



**PARAMETERS & REGULATORY TEXT
UPDATE DOCUMENT**

SKIMMINGDISH LANE, BICESTER

ALBION LAND

September 2015

Our Ref: Q50411



Contents

1	INTRODUCTION	2
2	PARAMETERS PLANS	4

Appendices

Appendix 1 - Development Area and Building Zone (Reference: 3830-25-21);

Appendix 2 - Site Levels and Building Heights (Reference: 3830-29-08);

Appendix 3 - Landscape Parameters Plan (Reference: RF14228L01D); and

Appendix 4 - Access and Circulation (Reference: 3830-28-07).

1 INTRODUCTION

- 1.1 This document is provided as an update to the Parameters and Regulatory Text Document which was submitted in support of an outline planning application (LPA reference: 15/01012/OUT) for the development of land to the north east of Skimmingdish Lane, Bicester in June 2015.
- 1.2 The outline application sought permission for the development of the site for up to 48,308 sq m GIA across a series of maximum building zones and development areas, the siting of two buildings to the south of the site and the point of access into the Site from the public highway.
- 1.3 The application was submitted pursuant to draft Local Plan Policy Bicester 11, which at the time of making the submission, remained a subject of objection and on which the Inspectors conclusions were awaited.
- 1.4 The Inspector has now reported on the draft Policy and wider Local Plan and the Local Plan has been formally adopted by the Council.
- 1.5 A full description as to how the Policy has changed from its draft form is provided in the Planning Report Addendum submitted alongside this report.
- 1.6 As a result of the changes to the Local Plan and its associated allocation boundary, there has been a need to revisit the development proposals and this document provides an explanation of the parameters of the application in their amended form.
- 1.7 The amended proposals have also responded directly to comments received during the consultation period on the application (in particular those received from the Environment Agency on matters of flood risk).

a) **Matters for Approval**

- 1.8 As with the original submission, flexibility is sought within the outline planning consent in order to allow for the development to be marketed and tailored to suit particular operators. The subsequent Reserved Matters Applications will be developed and submitted in response to these requirements.



- 1.9 As stated in the original application, in order to allow for a robust assessment to be carried out of the potential impacts of the proposed development, in addition to those matters that have been fixed, a series of development parameters are proposed. This will allow for a reasonable, worse case of potential environmental impacts to be determined and for the subsequent reserved matters to work within.
- 1.10 This Regulatory Text and Parameters Update Document describes this 'development envelope' (as amended through the recent scheme changes).
- 1.11 A series of design codes were set with the original planning submission which remain unaltered as part of this recent amendment.

2 PARAMETERS PLANS

2.1 Those parameters that are set and described (in their amended form) in this document are as follows:

- Development area and building zone reference 3830-25-21;
- Site levels and building height reference 3830-29-08;
- Landscape parameters plan reference RF14228L01D; and
- Access and circulation reference 3830-28-07.

2.2 Each of the parameters plans resubmitted as part of this outline application define and regulate a separate aspect of the scheme.

2.3 These matters are described below:

a) Application Boundary

2.4 The application boundary as submitted within the original application remains unaltered as part of the recent scheme changes and sets the extent of the site across which the outline permission is sought. This area covers 14.45 ha and includes all land required in association with the development.

2.5 It also includes for land (within the adopted highway) required to deliver any off site highway improvements necessary to support the proposed development.

b) Development Area and Building Zone

2.6 Parameters Plan reference 3830-25-21 (see **Appendix 1**) sets out the following details:

- The maximum extent of the built development (expressed as a maximum development zone) shown across the site;

