

Land at North West Bicester

Cherwell District Council

Description of Development Parameters

Prepared on behalf of P3Eco (Bicester) Ltd and A2Dominion Group

November 2010

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Ref: 18325/A5/IP/AC
Date: 26 November 2010

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Application Drawings and Documents

DESCRIPTION OF THE DEVELOPMENT

“Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D1), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. All such development shall accord with the Application Plans and Development Parameters Schedule”.

**SITE APPLICATION BOUNDARY PLAN:
DRAWING NUMBER 7165-UA001881-01**

**LANDSCAPE MASTERPLAN:
DRAWING NUMBER GREEN INFRASTRUCTURE TYPOLOGY**

LAND AT NORTH WEST BICESTER – BICESTER ECO-DEVELOPMENT

PROPOSED LAND USE (SQ M gross unless otherwise stated)

USE	Quantum
CLASS C3 Residential	394 dwellings
Primary School (Land)	1.34 ha
B1(a) Office Accommodation	2,900
Eco-Pub	190
Retail Units (CLASS A1)	770
Community Centre	350
Energy Centre	400
Nursery	350

SCHEDULE OF THIRD PARTY TENANTS AND OWNERS

THIRD PARTY TENANTS	ADDRESS
Mr and Mrs Phipps	Home Farm, Banbury Road, Caversfield, Bicester. OX27 8TG
The Chief Executive	Oxfordshire County Council, County Hall, New Road, Oxford. OX1 1ND

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Management Procedure) Order 2010

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

Proposed Development at (a) Land at the North West Bicester, Bicester Eco Town

I give notice that (b) A2Dominion Group and P3Eco (Bicester) Ltd

Is applying to: Cherwell District Council (CDC)

For Planning Permission for (c)

Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D1), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. All such development shall accord with the Application Plans and Development Parameters Schedule"

Any owner¹ of the land or tenant² who wishes to make representations about this application should write to the Council at

Director of Planning, Cherwell District Council, 'Bodicote House', Bodicote, Banbury, OX15 4AA

By (d) 17 December 2010

Signed
Andy Cattermole

On Behalf of A2Dominion Group and P3Eco (Bicester) Ltd

Date 26 November 2010

¹ "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

² "tenant" means a tenant of an agricultural holding any part of which is comprised in the land

1.0 APPLICATION DRAWINGS & DOCUMENTS

- 1.1 Save as particularised in the development description and planning application drawings, and as part of the development parameters set out herein, the application is, so far as is relevant, submitted in outline with all matters reserved except access which is to be determined. In addition, full planning permission is sought for the residential development, means of access thereto, and associated car parking, landscape, amenity space and service infrastructure.
- 1.2 **Schedule 3** contains a schedule of application drawings and documents, and confirms the status of the drawings and documents as being either for approval or in support.

2.0 DEVELOPMENT PARAMETERS

- 2.1 The following parameters relate solely to those elements of the scheme for which outline approval is sought as those elements submitted for full permission contain all the details required to make the necessary determination.

Ground Levels and Contours

- 2.2 The proposed finished ground contours shall generally accord with those shown on drawing 7163-UA001881-01 (Drainage Details 1 of 2) and 7163-UA001881-01 (Drainage Details 1 of 2).

Development Area

- 2.3 The total (gross) site area is 21.1 ha. The net residential development area comprises 18.9 ha whilst the net non-residential developable area (to be developed for commercial and social and community uses) comprises 2.16ha.
- 2.4 The configuration of the development shall accord with the principles set out on drawing 7165-UA001881-01 entitled Planning Application Boundary (Framework Plan).

Landscape, Ecology and Nature Conservation

- 2.5 The strategic landscape shall be laid out in accordance with the principles set out on Green Infrastructure Typology Plan (Landscape Framework Plan), as described in the Landscape Assessment Document and the Biodiversity Assessment Documents.

- (i) Protected Species Mitigation;
- (ii) Details of other mitigation identified in the Environmental Statement (to be expressly stated).
- (iii) Submission of details broadly in accordance with the principles set out in the Landscape Assessment and Biodiversity Assessments.

