD 15 (‘The Character of the Built and Historic Environment’) sets out detailed design expectations, which overall aim to ensure new development complements and enhances its contextual character *“through sensitive siting, layout and high quality design”*.
- 3.9 **Sections 4** and **5** provide further detail on the proposals and how the scheme addresses Reserved Matters in accordance with these policies.

¹ Comprising B1a (Offices), B1b (Research and Development) and B1c (Light Industry).

Other Considerations

National Planning Policy Framework and Guidance

- 3.10 A key material consideration in the determination of application is the National Planning Policy Framework (“NPPF”) (published February 2019), which sets out the Government’s planning policies and carries significant weight in decision making.
- 3.11 Sitting alongside the NPPF is National Planning Practice Guidance (“PPG”), which provided guidance on the application of NPPF policies.
- 3.12 Paragraphs 7-10 of the NPPF promote the delivery of sustainable development, which centres achieving economic, social and environmental objectives in mutually supportive ways. Where this is achieved, in accordance with an up-to-date DP, development should be approved without delay.
- 3.13 Of most relevant to this application, is Chapter 12 (‘Achieving well-designed places’), which sets out the Government’s policies aimed at delivering “*good design*”. Paragraph 127 sets out several design principles development should achieve, and Paragraph 130 expects schemes that accord with Local Plan design policies to be supported.
- 3.14 PPG² on Reserved Matters applications confirms what details matters can be reserved for later determination. As noted in paragraph 1.5 above, in this case, these are appearance, landscaping, layout and scale; for which conditions setting specific parameters (outlined in Paragraph 2.9) have been implemented.

Use Class Order Reform

- 3.15 On 1 September 2020, changes to the Use Class Order become effective³. This effectively places all commercial and employment uses (B1a-c) into one Use Class (Class E ‘Commercial, Business and Service’).
- 3.16 Given that Condition 24 explicitly controls the uses for the Hybrid consent, it is not anticipated that these regulation changes will affect the nature of the proposals or the approved future use.

COVID-19

- 3.17 The COVID-19 pandemic, and consequent Government lockdown has had and will have significant economic and social impacts, which are expected to affect people and places beyond 2020.
- 3.18 To ensure that this development can contribute to minimising and mitigating the associated negative impacts, and contribute to safeguarding and enhancing Bicester’s future economic and social resilience, CDC should support and proactively manage the application.

² ‘Making an application’ Paragraph: 006 Reference ID: 14-006-20140306

³ Town and Country Planning (Use Classes) Order 1987 as amended by the Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020

- 3.19 This will ensure it can be built out and accommodated quickly, and consequently allow the schemes sustainable benefits to be realised.

Summary

- 3.20 Proposals should achieve sustainable development, in accordance with the adopted DP. Where achieved, development should be approved without delay.
- 3.21 In this case, development is required to facilitate the delivery of the knowledge economy, provide attractive well-designed units that are flexible, adaptable and able to meet the needs of occupiers involved in the technology, innovation and employment sectors.
- 3.22 Surrounding places should be attractive, high quality and promote good wellbeing and healthy lifestyles, and wildlife habitats and connectivity.
- 3.23 The key consideration of this RMA relates to achieving “*good design*” in accordance with national and local design policies, and development parameters implemented through the Hybrid Planning Permission.
- 3.24 Given current circumstances, notably the COVID-19 pandemic, CDC should place significant weight on the available benefits, and act proactively to ensure development contributes quickly to the sustainability of Bicester.

4 Development Proposals

- 4.1 This RMA relates to Phase 1 of the Outline consent delivering 5,126 sqm GIA of employment development, of which 1,322 sqm (c.25% across all units) will be office floorspace (provided at first floor).
- 4.2 It will provide 4 units, of between 837 and 1,985 sqm as shown on **Table 4.1**.

Table 4.1. Phase 1 Floorspace

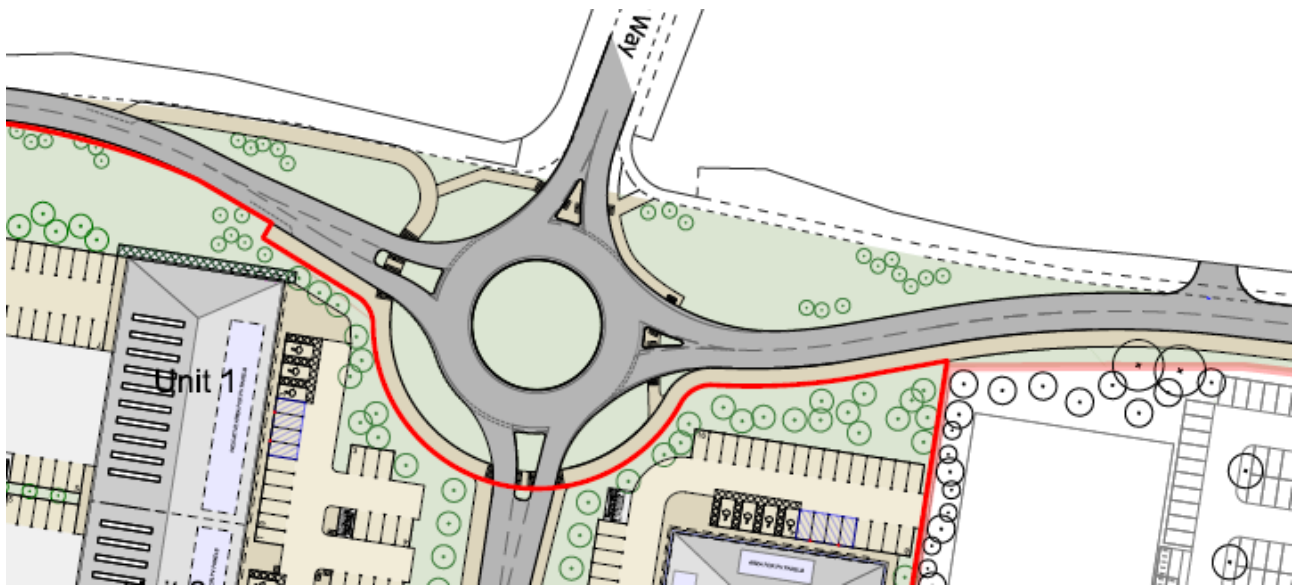
Unit	Ground Floor (GIA sqm)	Upper Floor (GIA sqm)	Total (GIA sqm)
1	1,089	361	1,450
2	644	210	854
3	632	205	837
4	1,584	401	1,985
Total			5,126

- 4.3 As noted in **Section 1**, the Applicant's experience in, and understanding of, the local market places them in a unique position to design the first phase of the development speculatively. To ensure the success of this first phase of development, the units provide flexibility and adaptability for their 'fitting out' post-construction.
- 4.4 The scheme design, with regard to reserved matters is summarised below, and discussed in detail within the accompanying Design Statement.