- The extent of this area remains largely unaltered from that presented in the original submission, this area in which development can occur but where buildings shall not be located, includes potential areas of hard-standing, servicing and car parking;
- The parameter plan differentiates this area from that on which buildings can be located (shown in dark blue). This area has been amended as part of the recent scheme changes to ensure that no buildings are located outwith the adopted Bicester 11 allocation area. This has reduced the building area zone from that originally submitted;
- Although buildings could be located in any position within the building zone based upon the maximum floor area only 62% of this zone would be developed as buildings;
- Approval is also sought for the siting of the building to the south of this site. This element has again altered from the original submission which provided for two buildings in this location;
- Given the need to draw back the building zone from the areas at risk of flooding, these buildings have been combined to form a single employment unit. The position of these buildings has also been tested through the application. The siting of this unit is shown on a separate Building Siting Plan ref 30-30-05 for which planning approval is sought;
- Areas outside of the maximum development zones will be used for landscaping or will be left clear of any form of development. These are detailed on the Landscape Parameters Plan ref RF14-228L01D which also has been amended as part of this resubmission and is detailed below.

c) Site Levels and Building Height

2.7 Parameters Plan Ref 3830-29-08 (see **Appendix 2**) includes the following details:

- Maximum and minimum finished floor levels (FFL) (expressed in metres AOD) are fixed across the site. As per the original submission, the maximum floor level is fixed at 72 m AOD and the minimum set at 71 m AOD;

- The maximum building height (across those areas in which buildings will be permitted) is set at 16 m floor to pitch. The maximum height of any building on site is, therefore, set at 18 m AOD.
- In response to consultation comments received from the Landscape and Conservation Officers (see Planning Report Addendum), the maximum building height of the building's façade on the southern, outer western edge and the northern edge of the building zone has been set at 14.5 m above FFL.

d) Landscape Parameters

2.8 Landscape Parameters Plan ref RF14228L01D (see **Appendix 3**) includes the following details:

- The areas within the site which are to be retained or formed as landscaping zones. As with the original submission, these areas are expressed as minimums demonstrating the minimum set back distance of the development zones from the site boundaries or adjacent sensitivities.
- This parameter has been amended slightly in response to the pulling back of the built development area from the north western boundary in particular.

e) Access and Circulation

2.9 Parameters Plan ref: 3830-28-07 (see **Appendix 4**) sets the following details:

- The point of access into the site which is fixed for the purpose of this outline application and which remains unaltered as part of these amendments;
- The maximum zone or area of tolerance within which the access spine road will be located also remains largely the same, albeit the access point into the southern portion of the site responds to the 'setting' of the single employment unit;
- This access spine road contains the maximum area required and will include all areas for footways and cycle ways and landscaping as well as the roadway;



- As per the original submission there remains a need, as part of the proposals, to divert the public footpath which runs west to east through the site and the path of least divergence (which remains as previously indicated) is shown on the Access and Circulation Parameter Plan. A separate Public Footpath Diversion Order application has been submitted alongside the planning application and an update is provided to this order application as part of this re-submission. The route and dimensions of the proposed re-aligned path are to be fixed under the outline application and remain as previously presented.

