



PLANNING REPORT ADDENDUM
SKIMMINGDISH LANE, BICESTER

September 2015

Our Ref: Q50411

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Appendix 1 – Policy Compliance Schedule

1 INTRODUCTION

a) Purpose of Report

- 1.1 This Report is provided as an Addendum to the Planning Report submitted to Cherwell District Council (CDC) in support of an outline planning application for the development of land to the north east of Skimmingdish Lane, Bicester (LPA Reference: 15/01012/OUT).
- 1.2 At the time of lodging the application CDC awaited the Inspector's Report on their draft Local Plan and in the absence of an up to date Development Plan the proposals were assessed against the National Planning Policy Framework ('the Framework') with 'some weight' being given to Council's proposed Main and Minor Modifications to the Draft Local Plan (February 2015) and the position as agreed between Albion Land and Planning Officers during the Examination in Public (EiP) hearing sessions in December 2014.
- 1.3 At the EiP the Council accepted that it was appropriate to extend the boundary of allocation Bicester 11 to incorporate land to the north east (including part of the RAF Bicester Conservation Area). In extending the allocation it was also agreed that the wording of draft Policy Bicester would be amended to indicate that that no development would take place within the Conservation Area or within the proposed extension to the Local Wildlife Site (LWS), which also falls partly within this extended area.
- 1.4 Despite agreement having been reached at the hearing sessions, the Inspector concluded it was unnecessary to extend the draft allocation in this manner and recommended in his Report (May 2015) that the Council adopt Policy Bicester 11 in the form presented in their October Main Modifications Document.
- 1.5 The Council have adopted the Plan as recommended which has necessitated a reassessment of the submitted proposals against the now adopted Plan. This Report documents this reassessment.
- 1.6 As a result of this assessment there has been a need to make some minor amendments to the proposal. Where appropriate, and necessary, the scheme has also been updated to respond to comments received on the planning application from statutory consultees.

1.7 In particular, this application has responded to consultation responses from:

- CDC's Conservation Team;
- Environment Agency;
- Oxfordshire County Council Highways Department; and
- CDC's Development Management Team.

b) Structure

1.8 The remainder of this Report (to be read alongside Quod's Planning Report (June 2015)) is set out as follows:

- Section 2 – summarises the change in policy position since the submission of the application and those policies of the now adopted Local Plan that are material to the determination of this application;
- Section 3 – details the consultation comments received to date on the planning application and how the scheme responds to these where appropriate;
- Section 4 – Provides a description of the proposed development including those elements that have been amended;
- Section 4 – assesses the amended proposals against the relevant local and national planning policies; and
- Section 5 - concludes on the appropriateness of the proposed development in technical and planning policy terms.

2 UPDATED POLICY CONTEXT

a) Position at time of Submission

- 2.1 The Site is appropriate for employment development having been earmarked as a key employment allocation (Policy Bicester 11) from the very early stages of the Local Plan process, being considered capable of assisting the Council in the delivery of their economic growth strategy. In fact as the site is allocated in an up to date Local Plan there is a strong presumption in favour of the principle of this proposal.
- 2.2 Policy Bicester 11 has been the subject of a number of changes throughout the evolution of the emerging Local Plan and the Policy remained in draft at the time of making the planning application.
- 2.3 At the EiP (December 2014) the Council accepted that it was appropriate to extend the boundary of the allocation to incorporate land to the north east (including the Conservation Area) in order that this strategic employment Site could deliver the scale of development set out in the Local Plan trajectory (52,500 sq m). It was however agreed at the EiP that no development would take place in the Conservation Area or the proposed extension to the Local Wildlife Site (LWS), which falls partly within the extended allocation.
- 2.4 The Council issued some additional Minor Modifications (MM) on draft Policy Bicester 11 in February 2015 to take account of the discussions at the Hearing. At the time of making the application in June 2015, the Inspector (appointed to determine the Local Plan's soundness) was still due to report his findings. Although the Policy was at that time in a state of flux, its objectives and general thrust of delivering strategic employment development in an appropriate form, were not in contention.
- 2.5 The scheme was assessed against these principles in the submitted Planning Report (June 2015).

b) Inspectors Recommendations

- 2.6 The Inspector reported on the Local Plan on 9 June 2015. The Council resolved to accept the Inspectors recommendations and the Local Plan (incorporating these matters) was formally adopted by the Council at the Executive Board meeting on 20 July 2015.

- 2.7 In considering the allocation, the Inspector accepted the appropriateness of the site for B1, B2 and B8 uses, considering it to have *'good transport links, including on the main road network and is close to other existing and proposed employment locations in and around the town'*.
- 2.8 Despite this, the Inspector concluded that *'the north / north eastern boundary of the allocation has been suitably identified on the Policies Map and should not be extended'*.
- 2.9 The allocation was confirmed by the Inspector as being *'capable of being sustainably developed to help balance the town's need for new jobs with the need for new housing without material harm to the heritage assets including the SAM, the continuing activities, including gliding, or the recently established commercial operation at the former RAF Bicester'*.

c) **Adopted Local Plan**

- 2.10 The Development Plan for Cherwell comprises the adopted Local Plan Part 1 (2015) together with those policies of the aged Local Plan (1996) that have been saved for development management purposes and are to be read alongside the 2015 Plan.
- 2.11 As a result of its adoption, full weight is to be given to the policies of the 2015 Local Plan in their determination of this planning application. Those limited parts of the 1996 Local Plan that remain saved have been demonstrated through the submitted Planning Report to carry limited weight in the determination of this application.
- 2.12 Those policies of the Local Plan which have been saved and remain relevant to the proposals are detailed within the submitted Planning Report and the continued consistency of the proposals within these policies is set out in the latter section of this Addendum.
- 2.13 A summary of the adopted 2015 Local Plan Policies relevant to the consideration of this planning application are detailed below and the consistency of the proposals within the adopted plan is set out in **Appendix 1**.

d) Summary

2.14 The proposal site is allocated for a flexible mix of Class B uses within the now adopted Cherwell Local Plan and is of strategic importance to CDC in the delivery of their economic strategy. As such, there is a strong presumption in favour of the principle of the proposed development where it will not result in any unacceptable impacts when considered against the relevant development management criteria of Policy Bicester 11 and other adopted Local Plan policies.

3 CONSULTATION RESPONSES

- 3.1 Consultation responses have been received from statutory consultees on the outline application. The confirmation of the Local Plan requiring the proposal to be tested against the adopted Local Plan provides the opportunity to consider the responses and to adapt the proposals where necessary and appropriate.
- 3.2 A summary of the comments raised by consultees and the way in which the scheme has been adapted is set out in the table below.
- 3.3 Specific detailed comments have been received from CDC's Conservation and Design Officer and the team's response to these particular comments are included in the Heritage Impact Assessment (HIA) and Landscape and Visual Impact Assessment (LVIA) update reports.