Access

- 4.5 The principle access (**Figure 4.1**), from Wendlebury Road and the A41 and B4030 via a new roundabout, was approved through the Outline consent. Compliance with Parameter Plan 04 (Site Access) is required (**Appendix 2**).

Figure 4.1. Site Access



- 4.6 This improved road layout will also provide dedicated cycleway/pavement access into the Site, providing an attractive and convenient access for cyclists and pedestrians that will encourage the uptake of sustainable and healthy modes of transport where possible.
- 4.7 Internal accesses provide appropriate space for vehicles and pedestrians to access each unit safely and efficiently.
- 4.8 All units within this phase will be provided with a servicing / operational yards, staff and visitor parking (including cycle, Electric Vehicle charging and accessible bays).
- 4.9 The accompanying Parking Note considers local parking requirements relevant to the proposed flexible uses. It confirms that the number of parking spaces proposed is sufficient and acceptable for the range of approved uses.
- 4.10 The accompanying swept path analysis also demonstrates that there is sufficient access and turning for servicing within the development.

Landscaping

- 4.11 With respect on landscaping, Parameter Plan 03 (**Appendix 2**) controls where existing landscaping is to be retained. Within Phase 1 no landscaping is required to be retained.
- 4.12 The DFP defines landscape zones, swale locations, and a gateway landscaped boulevard, and sets key principles to ensure a landscape led approach to design is taken, particularly in integrating the layout and landscaping with the surrounding landscape and transport routes.
- 4.13 The Phase 1 landscape proposals are shown in **Figure 4.2** and **4.3**, and reflect the DFP principles and designations.

Figure 4.2. Landscape Proposals Around Buildings

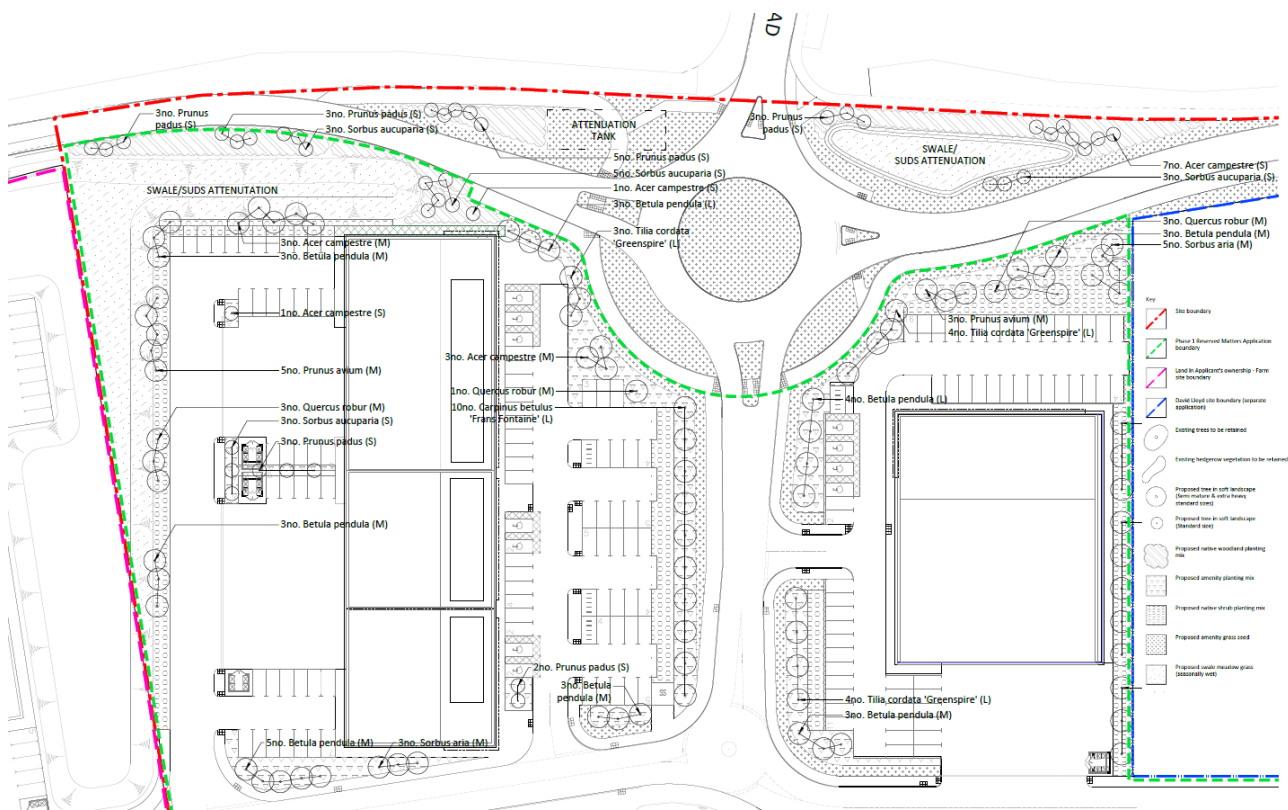
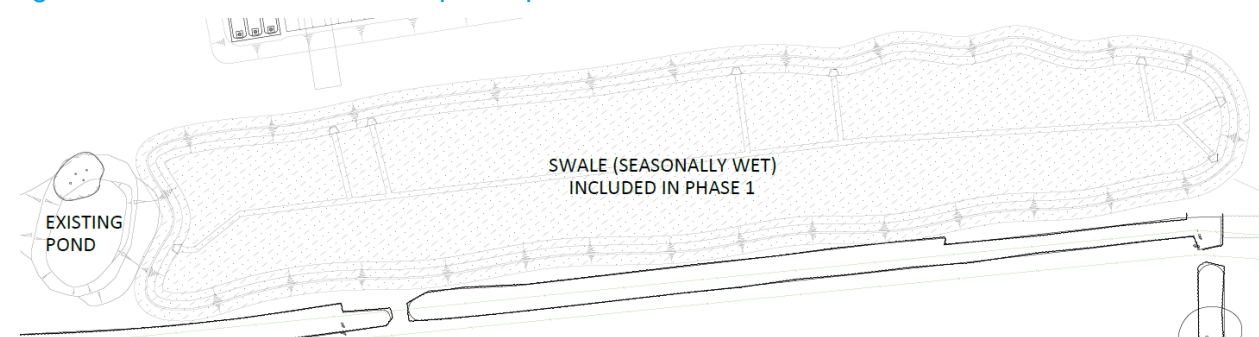


Figure 4.3. SuDS Swale Landscape Proposal



- 4.14 The proposed landscaping frames the development areas and occupies prominent areas within the centre of the Site. This principle route through the site is tree-lined streets and provides a direct route towards the future public open space and SuDS basin.
- 4.15 This landscape-led approach brings the on-site flora to the forefront, and will establish a green setting which the buildings will integrate into.
- 4.16 Along the Site's west boundary, and connecting vehicle infrastructure, extensive tree/buffer planting will be provided, which will further strengthen the Site's green setting when viewed from the external public realm.
- 4.17 Through this, there will be views to the development, providing excellent legibility, visual and physical permeability to the Site.

