



Statement of Community Involvement Phase 2A, Himley Village, Bicester

INTRODUCTION

This Statement of Community Involvement (SCI) sets out the strategy undertaken for consulting the local community with regards to Cala Homes (Cotswolds) Ltd's proposals for 123 high quality homes at Phase 2A, Himley Village, Bicester.

The land forms the southern part of the wider Himley Village which in January 2020 Outline planning permission was granted for 1,700 dwellings (LPA Ref: 14/02121/OUT).

The Site forms part of the Bicester 1 (North West Bicester Eco Town) allocation in the adopted Cherwell Local Plan 2011 – 2031 Part 1.

This document aims to demonstrate that the application has practically engaged with the local community about the plans, in accordance with Cherwell District Council's SCI and National Planning Guidance.

Cala Homes is committed to stakeholder engagement and wanted to ensure that the community and key stakeholders were made aware

of the proposed development. Cala welcomed and invited feedback on the proposals to establish if any amendments could be taken on board prior to the submission of a planning application. This SCI gives an overview of engagement activity undertaken prior to the current planning application submission.

At Cala Homes, we take a proactive role in creating local communities and always aim to have a positive impact in the areas in which we operate. This begins at a very early stage, before we even beginning to design our developments. We believe that communicating with stakeholders both early on and throughout the planning process helps us to deliver communities that provide the best outcomes to meet local need.

We have experience and specialist team working on every new proposal to ensure we design the best possible development solution for the location.



Statement of Community Involvement 2021

CHERWELL DISTRICT COUNCIL
Statement of Community Involvement
Adopted on 18 October 2021



REQUIREMENT TO CONSULT

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (July 2021).

The NPPF states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.'

In October 2021 Cherwell District Council adopted its SCI which reflects regulatory, legislative and good practice processes. It applies to both the preparation of local planning policy documents and to planning applications.

Section 5.2 of the Council's SCI contains information regarding what is expected of applicants by way of consultation and community engagement for large scale proposals.

This includes engagement in pre-application discussions with Council's Development Management service prior to submission of the application.

Applicants are also encouraged to engage with relevant organisations and infrastructure providers (including Oxfordshire County Council Highways and involve the relevant Parish Council at the earliest opportunity.

Key stakeholders are identified as Ward Members, Parish Councils and local community groups and organisations.

For all large-scale proposals, the Council expects applicants to submit a SCI in order to satisfy application validation requirements.



OXFORDSHIRE
COUNTY COUNCIL



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

EARLY ENGAGEMENT

Prior to submitting the planning application for Phase 2A, Cala Homes sought pre-application advice from officers at Cherwell District Council.

Cala Homes had a pre-application meeting with the Council on 27th March 2023. At the meeting, several issues relating to the Phase 2A proposals were discussed including:

- Housing mix
- Parking
- Design Code
- Sustainability

COMMUNITY CONSULTATION EVENT

A Community Consultation event was held on Wednesday 19th April 2023 at Kingsmere Community Centre, Bicester between 3pm and 8pm.

Leaflet invitations were sent to residents adjacent to the Site as well as the villages of Chesterton and Middleton Stoney. A total of 3,638 leaflets were sent to properties in this area.

Letters of invitation were sent to Bicester Town Council, Chesterton Parish Council., Middleton Stoney Parish Council and Bucknell Parish Council. Letters were also sent to Ward Councilors Fraser Webster, Les Sibley, John Broad, Patrick Clarke, Barry Wood and Ian Corkin.

The Community Consultation event was attended by approximately 75 people.

Visitors were invited to submit their comments via an online form at <https://calaplanning.co.uk/himleyville/>

A total of 2 completed forms were received following the consultation event. Visitors had a 2 week deadline to submit comments.

The consultation responses were somewhat positive with the main themes being car parking spaces, cycle path provision and pedestrian crossing provision for the bus stop on Middleton Stoney Road.

These issues have been taken into consideration when finalizing the proposed layout for Phase 2B.

CONCLUSION

Cala Homes has undertaken an appropriate level of pre-application engagement and discussions with key stakeholders and the wider local community, in accordance with the guidance in Cherwell District Council's Statement of Community Involvement.

The approaches included early engagement with key stakeholders, the offer of meetings with relevant Parish Councils and elected members and open communications with local residents.

Cala are committed to an ongoing dialogue with interested parties and will continue to seek to engage throughout the assessment and delivery phase. This relationship also has the ability to continue through this phase as part of Cala's Community Pledge program, which seeks to development new communities beyond the scope of planning requirements. This could take the form of a community engagement officer or the like.

However, the engagement process which was undertaken did ensure that views and input were secured by key stakeholders including Cherwell District Council and Oxfordshire County Council's Highways department.