Comment	Design Response
The development will result in large amounts of traffic.	The proposed development traffic will not result in a material impact on the overall operation of the road network as explained within the Transport Assessment (TA) update. The transport impacts will not be 'severe' in the context of paragraph 32 of the Framework.
The proposed development will create limited new jobs.	The proposed development will deliver in the order of 1,075 jobs across of varying types and skill sets.
The height of the buildings will have a negative impact on visual amenity.	The visual and landscape impact of the proposed development is explained within the LVIA update. The landscape treatment along the edges of the site will be affective in assimilating development into the surrounding countryside when viewed from long distance views. Any development of the site would

Comment	Design Response
	result in a transformational change in short distance views given the site's current undeveloped character albeit such impacts have been considered and deemed appropriate in allocating the site for development.
Section 106 Contribution are requested to deliver improvements to the A4421.	There is no policy basis for this request nor any planning justification. The proposed development can be appropriately accommodated within the highway network without the need for mitigation of the sort requested.
Developer to review opportunities to improve local bus services.	Discussions with the bus operator has confirmed that there is good and regular bus service along Skimmingdish Lane. The applicant is however, agreeable to providing additional bus stops closer to the site entrance if deemed necessary.
An employment and skills plan should be provided and implemented by way of condition.	The applicant is agreeable to an appropriately worded planning condition requiring an employment strategy to be provided and agreed with the LPA.
The Flood Risk Assessment is not NPPF compliant.	The FRA has been updated in response to comments provided by the Environment Agency on the original submission. The updated FRA confirms that all buildings will be located outside of those areas at risk of flooding.
Concerns over the single point of access for HGVs and cars.	The updated TA confirms that the proposed access arrangement is entirely appropriate to accommodate the proposed development traffic.

Comment	Design Response
Further information requested over the significance of the heritage asset.	The updated HIA provides clarification over the significance of the Conservation Area and the Scheduled Ancient Monument (SAM). Additional information is provided on the significance of the Watch Tower and Office and the Pill Boxes and Seagull Trenches which form part of the SAM.
Additional consideration to be given to the impact of the development on the significance of the Watch Tower and Office (RAF Bicester).	The updated HIA clarifies the impact of the development on the significance of the Watch Tower and Office and concludes that the development will result in no material harm on this listed structure.
Effects of the development on the setting of the Conservation Area and SAM.	The updated HIA clarifies the impact of the development on the significance of the Watch Tower and Office and concludes that the development will result in no material harm on this listed structure.
Questions on the building appearance and choice of materials.	The proposed development is submitted in outline form and the detailed design of the building(s) will be determined at the reserved matters stage. The principles to be adopted to building design are set out in the Design Codes document and are compliant with adopted policy.
Consideration should be given to the incorporation of public art.	The applicant is agreeable to the inclusion of public art within the scheme the details of which can be submitted and agreed via condition.

Comment	Design Response
<p>Questions raised over the siting and layout of the buildings and their ability to deliver an active frontage to Skimmingdish Lane.</p>	<p>The proposed development is submitted in outline form and as such the siting of the buildings on the northern portion of the site is reserved for later approval.</p> <p>The siting of the building on the southern part of the site has had regard to the need to provide an active frontage to Skimmingdish Lane, orientating the servicing areas and the rear of the building away from this boundary. This design aspiration requires balancing against the need to protecting the amenity of residents of the adjacent care home which has been affectively achieved (see later section on noise).</p>

4 PROPOSED DEVELOPMENT

a) Scheme Amendments

- 4.1 The application documentation has been amended to largely work within the parameters of the policy allocation Bicester 11 and to ensure compliance with the development management principles set out in both the wording of the allocation and the other policies of the Local Plan.
- 4.2 The application continues to seek planning consent for a flexible mix of Class B1C and/or B2 and/or B8 uses with the potential for ancillary Class B1A office use and the maximum floor area of the remains at 48,308 sq m (GIA).
- 4.3 The scheme as submitted sited two buildings across the southern portion of the site. The siting of these buildings has also been amended to remove all buildings from areas at risk of flooding. Further minor changes to the scheme including the extension of landscape areas to the north eastern boundary of the site close to the Conservation Area and Scheduled Ancient Monument have also been made and are described in this section as follows:

b) Amended Parameters

- 4.4 Flexibility is necessary within any future outline planning permission to allow for the development to be marketed and tailored to suit the requirements of potential occupiers through later Reserved Matters Applications.
- 4.5 As explained within the original planning submission, a 'parameter approach' has been taken to the proposed development in order to allow for a robust assessment to be carried out of its potential impacts.
- 4.6 These parameters have been amended from the original submission in the following way:

i) Development Areas and building zones.

- 4.7 It has been accepted by Policy Officers at CDC to provide for areas of hard standing outwith the allocation area to the north east, whilst maintaining the building footprints within the allocation area. As such the area of the site within which development can take place (without the Landscaping Zone) remains largely as previously proposed.
- 4.8 However, the Building Zone (i.e. the area within which the proposed buildings can be sited) have been reduced in scale, having been drawn back from the north eastern boundary.
- 4.9 In response to comments received from the Environment Agency in relation to the site's flood risk potential, the building zone has also been drawn back from the southern boundary of the site, to ensure that all buildings are located within the area at least risk of flooding (Flood Zone 1).
- 4.10 As per the original submission, the impacts of the development, in particular these associated with landscape and visual heritage have been assessed on the basis of all of the building zone area being brought forward as buildings (at the maximum height). As stated within the original planning submission, this represents a worst case and a theoretical, impractical and unrealistic development scenario. The proposed maximum floor area would cover just 62% of the overall Building Zone.

ii) Landscape

- 4.11 In response to comments raised by the Landscape Officers at CDC the extent of the Landscaping Zones has been reviewed. As a result of the orientation of the building and hard surface zone, additional distance has been created between adjacent designation areas or sensitive uses and the proposed development allowing for additional areas for landscaping.
- 4.12 This is particular notable in the south western corner of the site where a 50 m buffer zone has been created between the Hard Surface Zone associated with Unit 1 and the existing care home.
- 4.13 As per the original submission the Landscaping Zones are provided as minimums on the Landscape Parameter Plan and vary in depth between 5 and 50 m. The depth of the Landscape Zones has been determined with reference to the sensitivity of the adjacent land uses and the need to accommodate appropriate development set back distances.

4.14 Additional detail on how the planting of these Zones can assist in creating the necessary densities and heights to assimilate, soften and where necessary screen a proposed development is included within the Design Code document which remains unchanged from the original submission.

iii) Building Heights and Finished Floor Levels

4.15 The height of the buildings is set by market requirements with modern warehousing or logistic operators requiring a height of 12.5m from floor to inside of haunch which results in a maximum building height of 16 m (floor to ridge).

4.16 Consultees have queried the appropriateness of this height and whether the buildings can be reduced in scale. Although there is a little flexibility over this building height, those boundaries adjacent to the sensitive areas including the northern boundary with the Conservation Area and the south western boundary with the care home have been re-visited and maximum elevations along these boundaries set at a reduced level of 14.5 m.