4.18 Alongside the tree-planting will be mixed low-level shrub planting, together, this landscaping defines the green, attractive and healthy setting of the development, and makes an important contribution to habitat connectivity and biodiversity throughout the Site.

Layout

4.19 The Site Layout (**Figure 4.4**) has been designed to take account of the range of uses being delivered, and provides attractive, open main entrances facing the centre of the site, with further employee parking and servicing areas to the rear.

4.20 First floor offices face the centre of the site and approaching access, providing good natural surveillance and active frontages, which will animate the Site and increase safety / deter the risk of criminal behaviour.

4.21 This arrangement ensures good functionality, efficient movements and operations. With day-to-day operations (e.g. loading and unloading), being undertaken away from the Site's central areas and public realm.

Figure 4.4. Site Layout



4.22 Further phases will be designed to link into this layout, and will provide the Site's public open space around the existing pond, and SuDS attenuation basin (part of this phase).

4.23 The Phase 1 layout aligns with the layout parameters defined by the DFP, and development zones defined by Parameters Plan 01 (Land Use) (see **Appendix 2**). It will not interfere with future phase's compliance with these, or other, drawings.

Appearance

4.24 The proposed buildings (**Figure 4.5**) are designed to provide functional and flexible accommodation, and will be built to high sustainability standards. This and the overall approach to building design is elaborated on in the accompanying Design Statement.

Figure 4.5. Building Design Visual



4.25 They will consist of modern aluminium clad buildings, which are accentuated by extensively glazed frontages and entrances, and contrasted against feature canopies that create continuity through the development.

4.26 On walls without windows, different cladding with vertical textures are used to add interest and break up the frontage.

4.27 Entrances occupy the corners of development, and provide entrance canopies above the doors, and are set within 2-storey glazed corners. This establishes distinctive and attractive entrances, within which occupiers will be able to interact with and enjoy the development's green setting.

4.28 The proposed building materials palette is outline in **Figure 4.6**.

Figure 4.6. Example Materials Palette



4.29 The modern elevational treatments overall provide a high-quality appearance and visual interest that is visually pleasing.

Scale

4.30 The proposed buildings for this RMA will be up to 11.5m to the ridge. This is in accordance with Parameters Plan 02 (Building Height) (**Appendix 2**), which permits buildings up to 12m in this RMA area.

4.31 As noted above, the proposals accord with the identified development zones and are therefore acceptable in terms of their vertical scale, and the proposed units provide a good mix of unit sizes that will provide a good range of accommodation opportunities for a variety of business types and sizes.

Summary

4.32 The proposals comprise a flexible, adaptable and market-led development, which will be attractive to potential occupiers and shows the Applicant's confidence in Bicester's economy.

4.33 With regard to the relevant Reserved Matters, the proposals comprise high quality development, in terms of its layout, appearance, scale and extensive landscaping that will benefit site users, passers-by and local wildlife. The development reflects the approved parameters and DFP, and are appropriate in all other respects.

4.34 The proposals compliance with the key policies (outlined in **Section 3**), alongside the Hybrid Consent's planning controls, is considered further in **Section 5**.

5 Reserved Matters Compliance

- 5.1 The proposals comprise high quality employment space for flexible B1(a-c) uses (which includes office space, research and development and light industrial uses).
- 5.2 These uses are associated with modern innovation / technology industries, low impact and more bespoke production processes or services.
- 5.3 As the development is laid out, the proposals will attract a good range of small-large sized enterprises that cover a vast range of industries and sectors.
- 5.4 This proposed development strategy will support CDC's aspirations to develop the knowledge economy in this location.

Hybrid Consent

- 5.5 As noted in Paragraph 2.9, the following planning controls have been implemented to control further Reserved Matters applications:
 - **Condition 24:** Development shall not exceed a maximum floorspace of 16,800 sqm GIA, and no more than 35% (5,880 sqm) should be for Use Class B1a (Office) development.
 - **Condition 27:** Establishes the location and extent of development zones, and requires the development to comply with the approved Development Framework Plan ("DFP") (ref. 18022-TP121D) (see **Appendix 1**).
 - **Condition 29:** Except where otherwise stipulated, development should accord with the approved Site Location Plan, Parameter Plans and Access Arrangements (contained in **Appendix 2** and discussed above in **Section 4**).
 - **Condition 31:** Development should accord with the Outline Energy Strategy (ref. 1463/ESC/00/ZZ/RP/Z/0014 dated February 2020) and achieve BREEAM standard 'Very Good'.
 - **Condition 32:** Development should accord with the approved Flood Risk and Drainage Assessment, provide the specified finished floor levels and compensatory floodplain storage.
- 5.6 The Hybrid consent is conditional upon development being brought forward in accordance with the below conditions, the DFP (**Appendix 1**), and a range of planning parameters (included at **Appendix 2**).
- 5.7 These drawings established the overarching scheme design and landscaping principles, and the locations and extent of development zones, building heights, access, and tree/hedge retention. As noted in **Section 4**, these considerations / controls have been satisfied.
- 5.8 Compliance with Conditions 24, 31 and 32 will be maintained throughout the implementation of the development.

- 5.9 Conditions managing pre-commencement and pre-occupation matters will be addressed through separate discharge of condition submissions.

Scheme Compliance

- 5.10 With respect of the Reserved Matters and Conditions 26, 27 and 29, the scheme's compliance with relevant planning policy objectives is addressed below:

Landscaping

- 5.11 The proposed landscaping provides a strong landscape setting, with planting and principal routes to provide extensive and dominating green infrastructure into the centre of the site, leading to a substantial natural SuDS area and open space.
- 5.12 In the face of climate change, and adverse weather events, the landscaping will safeguard the Site's microclimate by creating a cooler environment through shading, to the benefit of occupiers and wildlife using the site.
- 5.13 As noted in **Section 4**, the landscaping proposals in this RMA have important benefits for local wildlife connectivity and habitats, particularly to the substantial SuDS and wetland area (east). The species chosen will be particularly beneficial for small wildlife / insects.
- 5.14 The open space and planting will also be of significant benefit to occupiers and employees' health and wellbeing
- 5.15 The landscape led approach will soften the visual appearance of the buildings, and hardstanding, which will be integrated into and screened by high and low level planting.

Layout

- 5.16 The proposed layout, notably the public realm and future open space will encourage social inclusion and integration. The layout design, with natural surveillance over the central areas of the site, will also create a safe environment.
- 5.17 The extensive open space and landscaping will provide spaces that allow people to connect with nature, and will provide spaces to improve their health and wellbeing.
- 5.18 The primary access boulevard, creates visual permeability throughout the site, ensuring it is highly accessible to all users. The internal street layout promotes pedestrian movements throughout.
- 5.19 The proposed connecting pedestrian and cycle infrastructure, the Site will be highly accessible (by sustainable means) to the surrounding area, and its many services and amenities. This infrastructure will be safe, accessible and entirely user-friendly, and promotes healthy and active lifestyles.
- 5.20 The buildings, in terms of their form, overall use, and in association with the proposed landscaping, provides a place and buildings that are adaptable to changing circumstances (notably technological and environmental changes).

