

Land at North West Bicester

Cherwell District Council

Scope of Application

Prepared on behalf of P3Eco (Bicester) Ltd and A2 Dominion Group

November 2010

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1.0 INTRODUCTION

- 1.1 The purpose of this document is to set out the scope of the application for the development of the Exemplar Scheme at the Bicester Eco-town, NW Bicester and to provide a programme for the preparation and submission of the application. The Exemplar Scheme is the first phase of the development of land at NW Bicester to provide for 5,000 dwellings as an Eco-Town, as defined in the DCLG annex to PPS1 [Eco-Towns] dated July 2009. The scheme constitutes EIA development and any submission will need to be accompanied by an ES.
- 1.2 The application will be submitted in full detail for the residential elements and the energy centre to include design, siting, layout, access, landscape and all other matters pertaining to the residential units. Outline consent will be sought for the non residential uses. The application will be accompanied by a masterplan that will demonstrate its relationship to future phases and the release of the land at NW Bicester as a whole for an eco development.
- 1.3 This Index confirms the various documents and drawings submitted with the application, their status and purpose. Specifically, it confirms those that are submitted for approval and those submitted as supporting material.
- For Approval:** The documents and drawings that we seek to be formerly approved as part of the application. They should be identified in any decision letter and/or can also be incorporated by way of condition or obligation.
- In Support:** The documents and drawings that are submitted to provide information in support of the planning application.
- 1.4 This document also identifies the various consultants instructed by the applicant to provide advice and the scope of their advice. Any points of clarification should be addressed to Barton Willmore LLP in the first instance. The applicant has agreed to undertake an Environmental Impact Assessment on a voluntary basis. Accordingly, a number of the technical assessments submitted in support of the application comprise technical appendices to the Environmental Statement.

2.0 DESCRIPTION OF DEVELOPMENT

- 2.1 “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.”
- 2.2 The development is to provide for a range of dwelling types, comprising 1, 2, 3, 4 and 5 bed dwellings, primarily houses but with some flats. 30% of the dwellings are to be provided on an affordable basis (including all the flats).
- 2.3 The scheme will be developed in accordance with the Eco-Town standards as set out in the annex to PPS1 dated July 2009, entitled ‘Eco-towns’.

3.0 PLANNING DOCUMENT INDEX

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 <div style="border: 2px solid red; padding: 2px; display: inline-block; color: red; font-weight: bold;">Incorporated into Environmental Statement</div>	To describe the impact of the development on the existing landscape character and demonstrate farm viability.	To Support	Hyder

4.0 PLANNING DRAWING INDEX

5.0 CLIENT / CONSULTANT INDEX

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**Landscape / Biodiversity / Ecology / Lighting / Noise / Archaeology / Air Quality
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