4.17 These amendments are presented on the Height Parameters Plan with reference to specific AOD levels. The finished floor levels across the site remain as previously proposed being between a maximum of 72 m AOD and a minimum of 71 m AOD across the entire site.

iv) Access and Circulation

4.18 The proposed amendments to the scheme result in no material change to the point of access into the site and the Circulation or Access Zone demonstrated on the Access and Circulation Parameter Plan.

4.19 Similarly, the route of the proposed footpath diversion as set on the Access and Circulation Parameters Plan (and is the subject to a separate footpath diversion order) remains as previously proposed.

v) Siting

4.20 In drawing the proposed building back from the flood zone, there has been a need to re-distribute and re-site the employment floorspace proposed along the southern element.

- 4.21 The two buildings as previously sited have been combined into a single employment unit.
- 4.22 As per the previous application, although the building is to be sited on this part of the site that is not to say that it would be inappropriate to locate the buildings elsewhere within the building zone. Thus the unrealistic and worst case scenario of the entire building zone being developed for buildings has been assessed within the application documentation.

c) Design Codes

- 4.23 A series of Design Codes were provided as part of the original submission to provide a framework for the layout, scale and appearance of the buildings and certain criteria and standards for the circulation and landscaping (non-build zones).
- 4.24 These principles are set out within the submitted Design Codes Document remain unaltered.

d) Footpath Diversion

- 4.25 With the location of the building having been fixed across the southern portion of the site, and the requirement to locate servicing areas to its south as shown on the amended plans there is a continued need to divert the public footpath (Footpath reference 272/17) which currently runs through the centre of where these buildings and hard standing areas are to be located.
- 4.26 The application for the diversion of Footpath 272/17 under Section 257 of the Planning Act therefore remains valid.
- 4.27 In consultation, The Ramblers' Association have confirmed they have no objection to the proposed route.
- 4.28 Notwithstanding the above, the amendments to the siting of the buildings on the southern part of the site have resulted in a more positive relationship between the diverted footpath and the proposed development providing for greater distance between users of the footpath and the façade of the building.

5 SUSTAINABLE DEVELOPMENT

- 5.1 The Planning Report (June 2015) concluded the proposed development to be sustainable economic development in full accordance with Policy SLE1 of the draft Local Plan being capable of making a meaningful contribution towards the Council's employment trajectory for the Site and supporting them in the delivery of their economic strategy.
- 5.2 This conclusion remains valid as a result of the latest scheme amendments. The buildings have been drawn back from outside the adopted allocation boundary (Policy Bicester 11). It has been agreed by Cherwell Policy and Development Management Officers that it is appropriate to provide areas of hard standing outside this area. The scheme remains compliant with the objectives of adopted Policy Bicester 11 and the Council's economic strategy.
- 5.3 The main part of the site is now allocated in an up to date Development Plan and as such there is a strong presumption in favour of the principle of the development subject to it resulting in no unacceptable impacts when considered against the various development management principles of the Site's allocation and the wider Local Plan.
- 5.4 This Section goes on to explain how the proposed development (as amended) is entirely appropriate in this regard and in addition delivers significant benefits which are strong in their own right.
- a) **Economic Sustainability**
- 5.5 The Planning Report (June 2015) provided detail on the local market requirement for high value manufacturing, technology and advanced logistic operators within the Bicester area and how the development seeks to respond to this demand through the provision of flexible employment buildings.
- 5.6 The scheme amendments will respond to this market and will meet the commercial demands of the area.
- 5.7 The types of operator for which this proposal is steered require the flexibility to adapt sites and premises in response to business and market demand.

- 5.8 As per the original submission, the amended scheme seeks to accommodate this flexibility. The full range of B Class uses required for such operators is recognised through Policy Bicester 11 and the proposed use types are policy compliant.
- 5.9 Developing the scheme in response to a particular market requirement ensures that it is viable and deliverable and capable of making an early and meaningful contribution towards the Council's ambitious economic growth target and assisting the Council in addressing the current unsustainable patterns of out commuting by providing new job opportunities close to existing and new housing growth areas.
- 5.10 Despite the Site's allocation, consultation responses from local residents and the Parish and Town Council question the ability of B8 uses to generate sufficient job opportunities on the site. In response we can confirm that employment densities vary according to the level of activity and the intensity of their use and this can vary between 1 job per 10 sq m for offices to 1 job per 100 sq m plus for low intensity warehousing.
- 5.11 The Planning Report (June 2015) explains that composite use headquarter buildings such as that proposed yield a job density of 1 job per 45 sq m.
- 5.12 Based upon the maximum floor area of 48,408 sq m the proposal site is capable of delivering in the order of 1,075 new jobs. Contrary to the view of consultees these jobs will be of varying types and skill sets and will provide socio economic benefits to the local area.

b) Social Benefits

- 5.13 The Planning Report (June 2015) demonstrates the significant and strong social benefits that this proposal will deliver and these remain valid under the amended scheme.
- 5.14 As stated above, the range of employment opportunities to be created across the site are capable of meeting a variety of social and economic needs and assisting in reorientating local job provision to help overcome the current unsustainable patterns of out commuting. By delivering economic development within the Bicester area, the proposal will provide opportunities for social mobility and improve standards of living.

- 5.15 The scheme's improvements to accessibility through extending pedestrian routes, road crossings and bus stops and the knock on impacts of this on improving the health and well-being of existing and future users was highlighted in the previous submission and remain under the amended scheme.
- 5.16 The proposal to re-provide the Public Right of Way which currently runs through the site on an alternative path of least divergence, provides opportunities to improve the experience of future users and is concluded to be a wholly necessary and entirely appropriate part of the proposed access strategy.

c) Environmental Appropriateness

- 5.17 The technical documentation supporting the original application has been reviewed and updated to take account of the proposed scheme changes and where necessary and appropriate responds to the consultation responses received during the statutory consultation process.
- 5.18 In the majority of instances, the environmental effects do not change as a result of the scheme revisions albeit these are summarised as follows:
- i) Good Design*
- 5.19 Adopted Policy Bicester 11 and Local Plan Policy ESD15 require new development to be of high quality design and to deliver a well-designed approach to the urban edge. There is a need through the development of the site to deliver a high profile economic attractor and to achieve a successful transition between the town and the country environments. As per the original submission, the amended proposals satisfy these policy objectives. The principles of good design are controlled through the development parameters as amended and are embedded in the updated illustrative Masterplan (presented within the Design and Access Statement).
- 5.20 The proposed amendments to the various development parameters (not least the drawing back of buildings from the northern boundary of the site) has allowed for additional improvements to the design presented as part of the original submission.