- 5.21 The layout overall, is efficiently designed, but corresponds with the above DFP, which ensures high quality, attractive development will be delivered.
- 5.22 The above provides great benefits for the health and wellbeing of visitors and occupiers, and will facilitate broader engagement and innovation between occupiers on-site.

Appearance

- 5.23 The proposed buildings provide contemporary, attractive buildings, of high visual quality; whilst also maintaining functionality and flexibility for future occupiers to adapt the spaces to their needs.
- 5.24 This type of building will attract high class businesses looking to move to an accessible location in Bicester and/or upgrade the quality of their accommodation.
- 5.25 The colour palate and elevational treatments have been given careful consideration, in terms of establishing a distinctive and attractive environment. The finished products will be of high quality, sustainable design.
- 5.26 The proposals create a strong, 'high class' character that achieves CDC's 'knowledge economy' gateway ambitions.

Scale

- 5.27 The proposed scale aligns with the parameters agreed with CDC to ensure sensitive integration with the surrounding context and character, reflective of local topography.
- 5.28 Scale, layout, appearance and landscaping have been considered holistically from the master-planning stage, and ensure that high quality, sustainable development is achieved and will be delivered.
- 5.29 In light of the above, the proposals demonstrably comply with CLP Policies Bicester 10 and ESD 15, and Paragraphs 8 and 130 of the NPPF.
- 5.30 The Reserved Matters comply with key policies relevant to this RMA.

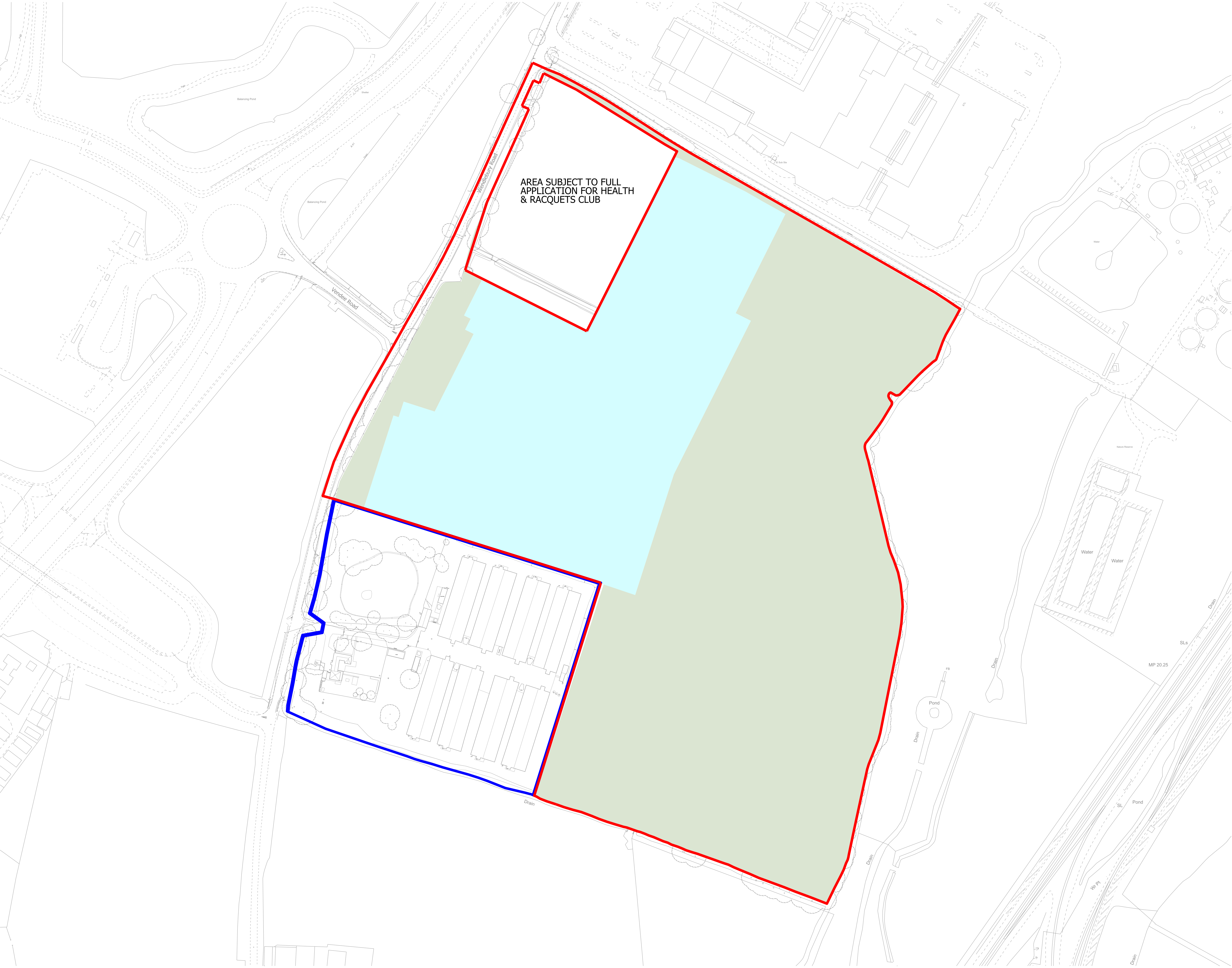
Summary

- 5.31 This RMA complies with the Hybrid consent and relevant planning controls managing the approved uses and the Reserved Matters relevant to this phase of development.
- 5.32 All planning controls will be complied with through construction and subsequent operations.
- 5.33 The proposals, and Reserved Matters requiring CDC's approval, comprise appropriate high quality, sustainable design (scale, form and appearance); set in extensive biodiverse landscaping; with safe, legible and permeable layout.
- 5.34 The Reserved Matter proposals comply with CLP Policies Bicester 10 and ESD 15, and paragraphs 8 and 130 of the NPPF.

5.35 In light of the above, the proposals comprises sustainable development, and are acceptable in all respects. This RMA should be approved without delay.