Overall Floorspace and Quantum of Development

- 2.6 The total amount of residential development within Class C3 (residential) shall amount to 394 units.
- 2.7 The total floorspace for uses other than those falling within Class C3, but excluding Class D1 education shall not exceed 4,960 square metres of which:
- Not more than 770 square meters shall fall within use class A1 within which only one unit shall be greater than 500 square metres but shall be no bigger than 600 square metres and not more than 190 square metres within class A4.
 - Not more than 2,900 square metres shall fall within Class B1.
 - Not more than 350 square metres shall fall within Class D1 (excluding education uses) and 350 square metres within sui generis community uses.
 - Not more 400 square metres shall fall within the use of an energy centre.
 - Class D1 education uses shall comprise land for the provision of up to a two form entry primary school, of a gross site area not more than 1.34 hectares.
- 2.8 Accordingly, the total accommodation for non-residential uses, excluding education uses, shall not exceed 4,960 square metres. The proposed land uses are summarised in Schedule 1.

General Layout and Framework

- 2.9 The development of the site shall accord with the general principles set out on drawing 7165-UA001881-01 entitled Planning Application Boundary (Framework Plan).
- 2.10 The layout and design of the proposed scheme shall be in accordance with the drawing 03/005 entitled Housing Types Plan and drawings 03/006 North Field Site Plan and 03/007 South Field Site Plan.

Disposition Between Uses

- 2.11 The non residential land uses shall be broadly located as indicated on drawing 7165-UA001881-01 entitled Planning Application Boundary (Framework Plan).
- 2.12 The site for the primary school shall be located as generally indicated on drawing 7165-UA001881-01 entitled Planning Application Boundary (Framework Plan).

Open Space / Play Space Strategy

- 2.13 Strategic open / play space shall be provided in the broad locations identified on the Landscape Strategy Plan drawing number 8001. In addition, within each development zone Local Areas of Play (LAPs) or such similar provision as is agreed will be provided as appropriate. Further, other areas of open space will be provided to complement the LAPs and the strategic open space.

Site Access

- 2.14 Vehicular access to the site, as shown on drawings 7154-UA001881-01 and 7155-UA001881-01 entitled Access General Arrangement (SHEET 1 OF 2) and Access General Arrangement (SHEET 2 of 2) respectively (Site Access Drawings) will be provided from Banbury Road. The access will be provided for vehicles, footways and cycleways and the road will be aligned to suitable geometric standards. Additional cycle and/or pedestrian access will be provided to Banbury Road for which details are set out on drawing 7157-UA001881-01 entitled 'Off Site Highway Improvements'.
- 2.15 The internal site layout will be designed to facilitate the safe and convenient movement of vehicular, cycle and pedestrian traffic as shown on drawing 7165-UA001881-01. In relation to vehicular traffic, the road system will be designed to control vehicle speeds for the benefit of road safety while the pedestrian and cycle routes will aim to provide a safe and permeable network for these travel modes.

Parking

- 2.16 Car parking will be provided up to the maximum provision set out in Cherwell District Council Local Plan. Based on these standards an average of 1.6 spaces per

dwelling will be provided. Parking will be provided in accordance with the Parking Strategy.

Remediation

- 2.17 The site shall be remediated where necessary, in accordance with the principles set out in the Contamination and Ground Conditions Statement.

Surface Water Drainage & Flood Risk

- 2.18 Surface water attenuation shall be provided broadly in accordance with the proposals identified in the Flood Risk Assessment and Drainage Strategy and as identified on drawing numbers 7160-UA001881-01 (Surface Water Drainage (1 of 2), 7161-UA001881-01 (Surface Water Drainage 2 of 2), 7163-UA001881-01 (Drainage Details 1 of 2) and 7164-UA001881-01 (Drainage Details 2 of 2).

Services

- 2.19 Existing services on site shall be provided as per the Masterplan Land Uses drawing number 1046-P-009 rev L (e.g. main sewer/power line, pump).