- 5.21 The minimum landscape zones (which provide set back distances from the sites boundaries) augment existing areas of strategic landscaping to help assimilate the development into its surroundings and where relevant respect and preserve the character and setting of the Conservation Area and associated Scheduled Ancient Monument (SAM) (see Landscape and Heritage Sections).
- 5.22 As per the original submission, those areas within the planning application boundary that are located outside the landscaping zones are defined as the maximum 'Development Area', i.e. that area which is suitable for circulation and car parking but regarded inappropriate for buildings. The proposed 'Building Zone' is where the buildings may be located. The proposed changes to these Zones have been explained earlier in this document. Greater distance is proposed between the proposed buildings and the Conservation Area on the north eastern boundary and draw the Building Zone back from the southern boundary to ensure that no buildings will be located in those areas at greatest risk of flooding.
- 5.23 As per the original submission, whilst there is a need to retain some flexibility over the layout of the buildings across the site (whilst working within the maximum building zone) the buildings to the south of the site have been set. The drawing back of the building from the southern boundary has resulted in the previous two buildings being combined into a single employment building.
- 5.24 As explained in later parts of this section, the siting of this building has had regard to the need to provide visual and acoustic screening between the parking and service areas and the nearby care home (see Noise Assessment) and the relationship of users of the proposed diverted footpath to activity within the Development Area.
- 5.25 The design of the buildings themselves will largely be set by operator requirements not least the need for logistics operators for buildings of 12.5 m floor to underside of haunch. As explained within the original Planning Report when taking account the pitch of building roofs, there is a need to deliver a building up to 16m floor to ridge. There is limited if any flexibility over the form or the type of premises proposed – the form of the units is key to their function and operation and determine the viability and deliverability of the scheme.

- 5.26 Notwithstanding the above, in response to comments received on the application, the height of the buildings has been reviewed where they adjoin the more sensitive boundaries of the site. Additionally the maximum elevation height of the Building Zone on the northern boundary of the Conservation Area and the southern and western boundary where it is closest to the care home, has been set at a lower level of 14.5 m.
- 5.27 The appropriateness of the height parameters has been re-assessed and concluded as part of the updated scheme and in response to queries provided by the Conservation and Landscape Officers at Cherwell Council in particular. The conclusions can be found in the amended LVIA and HIA.
- 5.28 In response to questions provided by CDC's Conservation and Development Management Officers on the matter of the buildings' appearance. The scheme is provided in outline form and the detailed design is to be concluded at the Reserved Matters stage.
- 5.29 Notwithstanding the above, a series of Design Codes were set as part of the original submission to provide further detail on the appearance and layout of the proposed development and to provide a great level of control over those design principles considered important for incorporation within a final scheme.
- 5.30 The Design Codes which remain unaltered as part of this resubmission along with the Design and Access Statement Update demonstrate that the proposed development will adopt 'good design' consistent with the guidance of the NPPF and Policy ESD1, 2 and 5 of the Local Plan.
- 5.31 Policy ESD1 seeks to mitigate the impact of development on climate change not least through distributing growth in the most sustainable locations and encouraging development that seeks to reduce reliance on the private car. The Policy also draws reference to other policies in the Local Plan (ESD3 and ESD4 and ESD 5) which promote the use of sustainable construction technologies and renewable or low carbon energy where appropriate. As an allocated site the sustainability of the development site has already been confirmed and its accessibility by sustainable transport modes is further confirmed in the TA.

- 5.32 Policy ESD2 seeks to achieve carbon reductions through promoting an energy hierarchy. The proposed development seeks to reduce energy use and promote energy efficiency as described in the Design and Access Statement Update the detail of which will be confirmed at the detailed design stage.
- 5.33 Policy ESD5 requires major development schemes to provide a feasibility assessment of the potential for significant on site renewable energy provision and full consideration will be given to this at the detailed design stage.
- 5.34 Whilst matters of design have been raised in the consultation response from CDC's conservation team, many of these are matters of detail which are most appropriate to be determined at the detailed design stage, and they are not relevant to the determination of this outline.
- 5.35 Such matters include layout (for those buildings whose positions are not fixed under the outline) roof design, materials, elevational treatment, colouration. All of these matters will be considered at the detailed design stage, and the principles of this outline form of application do not prevent the site coming forward in the manner suggested by the consultees.

d) Transport and Accessibility

- 5.36 As presented within the original Planning Report, the site has been deemed as an acceptable location for employment development through its Local Plan allocation and is accepted in principle as an accessible employment location.
- 5.37 Despite this, a full assessment has been undertaken of the potential transport impacts of the development.
- 5.38 The TA submitted with the original application assessed the capacity of the highway network to accommodate the proposed development and concluded that the development traffic would not result in a material impact on the overall operation of the local or strategic road network and that there was no requirement for any improvements. The proposed changes presented do not alter this conclusion. Despite this, questions have been provided on the TA by Oxfordshire County Council and other statutory and non-statutory consultees and a detailed response to each of these is presented in the TA submitted with these scheme changes.

- 5.39 In summary, the request of the County Highways Department for a financial contribution towards increasing the capacity of the A4421 is unnecessary in ensuring that the proposed development is appropriate in highways terms and is based upon a policy document which carries limited if any weight. The request is not compliant with CIL Regulation 122 nor paragraph 204 of the Framework.
- 5.40 The proposed diversion to the Public Right of Way necessitated by the proposed development is subject to a separate Diversion Order Application process and the need for the diversion and the proposed route of the path is unaffected by the proposed scheme changes.
- 5.41 No objections have been received in response to the Footpath Diversion Order and the Ramblers Association have provided their acceptance of the diversion proposal.

e) Flood Risk

- 5.42 The Flood Risk and Drainage Strategy submitted with the original application has been updated to take account of the proposed scheme changes which have been necessitated in part by consultation comments received from the Environment Agency. In summary, the siting of the units to the south of the site has been amended such to ensure that no buildings are located within those areas at risk of flooding.
- 5.43 The amended Flood Risk and Drainage Strategy demonstrates that the proposed developments is capable of being accommodated without increasing flood risk elsewhere and that through the use of sustainable urban drainage can deliver greenfield run off rates in accordance with adopted Planning Policy.

f) Ecology

- 5.44 The Ecological Assessment submitted with the original application has been reviewed and updated to take account of the proposed scheme changes albeit the ecological strategy (to re-provide or mitigate for the loss of any habitats of value and to provide no built development in any areas subject to designations remains unaffected by these changes.

- 5.45 Since the submission of the outline application a further assessment has been undertaken by Brooks Ecology of the potential of the site for Bats. A copy of the survey is provided with these scheme updates and concludes that the site is of low importance to local bat populations with the removal of hedgerows which currently run through the centre of the site to have a negligible impact on local bat populations. The updated proposals provide for a significant landscape area to the north east of the proposed development which will maintain connectivity through the site and provide relative high value foraging habitat sufficient to mitigate for any impact created by the removal and re-provision of hedgerows.
- 5.46 In summary, those areas of local wildlife value within the site that are to be retained along with the significant areas of new landscaping proposed on the Site's boundaries provide for an opportunity to enhance the bio-diversity of the area in accordance with Local Policy.

g) Amenity

- 5.47 Special Consideration was given to the impact of the proposed development on the amenity of the care home and the findings of this represented in the Noise Survey submitted with the original application.
- 5.48 The Noise Survey has been updated to take account of the proposed scheme changes, no least the provision of a significantly larger landscape area between the southern building (which is fixed in its position) and the existing care home.
- 5.49 The Survey concludes that based upon the worst case and potentially unrealistic scenario of all of the proposed development coming forward as the most noise intensive Class B uses the proposed development (given the inclusion of an acoustic fence on the western boundary of the service yard to the southern building and the inclusion of landscaping area between it and the care home) can be comfortably accommodated within the recommended noise standards and without any controls needed on the operation of the proposed development.