6 Conclusion

- 6.1 This RMA is submitted on behalf of Albion Land, for Phase 1 of the employment (Outline) element of the Hybrid consent, in relation to land off Wendlebury Road.
- 6.2 The proposals form a significant element of aspirations for a knowledge economy gateway to the South West of Bicester. The development makes a considerable and valuable contribution to this, and to the sustainability and resilience of Bicester's economy and community going forwards.
- 6.3 This RMA is being brought forward speculatively, without secured occupiers, and is responsive to current market demands. It proposes flexible and adaptable units, with high quality floorspace and ancillary office accommodation. The proposals are suitable to meet diverse business needs.
- 6.4 Due to the COVID-19 pandemic, and the associated social and economic impacts that have happened, and are expected to subsist, the Applicant's investment in this site (speculatively) highlights their confidence in Bicester's economy and CDC's aspirations for this location.
- 6.5 The Hybrid consent defines several planning controls and design parameters, which this RMA addresses. This Report demonstrates that the proposals comply with these parameters and controls.
- 6.6 This Report also highlights the high quality, sensitive and sustainable design (landscaping, layout, appearance and scale) achieved.
- 6.7 With respect to these Reserved Matters, the proposals achieve CDC's sustainability and policy objectives, as well as relevant provisions within the NPPF. This RMA should be approved without delay.
- 6.8 As the proposals comply with key policies, in order to achieve the sustainable benefits available, and to ensure the development can contribute to the recovery from COVID-19, the application should be approved and CDC should support and facilitate its quick delivery.



AREA SUBJECT TO FULL
APPLICATION FOR HEALTH
& RACQUETS CLUB

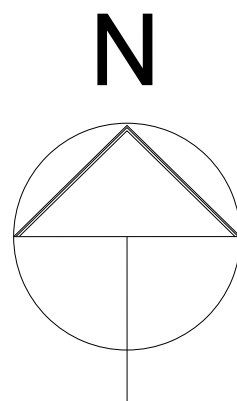
NOTES

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Subject to Statutory Approvals.

- Development Zone
- No Build Zone



B	Boundaries clarified and updated	RP	20/12/2019
A	Boundaries amended	RP	12/12/2019
Rev	Description	Chk	Date

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Project Title. **CATALYST
BICESTER**

Drawing Title. **APPLICATION 1
PARAMETERS PLAN 01
LAND USE**

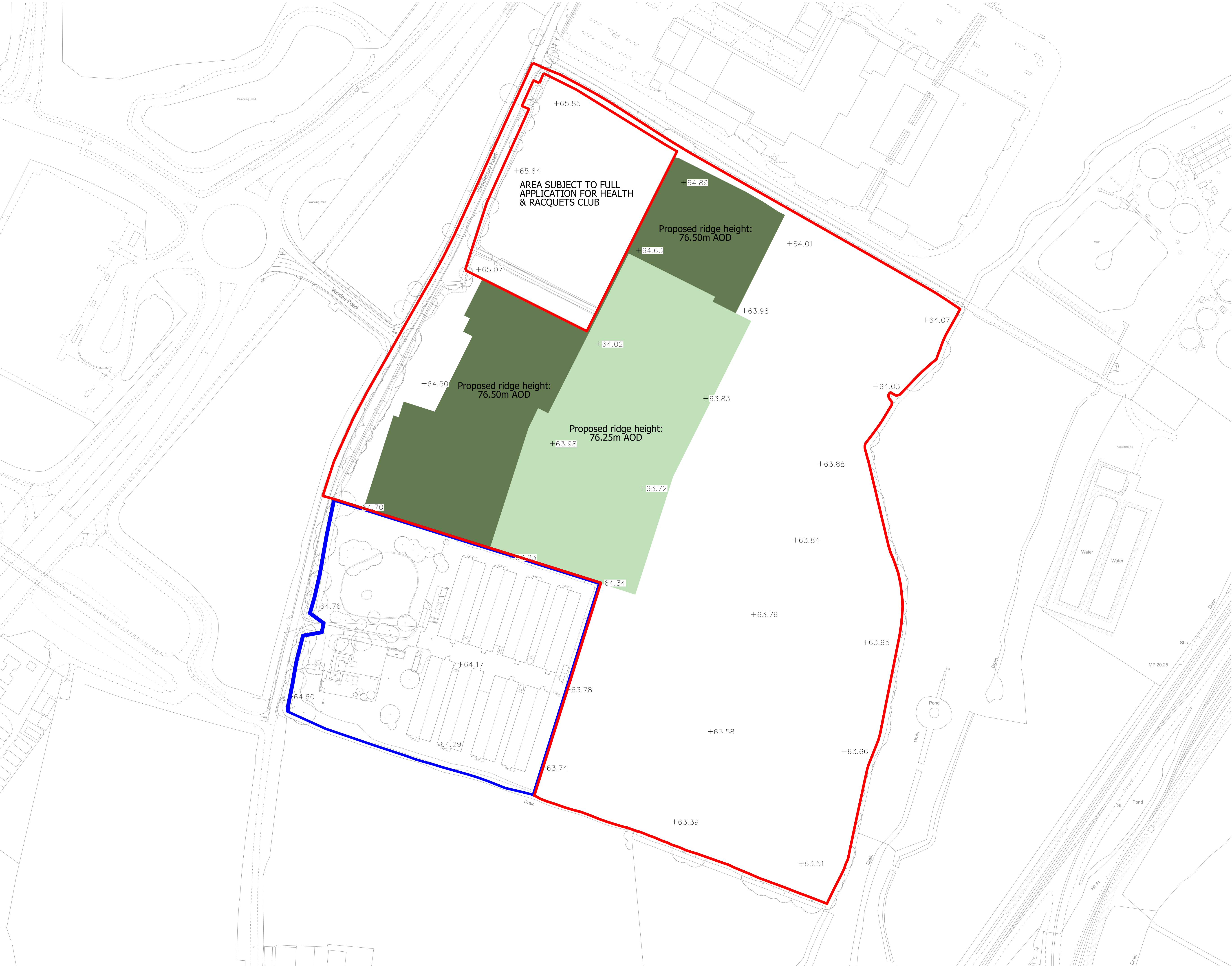
Drawing Status. **TOWN PLANNING**

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Drawn By: R C Scale: 1:1250 @ A1 Date: 14/04/2019 Chk'd By: C S



Drawing No. **18022 - TP - 102** Rev. **B**



NOTES

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Subject to Statutory Approvals.

Maximum ridge height 76.5m AOD

+XX.XX Existing site level AOD

N

C	Boundaries clarified and updated	RP	20/12/2019
B	Boundaries amended	RP	12/12/2019
A	Existing site levels added, text updated	RP	06/09/2019
Rev	Description	Chk	Date

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RIBA

Chartered Practice

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Project Title.

CATALYST
BICESTER

Drawing Title.

APPLICATION 1
PARAMETERS PLAN 02
BUILDING HEIGHT

Drawing Status.