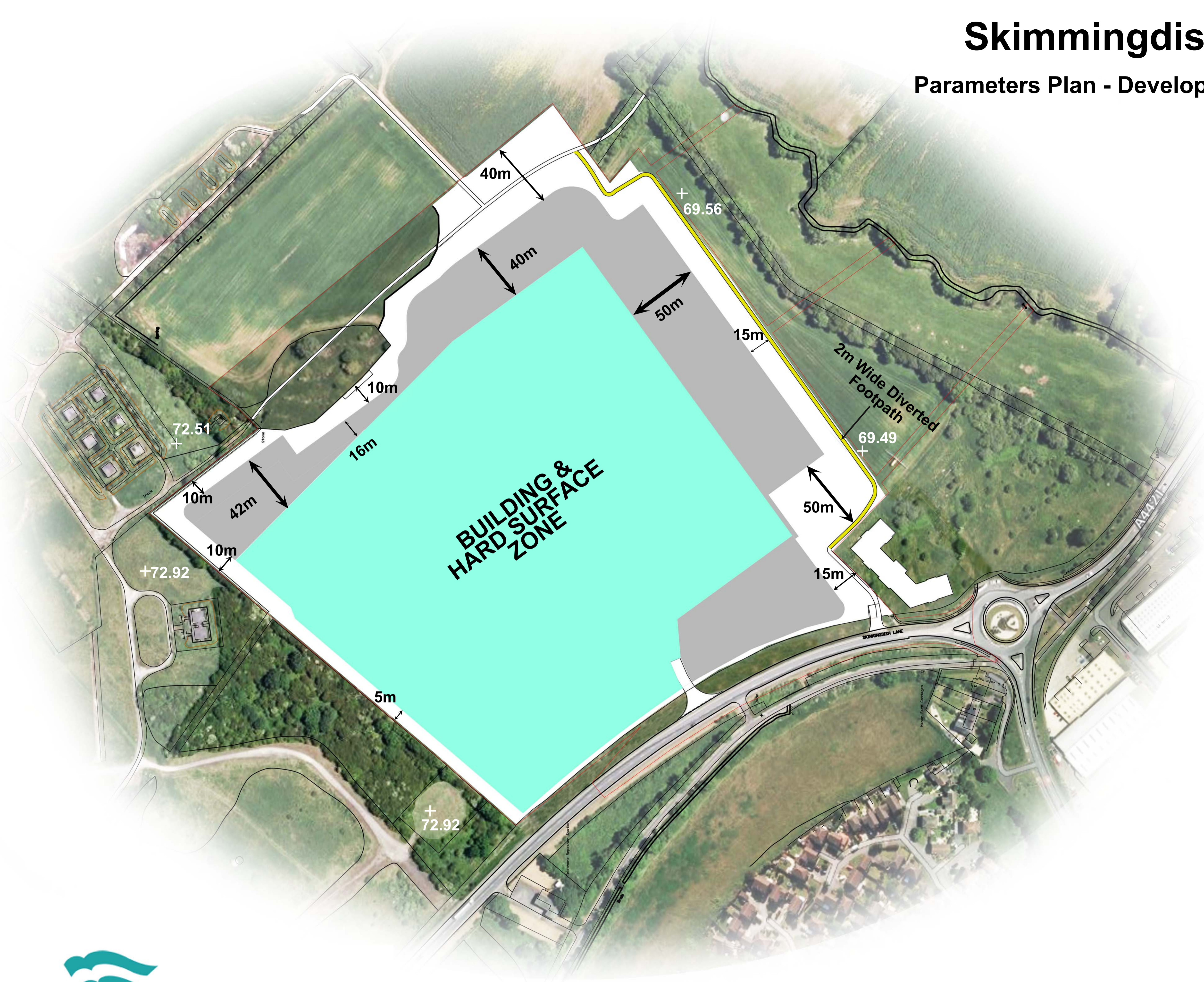
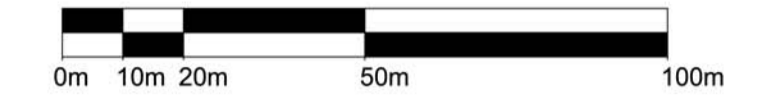


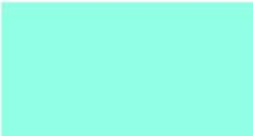


APPENDIX 1

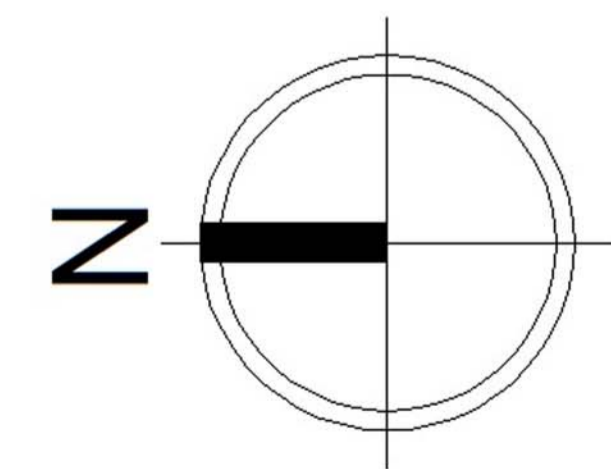
Skimmingdish Lane, Bicester

Parameters Plan - Development Area & Building Zone

Drawing 3830-25-21 - August 2015



-  Building & Hard Surface Zone
-  Non Building Hard Surface Zone
-  All stated dimensions are minimum dimensions.