h) Agricultural Land and Soil Quality

- 5.50 As set out in the original Planning Report, the proposal site has been deemed appropriate for development meaning that a conclusion on the value of this current agricultural land and the quality of its soil has already been undertaken by the Council.
- 5.51 The site has already been deemed as an acceptable location for development and is appropriate in this regard. Given the site's agricultural land classification, the development will not result in the loss of the most versatile agricultural land.

i) Heritage

- 5.52 The original planning submission gave particular attention to the site's relationship to the Bicester Conservation Area and SAM. In accordance with Local and National Planning Policy on heritage matters, the HIA submitted with the application described the significance of these assets and concluded on the potential impact of the proposed development.
- 5.53 The HIA has been updated to re-assess the proposed scheme changes and in doing so the opportunity has also been taken to respond to the queries and comments provided by CDC's Conservation Officer to the original submission.
- 5.54 The comments relate to queries over the significance of the heritage asset and require additional consideration to be given to the relationship of the proposed development to the Watch Tower / Office, Bomb Stores and Pill Boxes (which are part of the SAM) which are considered by the consultee to form an important part of the Conservation Area's significance.
- 5.55 With particular reference to these assets the HIA update confirms that the historic significance of the Watch Tower/Office lies in its architectural design and its technological aspects which will remain unchanged as a result of the proposed development. Part of its significance however, lies its setting within the flying field. In views towards the Watch Tower/Office looking out towards the flying field the top part of the proposed development will be glimpsed as a distant feature in one short sector of the view looking south east.

- 5.56 The views from the Watch Tower over the flying field and of the sky also contribute towards its significance. As presented in the LVIA the proposed development will be glimpsed above the tree line when viewed from the Watch Tower. However, the development will only occupy a small sector (approximately 15 degrees or 4%) of the total 360 degree sweep of visibility available from the Tower. The development will also be partially obscured by intervening dense trees.
- 5.57 It is important to recognise however that photomontage presented in the LVIA presents a hypothetical, worse and unrealistic case, assuming the entire (100%) building zone is built out and at a full height of 16m (with an edge height of the north western boundary of 14.5m).
- 5.58 A more realistic scenario is demonstrated in the LVIA and the photomontage which presents the illustrative masterplan. This shows that proposed buildings will occupy only a small proportion of the view and to be far less discernible.
- 5.59 The significance of the Bomb Stores (which form part of the SAM) lies in their historic and evidential value and these aspects remain unharmed by the proposed development. The view between the bomb stores and the Watch Tower will also be unaffected. The presence of existing trees and scrub and its reinforcement through the proposed landscape buffer area within the proposed development site will safeguard the immediate setting of the SAM. Whilst it is understood that some scrub clearance work may conceivably take place in this area, the bulk of the now mature tree belt will remain. Indeed these structures were intended to be camouflaged and it would be inappropriate to assess the impact of the proposed development on the basis of the theoretical occurrence of the trees and scrubs being cleared.
- 5.60 Two mushroom Pill Boxes and Seagull Trenches lie approximately 250m away from the proposed development at its closest point and it will be possible to see part of the development from these areas. However, since the significance of this group of defences lies primarily in their historical and evidential value rather than their setting, it is considered that no harm would be caused to their significance.
- 5.61 The HIA concludes that the proposed scheme changes and the additional aspects requested by the consultee will not result in any material harm to the setting or significance of the RAF Bicester Conservation Area or SAM.

j) Landscape and Visual Impact

- 5.62 Although the site has already been deemed appropriate for development through its allocation (in full awareness of the site's visual and landscape context) consideration was given within the original planning submission to reducing and where possible eliminating any negative and visual effects of the development through the undertaking of an LVIA. The assessment actively influenced the design of the development, namely the setting of the development and landscape zone parameters and the setting of landscape principles within the Design Code Document.
- 5.63 The LVIA has been updated to take account of the proposed scheme changes and to respond directly to comments received from Landscape Officer, Tim Screen, and those comments relating to landscape and visual impact in particular from the Council's Conservation Officer.
- 5.64 The LVIA Update demonstrates how the inclusion of the landscape areas on the site's edge help soften the built areas and assimilate the development into the surrounding landscape. The landscape parameter plan includes new green infrastructure which will connect strongly with existing features and compensate for any loss of hedgerow or trees which is necessitated through the development. The landscape proposals will strengthen and augment existing planting and provide opportunities for ecological enhancements.
- 5.65 Taking into account the mitigation proposed (in the form of new landscaped areas) it is concluded that the proposed development will result in either no change to moderate adverse effects with the latter being limited to areas immediately adjacent to the proposal site. Such impacts need to be considered in the context of the site's allocation i.e. that any development of this current greenfield site would result in transformational change to the existing landscape and this is a change that has been deemed acceptable by the Council in adopting the allocation.
- 5.66 With regards to visual effects substantial effects will be limited to short range views i.e those immediately adjacent to or within the site and again need to be considered in light of the site's allocation and the appropriateness of introducing built form into these viewpoints.

- 5.67 Conservation and Design officers requested an additional viewpoint be produced to assess the impact of the proposed development from the listed Watch Tower / Office within the RAF Bicester Airfield. Due to fact that the Watch Tower is not publically accessible and has limited access to airfield users the sensitivity of the receptor is considered 'medium' in visual terms. As a result the visual effects to the airfield are considered 'moderate' and the development is not considered uncharacteristic in the context of the existing view given the presence of large scale industrial units on Launton Road (which are currently visible from the Tower. Taking into account the proposed landscaping mitigation the impact on this view is reduced to slight.
- 5.68 As described in earlier sections of this report the LVIA has modelled a theoretically impossible scenario of all the building zone coming forward as buildings which greatly overestimates the potential mass of the proposed development and its resultant visual and landscape impact. This is demonstrated graphically through modelling the illustrative masterplan (which provides a far more likely scale of development) in the view from the Watch Tower.
- 5.69 The updated LVIA concludes that through the provision of the proposed landscape mitigation, any effect on landscape character will be limited to moderate impacts and in many instances result in no change. As stated in the original submission, these impacts need to be considered in the context of the Site's allocation.
- 5.70 In summary, the LVIA update concludes that when considered as a whole the proposed development can be accommodated without substantial harm to the character or the landscape context or the wider landscape setting. Although the proposed development will change views immediately adjacent to the proposed buildings, this would be the case for any new development in this or any other greenfield location.

k) Summary

- 5.71 In summary, the proposed changes to the development respond positively to the now adopted Local Plan allocation for the site and where necessary and appropriate, to comments received from consultees during the consideration of the original planning submission.
- 5.72 The site is allocated for employment development and the proposed development is compliant with the Plan which is up to date. There is therefore a strong presumption in favour of the proposals.