TOWN PLANNING

0 10 100 metres

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Scale: 1:1250 @ A1
Date: 14/04/2019
Chk'd By: C S

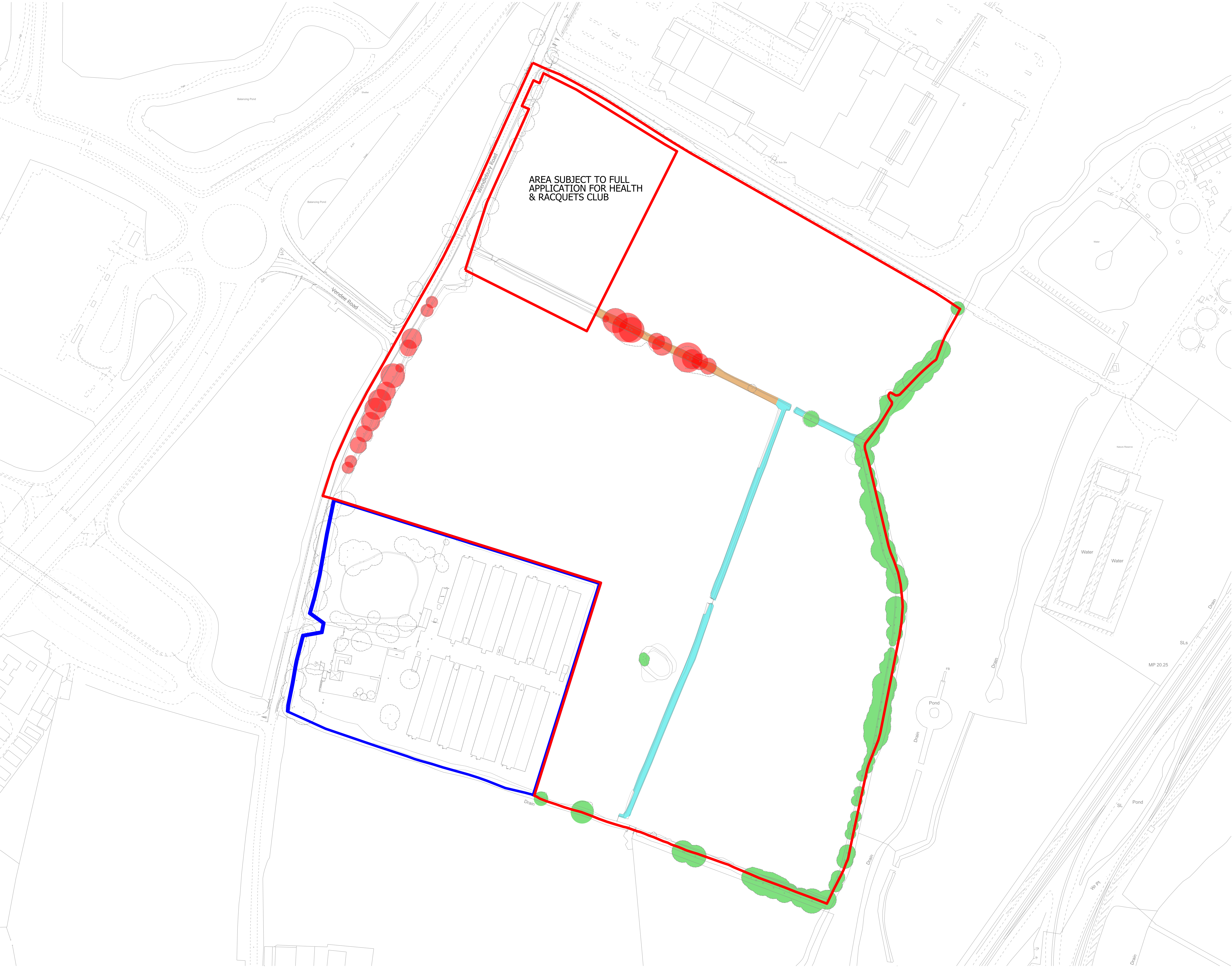
ALBION LAND

18022 - TP - 103

Rev.

C

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AREA SUBJECT TO FULL
APPLICATION FOR HEALTH
& RACQUETS CLUB

NOTES

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Subject to Statutory Approvals.

Existing tree to be removed

Existing tree to be retained

Existing hedgerow to be removed

Existing hedgerow to be retained

N

B	Boundaries clarified and updated	RP	20/12/2019
A	Boundaries amended	RP	12/12/2019
Rev	Description	Chk	Date

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RIBA

Chartered Practice

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Project Title.

CATALYST
BICESTER

Drawing Title.

APPLICATION 1
PARAMETERS PLAN 03
VEGETATION RETENTION & REMOVAL

Drawing Status.

TOWN PLANNING

0 10 100 metres

Drawn By: R C
Scale: 1:1250 @ A1
Date: 14/04/2019
Chk'd By: C S

ALBION LAND

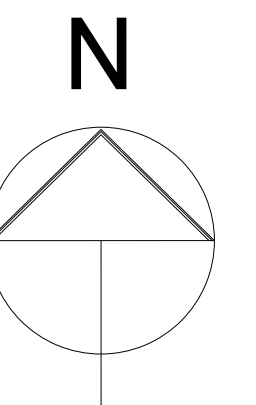
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Rev. B

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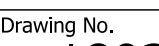
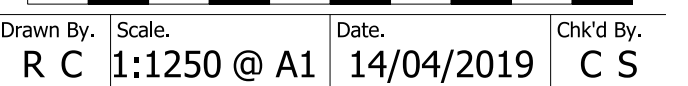
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Catalyst
Bicester

APPLICATION 1
PARAMETERS PLAN 04
SITE ACCESS

TOWN PLANNING



v.
B



- NOTES
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- Planning Site Boundaries

Health & Raquet Club Site

Active Frontages

Enhanced Corner Treatment

Building Zones
max ridge height 76.5M AOD

Landscape Zones

Landscaped Boulevard Treatment
for Primary Streets through the Site

Proposed Swales

Wetland Zone

Pedestrian Access

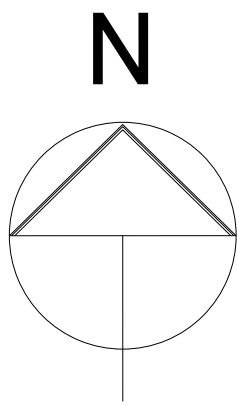
Proposed Pedestrian Route
(position TBC)

Main Access Corridor

Primary Streets

Secondary Streets

Highways Zone



DESIGN PRINCIPLES

The development will be designed and finished to achieve a high quality and attractive development, providing structured open space and a strong landscape setting in accordance with the design aspirations of Policy Bicester 10 of the Cherwell Local Plan 2011-2031 Part 1

- To achieve this, the following design principles will be followed;
- Landscape led approach to layout design
 - Street hierarchy defined by the landscape led approach
 - Layout and built form which addresses the open space to the east and promotes access to and enjoyment of the amenity opportunities this area offers by occupiers of the development
 - Permeable layout providing ease of access for pedestrians and cyclists
 - Tree lined primary streets and landscaped movement corridors to provide attractive links to the surrounding landscape and existing transport networks
 - Sensitive designed car parking and servicing areas
 - Active frontages providing visual interest and interaction between the public and private realm, and promoting natural surveillance of the streets
 - Well-defined building lines that address the primary and secondary streets and Wendlebury Road positioned within the areas indicated by the "active frontages" arrows on the plan
 - High quality and integrated approach to building design including distinctive building entrances to promote visual prominence, to reinforce street hierarchy and create interest within the development
 - Enhanced corner treatment to buildings addressing the roundabout and entrance to the site indicated by the arrows on the plan - through the use of high-quality architectural detailing, distinctive built form and materials

D	Design principles text updated	RP	22/06/2020
C	Width of landscape boulevard revised to provide symmetry	RP	16/06/2020
B	Drawing updated to show street hierarchy and landscaped boulevard	RP	08/06/2020
A	Diagram, key & notes updated to include enhanced corner treatment	RP	20/05/2020
Rev	Description	Chk	Date

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Project Title.
CATALYST
BICESTER

Drawing Title.
DEVELOPMENT
FRAMEWORK PLAN

Drawing Status.