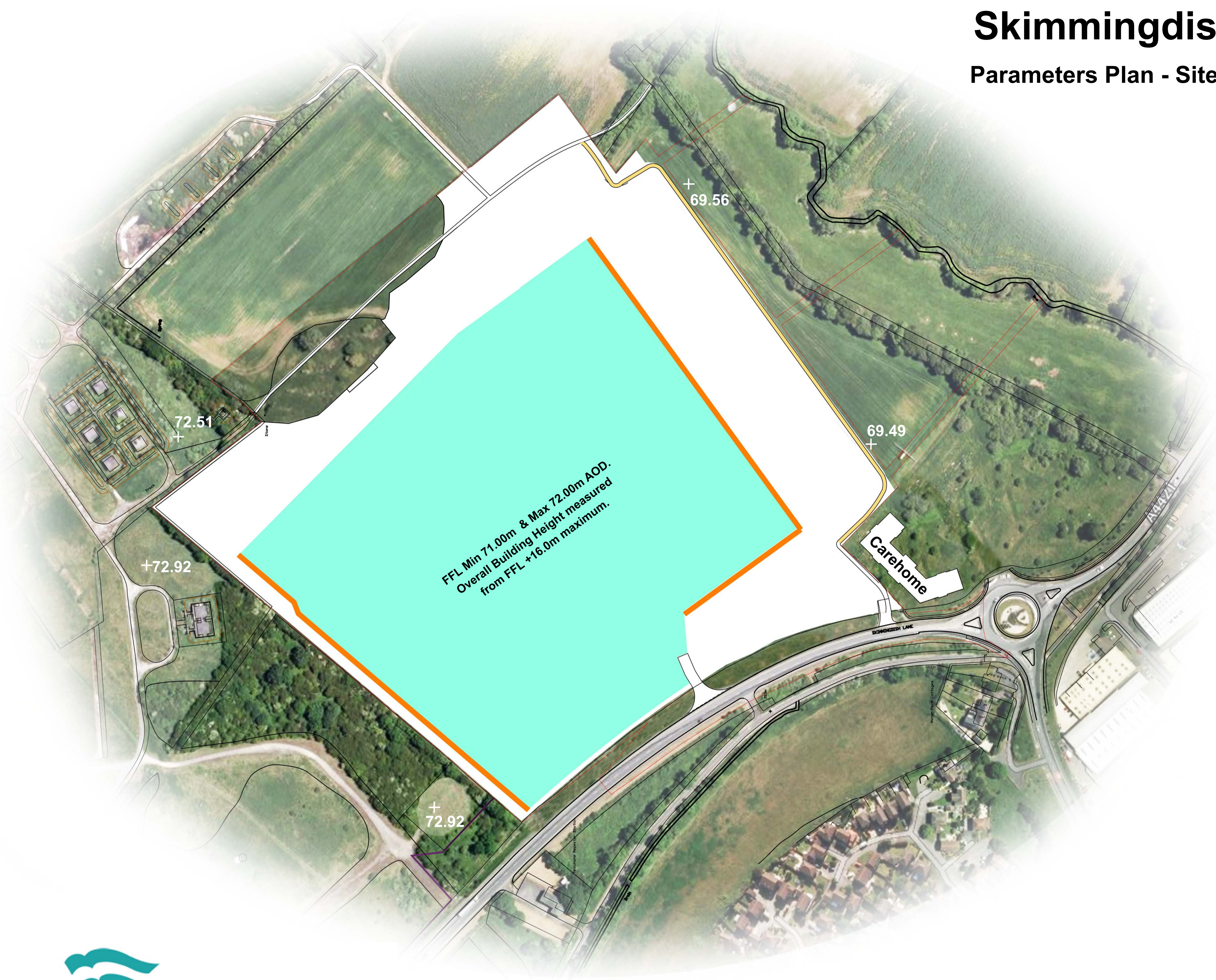


APPENDIX 2

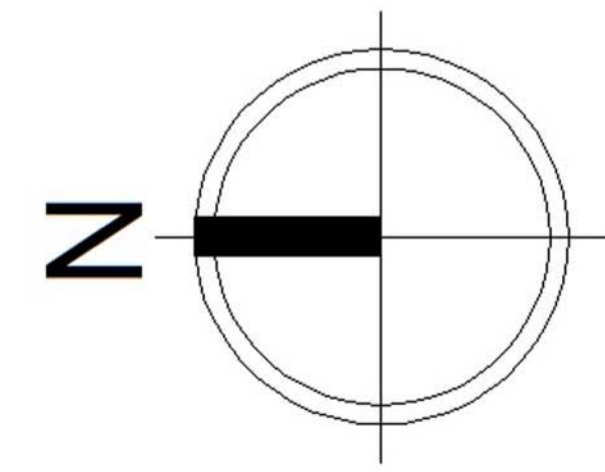
Skimmingdish Lane, Bicester

Parameters Plan - Site Levels & Building Heights

Drawing 3830-29-08 - August 2015

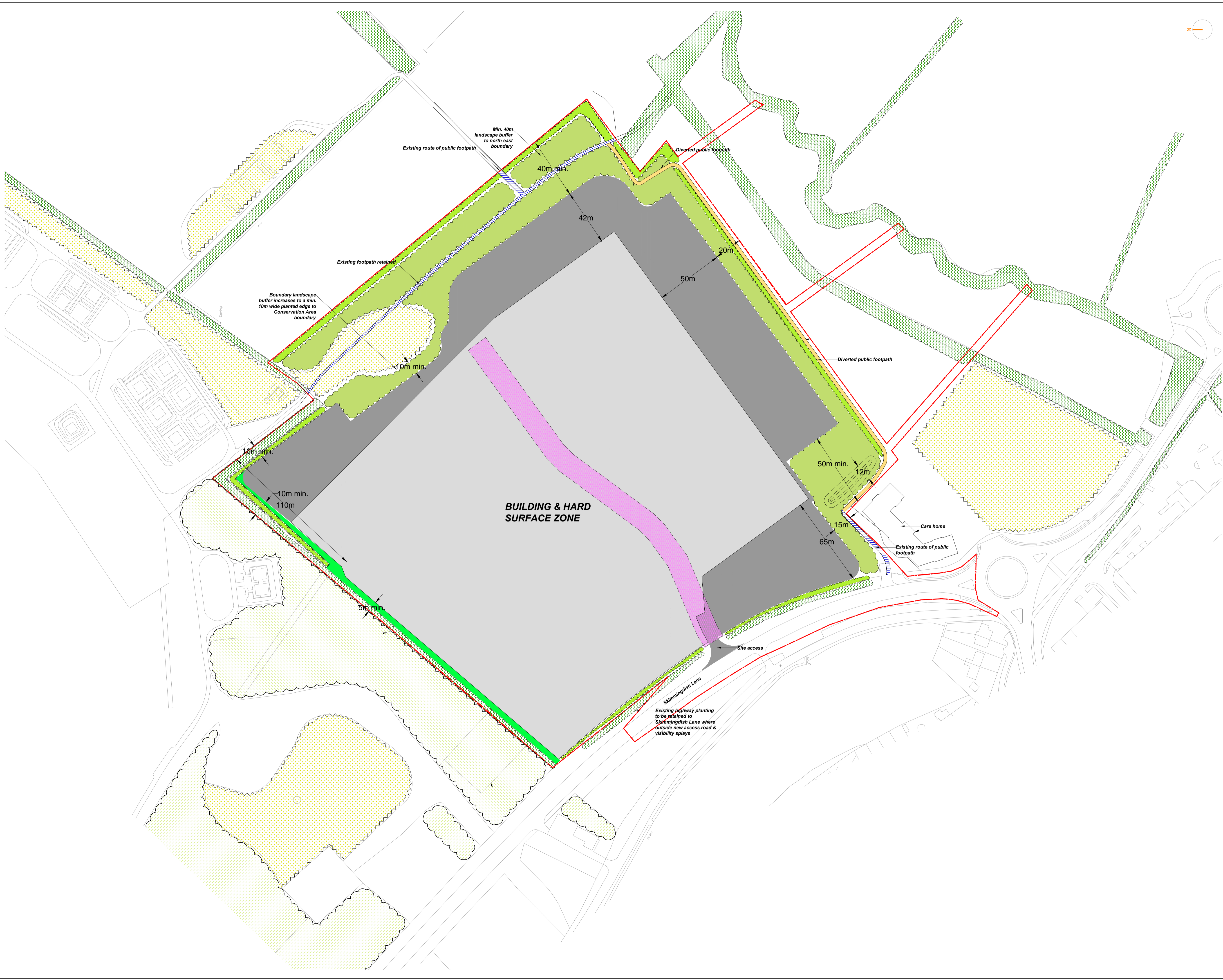


-  Building Zone
-  14.5m High Max Elevation





APPENDIX 3



- KEY**
- Planning Application Boundary
 - Existing hedgerows/linear vegetation features retained
 - Existing blocks of existing woodland/mass mature tree planting
 - Existing areas of scrub vegetation retained
 - Existing hedgerows augmented with new dense native tree & understorey planting
 - Proposed native hedgerows
 - Proposed dense native tree & shrub planting