SCHEDULE 1
Land Use Schedule

PROPOSED LAND USE

PROPOSED LAND USE (SQ M gross unless otherwise stated)

USE	Quantum
CLASS C3 Residential	394 dwellings
Primary School (Land)	1.34 ha
B1(a) Office Accommodation	2,900
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Signed
Andy Cattermole

On Behalf of A2Dominion Group and P3Eco (Bicester) Ltd

Date 26 November 2010

SCHEDULE 2
Application Drawings and Documents

Schedule of Planning Application Documents

1	Scope of Application	To set out the description of development and the application proposals.	To Support	BWLLP
2	Description of Development Parameters	To set out the parameters of the proposed development.	For Approval	BWLLP
3	Planning Statement	To set out the planning merits of the application. This document also includes the draft Heads of Terms of any S106 agreement.	To Support	BWLLP
4	Planning Policy Review	To set out the current planning policy position against which the scheme must be assessed.	To Support	BWLLP
5	Statement of Community Involvement	To explain the consultation which has been undertaken with stakeholders, views expressed and the applicant's response.	To Support	PMC
6	Affordable Housing Statement	To set out the proposed strategy pertaining to the delivery of affordable housing within the development.	To Support	A2Dominion A4 Portrait
7	Community Governance Strategy	To assess the need arising in terms of the management, maintenance and governance of the development as a whole.	To Support	BWLLP
8	Implementation Brief	To set out the proposed implementation strategy in association with the wider masterplan area.	To Support	BWLLP
9	Assimilation Strategy	To set out how the proposed development will fit with the existing Bicester.	To Support	BWLLP
10	Economic Baseline	To set out the existing economic situation within Bicester.	To Support	SQW / P3Eco

11	Economic Strategy	To assess the employment needs arising and the commercial market; to set out the proposed strategy for job creation.	To Support	SQW / P3Eco
12	Social Infrastructure Provision	To set out the existing social infrastructure provision within Bicester.	To Support	HDS
13	Drainage Strategy	To set out the proposed drainage strategy (Surface Water and Foul) for the proposed development and measures to protect against flooding of the site.	To Support	Hyder
14	Water Cycle Strategy	To set out the proposed strategy for water services and use including surface and ground water impact.	To Support	Hyder
15	Flood Risk Assessment	To assess the risk of flooding in accordance with the requirement of PPS25 and identify any mitigation measures.	For Approval (where mitigation measures are proposed)	Hyder
16	Transport Assessment	To enhance the shift to sustainable travel patterns; and to demonstrate and assess the likely traffic impact of the proposals, public transport and parking strategies and proposals.	For Approval	Hyder
17	Draft Travel Plan	To set out the proposed strategies for promoting sustainable travel choices	To Support	Hyder
18	Sustainability Statement	To set out the principles for sustainable design such as zero carbon, recycling, materials, water neutrality, sustainable transport, landscape and biodiversity.	To Support	Farrells
19	Sustainable Energy Strategy	To set out the principles for maximising energy efficiency, use of renewable sources and how the development will enhance the existing capacities to provide a suitable facility for the benefit of the development.	For Approval	Hyder

20	Code for Sustainable Homes	To set out the anticipated Code for Sustainable Homes level that will be achieved.	To Support	Hyder
21	Tree Survey/Arboricultural Statement	To set out a condition schedule of existing trees on site to include those to be retained and any mitigation required to protect their longevity.	To Support	Hyder
22	Daylight and Sunlight Analysis	To set out the likely impact of the development on the surrounding area and for the inter-relationships between buildings.	To Support	Hyder
23	Environmental Statement Volume 0 Non-Technical Summary		For Approval	Hyder
24	Environmental Statement Volume 1 Main Text		For Approval	Hyder
25	Environmental Statement Volume 3 Appendices		For Approval	Hyder
26	Environmental Statement Volume 2		For Approval	Hyder
27	Design and Access Statement	<p>To set out the design and access concepts underlying the proposed development along with the rationale and justification.</p> <p>This document includes the Safer Places Statement, Landscape Strategy and Open Space Strategy.</p>	To Support	Farrells
28	Masterplan Statement	To set out the current position of the masterplan, how it has evolved and its current status.	To Support	Farrells
29	Landscape Assessment	To describe the impact of the development on the existing landscape character and demonstrate farm viability.	To Support	Hyder