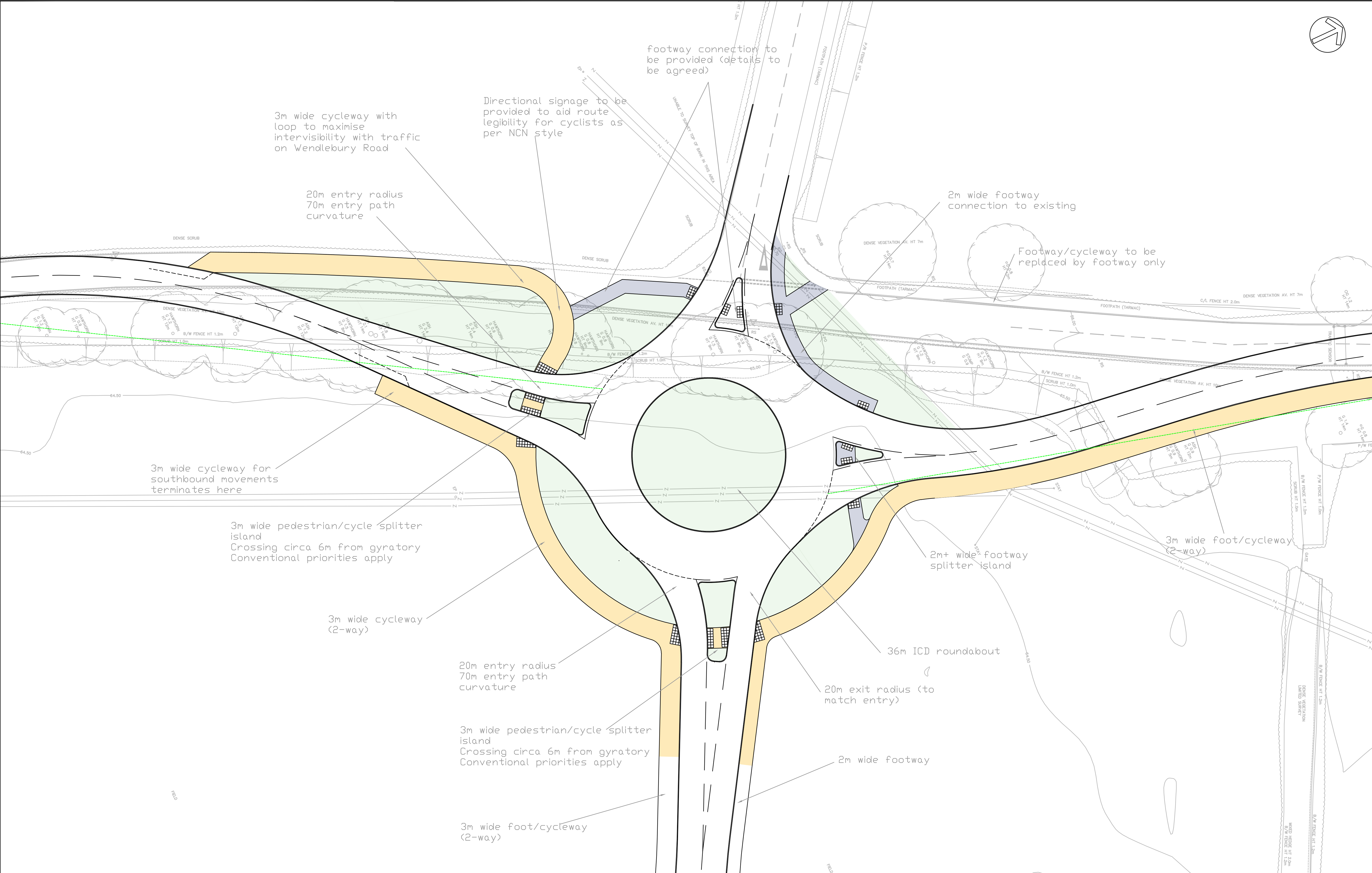
TOWN PLANNING

Scale. 0 10 metres 100

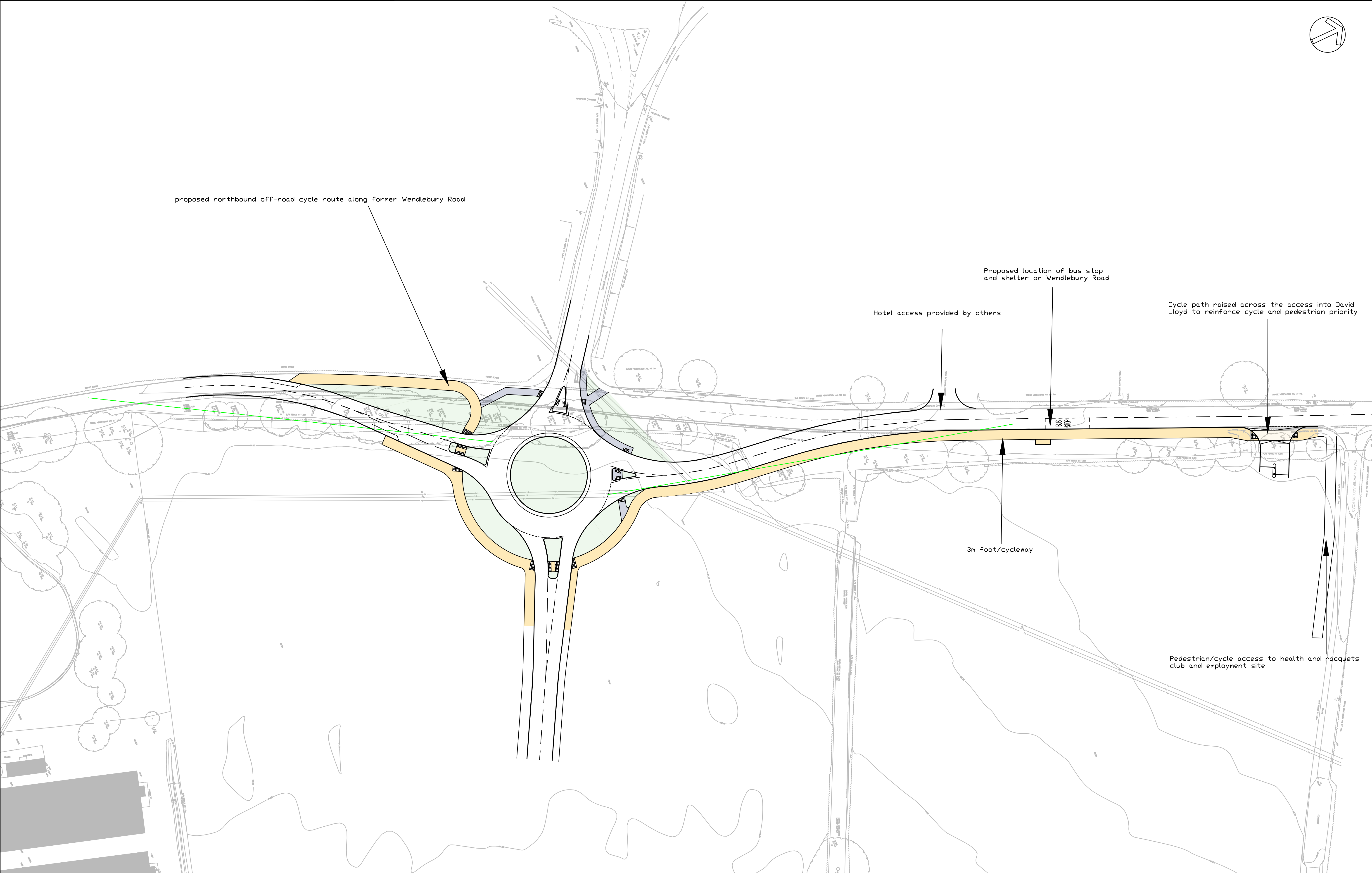
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Drawing No. 18022 - TP - 121 Rev. D