 - Proposed 16m wide zone for road, footpaths, boulevard trees & shrub planting
 - Proposed densely planted mounding
 - Diverted section of public footpath
 - Existing public footpath route retained
 - Building & hard surface zone (refer to Chetwoods Parameters Plan - Development Area & Building Zone drawing 3830-25-21)
 - Non-building hard surface zone (refer to Chetwoods Parameters Plan - Development Area & Building Zone drawing 3830-25-21)

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
03.09.15	AF	Dense woodland belt extended to boundary	D	GD
18.08.15	AF	Site layout amended to new building zones	C	AF
14.08.15	AF	Additional labelling, site boundary changed	B	GD
12.08.15	AF	Building zones changed following comments	A	GD

re-form
 landscape architecture
 Tower Works, Globe Road, Leeds LS11 5QG
 T +44 (0)113 2454695 E info@re-formlandscape.com
 W www.re-formlandscape.com

Drawing status - **FOR PLANNING**
 Client - **ALBION LAND**
 Project - **SKIMMINGDISH LANE BICESTER**
 Drawing title - **LANDSCAPE PARAMETERS PLAN**

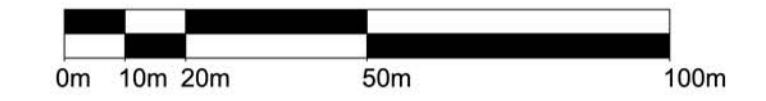
Drawing scale - 1:1250	Drawn by - AF	Drawn date - 10.02.2015
Paper size - A1	Checked by - GD	Checked date - 10.02.2015
Drawing number - RF14-228L01	Revision - D	



APPENDIX 4

Skimmingdish Lane, Bicester Parameters Plan - Access & Circulation

Drawing 3830-28-07 - August 2015



 Vehicle, Pedestrian & Cycle Access & Circulation