- 5.73 As stated within the original Panning Report, the site is deemed appropriate and sustainable for a flexible mix of employment uses and is fundamental to the delivery of the Council's economic strategy and wider sustainable growth objectives.
- 5.74 The proposed changes to the scheme ensure that the development works within the parameters of the Local Plan allocation and where these are exceeded (in only a small part) that this is entirely justified in order to deliver a meaningful level of employment development to assist the Council in their economic trajectory for this location.
- 5.75 The environmental impacts of the development which have been re-assessed against development management principles of the adopted Local Plan are either entirely acceptable or capable of mitigation through the setting of the proposed development parameters. Where residual impacts are to be experienced, these are not of such significance to be deemed appropriate.
- 5.76 The scheme delivers a range of benefits including meeting the economic and social needs of Bicester (and the District as a whole). The proposed development is sustainable economic development.

6 CONCLUSION

- 6.1 This Planning Report Addendum presents the changes in Policy position that have taken place since the submission of the Planning Application and provides a re-assessment of the proposals against the now adopted Cherwell Local Plan.
- 6.2 The proposed development has been updated to respond to the Local Plan allocation (i.e. by drawing back the buildings from outside the proposed allocation area) and advice from Policy Officers over the appropriateness of providing areas of hard standing in the countryside over a limited extension area beyond the allocation's eastern boundary.
- 6.3 The proposed development is in accordance with an up to date Development Plan and there is a strong presumption in favour of the principle of the site's development for a flexible mix of employment uses. That part of the development which falls outside the allocation will cause no harm to any visual, landscape, heritage or ecological interests, and in this respect is consistent with the Development Plan.
- 6.4 In updating the proposed development the opportunity has been taken to respond (as necessary) to comments received from statutory consultees during the consideration of the originally planning submission.
- 6.5 The amended scheme has been demonstrated through the updated technical assessments to be entirely appropriate and in many aspects result in a lessor environmental impact than assessed in the original submission. These impacts were concluded through the original technical documentation to be appropriate and this conclusion remains.
- 6.6 The scheme accords with the various development management principles of Policy Bicester 11 and other development management principles set out in the now adopted Local Plan.
- 6.7 In addition, the proposed development has significant planning merits which are identified within the original planning submission which are strong in their own right.



6.8 The proposed development is viable and deliverable employment development capable of making a meaningful contribution to assist the Council in the delivery of their economic strategy and should be approved without delay.



APPENDIX 1

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Policy Compliance Schedule



Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
PSD1 Presumption in Favour of Sustainable Development	<i>“When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework... Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise...”</i>	Planning Report	The proposed development is consistent with the principles of sustainable development and promotes development that accords with the objectives of the Local Plan allocation along with other relevant policies.
SLE1 Employment Development	<i>“Employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C ‘Policies for Cherwell’s Places’. Other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable...”</i>	Planning Report	The proposed development is consistent with Policy Bicester 11, as set out in Section C of the Local Plan. The proposed development meets the development management criteria set out in Policy Bicester 11.
ESD1 Mitigating and Adapting to Climate Change	<i>“Measures will be taken to mitigate the impact of the development within the District on climate change... The incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts...”</i>	Design and Access Statement	The proposed development is consistent with Policy ESD1 and is targeted to achieve BREEAM rating ‘very good’. The development will adopt sustainable design and construction principles as set out in the Design and Access Statement, the details of which will be set out at the reserved matters stage.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
ESD2 Energy Hierarchy and Allowable Solutions	<i>"In seeking to achieve carbon emissions reductions, we will promote an 'energy hierarchy' as follows: Reducing energy use, in particular by the use of sustainable design and construction measures Supplying energy efficiently and giving priority to decentralised energy supply Making use of renewable energy Making use of allowable solutions."</i>	Design and Access Statement	The proposed development is consistent with Policy ESD2 and is targeted to achieve BREEAM rating 'very good'. The development will adopt sustainable design and construction principles as set out in the Design and Access Statement, the details of which will be set out at the reserved matters stage.
ESD3 Sustainable Construction	<i>"...All new non-residential development will be expected to meet at least BREEAM 'Very Good' with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement. The strategic site allocations identified in this Local Plan are expected to provide contributions to carbon emissions reductions and to wider sustainability..."</i>	Design and Access Statement	The proposed development is consistent with Policy ESD3 and is targeted to achieve BREEAM rating 'very good'. The development will adopt sustainable design and construction principles as set out in the Design and Access Statement, the details of which will be set out at the reserved matters stage.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
ESD4 Decentralised Energy Systems	<i>“The use of decentralised energy systems, providing either heating (District Heating (DH)) or heating and power (Combined Heat and Power (CHP)) will be encouraged in all new developments. A feasibility assessment for DH/CHP, including consideration of biomass fuelled CHP, will be required for: All residential developments for 100 dwellings or more All residential developments in off-gas areas for 50 dwellings or more All applications for non-domestic developments above 1000m2 floorspace...”</i>	Design and Access Statement	The proposed development is submitted in outline form and as such the feasibility of specific energy systems will be explored at the detailed design stage. As such, the development can be controlled (via an appropriately worded condition) in a manner which ensures it is consistent with this Policy.
ESD5 Renewable Energy	<i>“The Council supports renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily. The potential local environmental, economic and community benefits of renewable energy schemes will be a material consideration in determining planning applications... A feasibility assessment of the potential for significant on site renewable energy provision (above any provision required to meet national building standards) will be required for: All residential developments for 100 dwellings or more All residential developments in off-gas areas for 50 dwellings or more All applications for non-domestic developments above 1000m2 floorspace...”</i>	Design and Access Statement	The proposed development is submitted in outline form and as such the feasibility of specific renewable energy systems will be explored at the detailed design stage. As such, the development can be controlled (via an appropriately worded condition) in a manner which ensures it is consistent with this Policy.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
ESD6 Sustainable Flood Risk Management	<p><i>“...Site specific flood risk assessments will be required to accompany development proposals in the following situations: All development proposals located in flood zones 2 or 3 Development proposals of 1 hectare or more located in flood zone 1 Development sites located in an area known to have experienced flooding problems Development sites located within 9m of any watercourses. Flood risk assessments should assess all sources of flood risk and demonstrate that: There will be no increase in surface water discharge rates or volumes during storm events up to and including the 1 in 100 year storm event with an allowance for climate change (the design storm event) Developments will not flood from surface water up to and including the design storm event or any surface water flooding beyond the 1 in 30 year storm event, up to and including the design storm event will be safely contained on site...”</i></p>	<p>Flood Risk Assessment</p>	<p>The proposed development responds positively to the identified flood risk on the site.</p> <p>The proposed building zones are located entirely within flood zone 1 (at limited risk of flooding).</p> <p>The Flood Risk Assessment submitted with this application demonstrates how development on site will not increase the risk of flooding elsewhere.</p> <p>The proposed development is consistent with Policy ESD6.</p>
ESD7 Sustainable Drainage Systems (SuDS)	<p><i>“All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off. Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems...”</i></p>	<p>Flood Risk Assessment</p>	<p>The proposed development incorporates sustainable urban drainage to deliver greenfield runoff rates, the details of which will be confirmed at the reserved matters stage. The proposed development is consistent with Policy ESD7.</p>