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										DRAWING TITLE																			
										PRELIMINARY REVISED ACCESS ARRANGEMENT																			
										SCALE		1: 250@A1		DRAWN BY		RJM		DATE		28/02/20		DRAWING No		19539-18		REVISION		C	



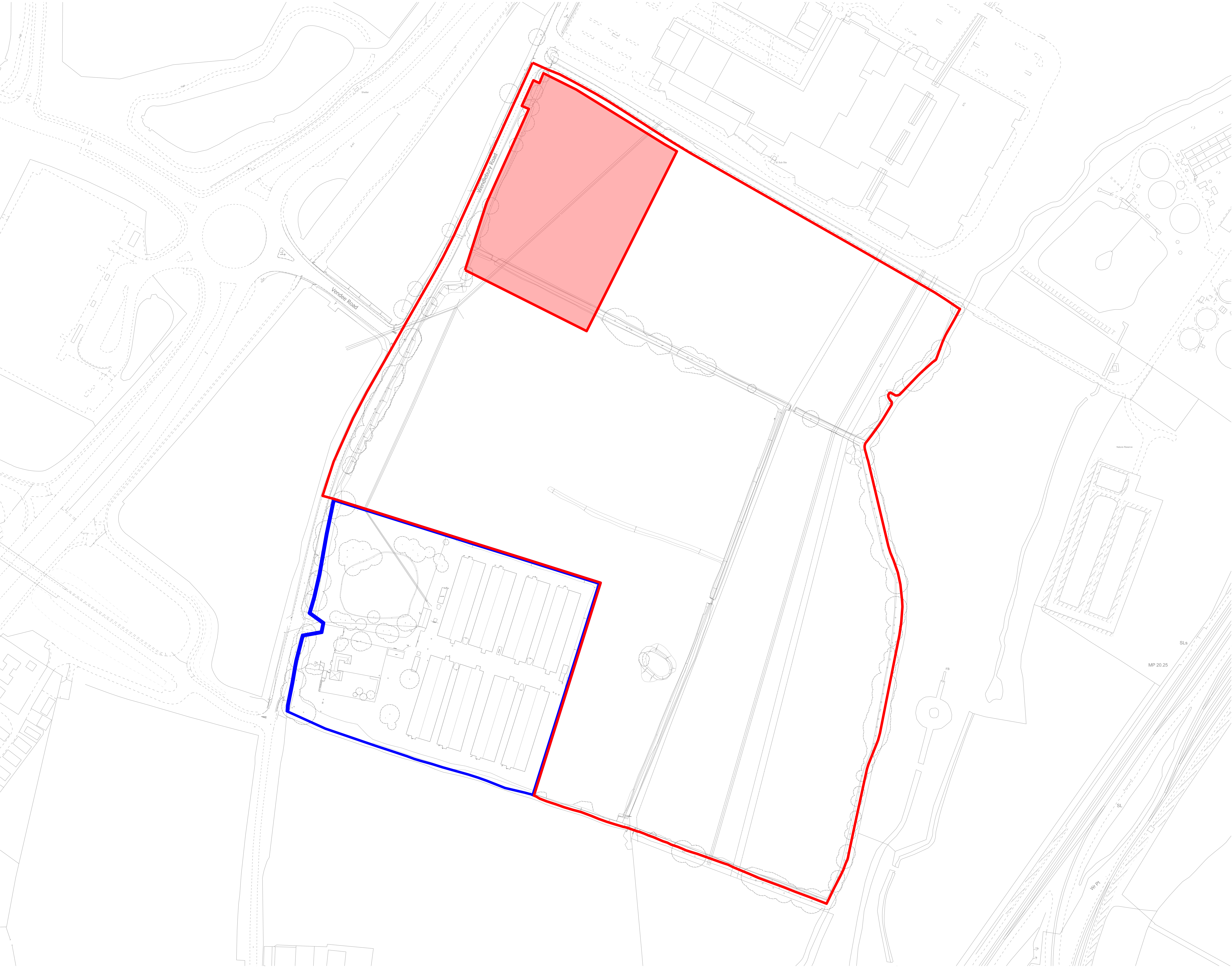
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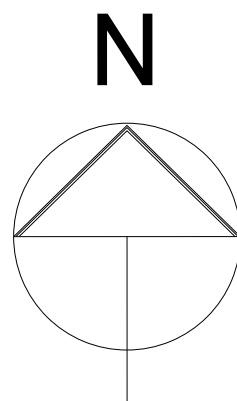
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- Application Site A
- Application Site B
- Health & Raquet Club Site (area subject to full-application)



B	Boundaries clarified and updated	RP	20/12/2019
A	Boundaries amended	RP	12/12/2019
Rev	Description	Chk	Date

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Project Title. **CATALYST BICESTER**

Drawing Title. **APPLICATION 1 SITE LOCATION PLAN**

Drawing Status. **TOWN PLANNING**



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R C	1:1250 @ A1	14/04/2019	C S



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Quod

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