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
ESD10 Protection and Enhancement of Biodiversity and the Natural Environment	<i>“Protection and enhancement of biodiversity and the natural environment will be achieved by the following: In considering proposals for development, a net gain in biodiversity will be sought... The protection of trees will be encouraged... The reuse of soils will be sought If significant harm resulting from a development cannot be avoided... Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process... Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm... Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated... Development proposals will be expected to incorporate features to encourage biodiversity... Existing ecological networks should be identified and maintained to avoid habitat fragmentation... Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site; Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action</i>	Ecological Appraisal	The proposed development seeks to protect and where possible enhance areas of ecological value where possible. Significant new areas of landscaping are proposed at the site’s boundaries to seek a net gain in biodiversity. The proposed development is consistent with Policy ESD10.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
	<i>Plan targets and/or meeting the aims of Conservation Target Areas...</i>		
ESD13 Local Landscape Protection and Enhancement	<i>“Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided...”</i>	Landscape and Visual Impact Assessment	The proposed development is consistent with Policy ESD13 and has responded positively to the landscape character and appearance of the area. The LVIA has assessed the value of the surrounding landscape and sets appropriate landscape areas and buffers to successfully assimilate the development into its surroundings and create new habitats and landscape features to the benefits of the site’s overall character.
ESD15 The Character of the Built and Historic Environment	<i>“All new development will be required to meet high design standards. Where development is in the vicinity of any of the District’s distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.”</i>	Design and Access Statement/Heritage Impact Assessment	The proposed development is consistent with Policy ESD15 and has responded positively to an assessment of the historic character and value of surrounding heritage assets including the adjacent Conservations Area and Scheduled Ancient Monument. The development respects and preserves the setting and character of the area whilst delivering on the economic objectives of the Local Plan.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
Bicester 11 Employment Land at North East Bicester	<p><i>“Key specific design and place shaping principles:</i></p> <ul style="list-style-type: none"> – <i>Proposals should comply with Policy ESD15;</i> – <i>Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre;</i> – <i>Good accessibility to public transport services should be provided for including providing bus stops for the site;</i> – <i>Provision of new footpaths and cycle ways to connect with the existing footpath/cycleway links around the site including along Skimmingdish Lane, to Launton Road and to service and facilities in Bicester’s wider urban area;</i> – <i>Retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Bicester’s urban area to the wider Public Rights of Way network;</i> – <i>A green buffer with planting immediately adjacent to the Care Home and beyond this, B1a development to surround the Care home in order to protect residential amenity;</i> – <i>A detailed Transport Assessment to be undertaken and Travel Plan to be provided focusing on maximising access by means other than the private car including demonstration of the provision of</i> 	Planning Report/Design and Access Statement/Noise Report/Flood Risk Assessment/Transport Assessment/Landscape and Visual Impact Assessment/Design Codes/Heritage Impact Assessment/Ecological Appraisal	<p>The Proposed Development responds to each of the Development Management principles of Policy Bicester 11 as demonstrated in the various supporting documents submitted alongside the application, not least:</p> <ul style="list-style-type: none"> – The Proposed Development has given the highest regard through its evolution to the value of surrounding heritage assets and has responded positively to these constraints through setting development back from these boundaries and incorporating significant new landscaping buffers; – The parameters of the outline application have been designed so as to enable high levels of integration and connectivity between new and existing development; – The site is well served by public transport and is within easy walking distance of Bicester town centre; – The existing public right of way which runs through the site is proposed to be appropriately diverted to the south east on a path of least divergence; – The amenity of the care home can be maintained through the incorporation of significant landscaping and boundary treatment to service areas. Building heights are proposed

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
	<p><i>adequate cycle parking. Consultation with the Local Highways Authority regarding potential future improvements to Skimmingdish Lane and any design implications for the development frontage;</i></p> <ul style="list-style-type: none"> – <i>A high quality, well designed approach to the urban edge which functions as a high profile economic attractor but which also achieves a successful transition between town and country environments;</i> – <i>Buildings that provide for an active frontage to Skimmingdish Lane and a strong gateway at the site entrance;</i> – <i>The site lies adjacent to a designated Local Wildlife Site and a proposed Local Wildlife Site. Ecological surveys must be undertaken to identify habitats and species of value and any mitigation measures required. Features of value, including existing mature hedgerows and important trees, should be preserved, retained and enhanced and the proposals should result in a net gain in biodiversity;</i> – <i>Development that respects the landscape setting, and that demonstrates the enhancement, restoration or creation of wildlife corridors, and contributes towards creation of a green infrastructure network for Bicester;</i> – <i>Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments;</i> 		<p>at a lower level to reduce potential for overshadowing;</p> <ul style="list-style-type: none"> – A Transport Assessment has been undertaken in respect of the proposed development and demonstrates that the development is appropriate in capacity and road safety terms; – The Proposed Development parameters have been designed to respect the countryside setting and achieve a transition between the site and the urban edge; – The Proposed Development parameters have been designed to provide for an active frontage to Skimmingdish Lane and a strong gateway into the site. The detailed design will be confirmed at reserved matter stage; – An ecological survey along with a heritage impact assessment have been undertaken in accordance with the Policy and have informed the proposed development; – The Proposed Development seeks to enhance areas of ecological sensitivity and value where possible. Significant new areas of landscaping are proposed at the site’s boundaries to seek a net gain in biodiversity; – A comprehensive landscape and visual assessment and heritage impact assessment has

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
	<ul style="list-style-type: none"> – <i>A comprehensive landscaping scheme to limit visual intrusion into the wider landscape, particularly given the need to conserve the open setting, character and appearance of the Former RAF Bicester Conservation Area;</i> – <i>Conserve or enhance the setting of the RAF Bicester Conservation Area and adjoining Scheduled Ancient Monument;</i> – <i>Preparation of an archaeological and cultural heritage assessment to inform development proposals;</i> – <i>A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings and careful consideration given to building heights to reduce overall visual impact;</i> – <i>The provision of public art to enhance the quality of the place, legibility and identity.</i> – <i>Adoption of a surface water management framework to maintain run off at Greenfield rates;</i> – <i>Take account of the Council’s Strategic Flood Risk Assessment for the site;</i> – <i>A Flood Risk Assessment should be undertaken. Use of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS). Detailed site analysis and ground investigation should be undertaken to establish if infiltration techniques are acceptable; it</i> 		<ul style="list-style-type: none"> – been undertaken in accordance with this policy and have informed the proposed development; – The LVIA has assessed the value of the surrounding landscape and sets appropriate landscape areas and buffers to successfully assimilate the development into its surroundings and create new habitats and landscape features to the benefit of the site’s overall character; – The proposed development has responded positively to an assessment of the historic character and value of surrounding heritage assets including the adjacent Conservation Area and Scheduled Ancient Monument; – The final design details of the scheme will be confirmed at the reserved matters stage however, the parameters of the development have been designed to provide a high quality architecturally considerate development; – Details of public art will be confirmed at reserved matters stage; – A Surface Water Management Framework can be provided in response to an appropriately worded planning condition; – The submitted Flood Risk Assessment takes full account of the Council’s Strategic Flood Risk Assessment for the site;

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Cherwell Local Plan 2011-2031 (2015)			
	<p><i>is likely that attenuation techniques will be more appropriate due to the underlying geological composition and groundwater vulnerability, taking account of Cherwell Local Plan 2011-2031 Part 1 167 Section C - Policies for Cherwell's Places the recommendations of the Council's Strategic Flood Risk Assessment and the Assessment for the site. Appropriate buffers should be provided alongside surface watercourses;</i></p> <ul style="list-style-type: none"> – <i>No built development will be located in Flood Zone 3b and the principles set out in Policy ESD 6 will be followed;</i> – <i>Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5;</i> – <i>An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary;</i> – <i>A soil management plan may be required to be submitted with planning applications.</i> 		<ul style="list-style-type: none"> – A detailed Flood Risk Assessment has been undertaken which has informed the proposed developments evolution; – The proposed buildings will be located outwith those areas at greatest risk of flooding; – The proposed development is submitted in outline form and as such the feasibility of specific energy systems will be explored at the detailed design stage. The proposed development will achieve BREEAM rating 'very good' the details of which will be set out at the reserved matters stage; – The site has been assessed to not contain the best and most versatile agricultural land in line with Natural England guidance; – A Soil Management Plan can be provided in response to an appropriately worded planning condition. <p>The proposed development is consistent with Policy Bicester 11.</p>

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The Cherwell Local Plan 2011-2031 Part 1 (see above Table) was adopted by Cherwell District Council on 20 July 2015. Now adopted, the Plan forms part of the statutory development plan and provides the basis for decisions on land use planning affecting Cherwell District. The Local Plan Part 1 will in due course be supported by the Part 2 Local Plan which will contain detailed planning policies for considering planning applications as well as non-strategic site allocations. The saved policies of the adopted Cherwell Local Plan 1996 presently remain part of the statutory Development Plan where they have not been replaced by policies contained within the Local Plan Part 1.

Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Saved Policies of the adopted Cherwell Local Plan (1996)			
TR1 Transportation Funding	<i>“Before proposals for development are permitted the Council will require to be satisfied that new highways, highway-improvement works, traffic-management measure, additional public transport facilities or other transport measures that would be required as a consequence of allowing the development to proceed will be provided.”</i>	Planning Report	<p>The Transport Assessment demonstrates that the proposed development will not result in a severe impact on the highway networks and is in accordance with paragraph 32 of the Framework.</p> <p>The proposed development can be appropriately accommodated within the highway network without the need for mitigation or highway improvements. The proposed development is consistent with Policy TR1.</p>
TR7 Minor Roads	<i>“Development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads will not normally be permitted.”</i>	Planning Report/Transport Assessment	<p>The Transport Assessment demonstrates that the proposed development will not result in a severe impact on the highway network and is in accordance with paragraph 32 of the Framework.</p> <p>The proposed development can be appropriately accommodated within the highway network. The proposed development is consistent with Policy TR7.</p>

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Saved Policies of the adopted Cherwell Local Plan (1996)			
TR10 Heavy Goods Vehicles	<i>“Development that would generate frequent heavy-goods-vehicle movements through residential areas or on unsuitable urban or rural roads will not be permitted. The Council will resist proposals for the establishment of heavy-goods-vehicle operating centres where they would create traffic problems or adversely affect the amenity of residential areas or villages.”</i>	Transport Assessment	The Transport Assessment demonstrates that the proposed development will not result in a severe impact on the highway network and is in accordance with paragraph 32 of the Framework. The proposed development can be appropriately accommodated within the highway network. The proposed development is consistent with Policy TR7.
C8 Sporadic Development in the Open Countryside	<i>“Sporadic development in the open countryside including developments in the vicinity of motorway of major road junctions will generally be resisted”.</i>	Planning Report	This Policy is retained, however, the proposed development is largely consistent with the Local Plan Part 1 Policy Bicester 11 allocation with no areas of hardstanding being located in the countryside. The proposed development is consistent with Policy C8.
C15 Prevention of Coalescence of Settlements	<i>“The Council will prevent the coalescence of settlements by resisting development in areas of open land, which are important in distinguishing them.</i>	Planning Report/Landscape and Visual Impact Assessment	This Policy is retained, however, the proposed development is largely consistent with Local Plan Part 1 Policy Bicester 11 allocation with no areas of hardstanding being located in the countryside. The proposed development is consistent with Policy C15 and will no cause the coalescence of settlements.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Saved Policies of the adopted Cherwell Local Plan (1996)			
C23 Character of Conservation Areas	<i>“There will be a presumption in favour of retaining buildings, walls, tress or other features which make a positive contribution to the character or appearance of a Conservation Area.”</i>	Landscape and Visual Impact Assessment/Heritage Impact Assessment	Despite the age of the Policy, it is considered largely consistent with the Framework. The Landscape and Visual Impact Assessment and Heritage Impact Assessment detail measures to be taken to protect the boundary with the Conservation Area. The proposed development is consistent with Policy C23.
C25 Historic Character – Scheduled Ancient Monuments	<i>“In considering proposals for development which would affect the site or setting of a schedule ancient monument, other nationally important archaeological sites and monuments of special local importance, the Council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate.”</i>	Heritage Impact Assessment/Landscape and Visual Impact Assessment	Despite the age of the Policy, it is considered largely consistent with the Framework. The Heritage Impact Assessment responds to the Policy and concludes that development will have no material harm on surrounding heritage assets. The proposed development is consistent with Policy C25.

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Policy Reference	Policy Wording	Submission Document that deals with Policy	How the Scheme Complies with the Policy
Saved Policies of the adopted Cherwell Local Plan (1996)			
C28 Design of New Development	<i>“Control will be exercised over all new development, including conversions and extensions, to ensure that the standard of layout, design and external appearance, including the choice of urban or rural context of that development. In sensitive areas such as Conservation Area, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.”</i>	Design and Access Statement/Design Codes/Parameters Plans	<p>The Parameters Plans and Design Codes provided with this application provide additional detail on the layout and scale of the built development and areas of landscaping to show how the development will be assimilated into the surrounding countryside.</p> <p>The proposed development is consistent with Policy C28.</p>
C33 Settlement Character	<i>“The Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historical value.”</i>	Planning Report/Design and Access Statement/Design Codes	<p>Policy Bicester 11 of the Local Plan Part 1 allocates the site for employment development and in doing so it is not necessary retain the site for the purposes of preserving the character of the settlement.</p> <p>The proposed development is consistent with Policy C33.</p>
ENV1 Pollution Control	<i>“Development which is likely to cause materially detrimental levels of noise, vibration, smell, smoke, fumes or other type of environmental pollution will not normally be permitted.”</i>	Noise Report	<p>The proposed development is submitted in outline form and as such the feasibility of pollution control will be explored at the detailed design stage. As such, the development can be controlled (via an appropriately worded condition) in a manner which ensures it is consistent with this Policy.</p>