



PARAMETERS AND  
REGULATORY TEXT  
DOCUMENT

LAND TO THE NORTH EAST OF  
SKIMMINGDISH LANE,  
BICESTER

Our Ref: Q50411



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Appendix 3	Site Levels and Building Heights Reference 3830-29-05;
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# 1 INTRODUCTION

- 1.1 Albion Land are seeking outline planning consent for a flexible mix of employment uses (Class B1c, B2 and B8 (including ancillary Class B1a office use)) on land to the north east of Skimmingdish Lane, Bicester ('the Site').
- 1.2 The outline planning application is submitted with matters of scale (other than for the maximum amount of floorspace (set at 48,308 sq m (GIA)) and maximum building heights which are fixed), landscaping and appearance reserved for later approval.
- 1.3 The point of access into the Site from the public highway is submitted for approval. Approval is also sought for the siting of two buildings on the southern portion of the Site. The layout of development on the northern portion is reserved for later approval.
- 1.4 The following documents and plans are submitted with this application to describe the proposed development:
  - Application Boundary Plan;
  - Parameters Plans;
  - Parameters Plans and Regulatory Text Report (enclosed);
  - Siting Plan (showing the layout of buildings on the southern portion of the Site);
  - Design Code Document; and
  - Design and Access Statement (setting out design precedents, albeit this is not subject to planning approval).
- 1.5 The principle of developing the Site for employment use is accepted by the Council through the Site's allocation (in part) within the adopted Local Plan and in its entirety (under draft Policy Bicester 11) in the emerging Local Plan.
- 1.6 Pre-application discussions have taken place with officers at Cherwell District Council (CDC) in which they confirmed that the principle of the proposed development is acceptable in accordance with the draft allocation subject to demonstrating through the planning application and the setting of

development parameters the appropriateness of the position, height, mass, bulk and scale of the proposed buildings.

1.7 The parameters plans referred to and enclosed with this document demonstrate the appropriateness of the proposed development against each of these criteria.

**a) Matters for Approval**

1.8 Flexibility is sought within the outline planning consent in order to allow for the development to be marketed and 'tailored' to suit a particular operator(s). The subsequent reserved matters applications will be developed and submitted in response to these requirements.

1.9 However, in order to allow for a robust assessment to be carried out of the potential impact of the proposed development, in addition to those matters that have been fixed (above) a series of development parameters (i.e. a 'Rochdale envelope'<sup>1</sup> approach) will be adopted in this particular instance. This will allow for a reasonable, worst case of potential environmental impacts to be determined and for the subsequent reserved matters applications to work within. This will ensure that any final detailed design will present no greater impact than that assessed at the outline stage.

1.10 The regulatory text and the parameters plans describe this development 'envelope'.

1.11 In addition a series of 'Design Codes' have been set (within a separate Design Code Document) to control the quality of development that will be brought forward as part of any reserved matters applications pursuant to this outline.

1.12 The parameters which are set and described through this Regulatory Text Document comprise the following:

- Development Area and Building Zone Reference: 3830-25-18;
- Site Levels and Building Heights Reference 3830-29-05;
- Landscaping Parameters Plan Reference: RF14 228 L01B; and
- Access and Circulation Reference: 3830-28-05.

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<sup>1</sup> R v Rochdale MBC ex parte Milne (No. 1) and R. v Rochdale MBC ex parte Tew [1999] and R. v Rochdale MBC ex parte Mile (No. 2) [2000]

## 2 BACKGROUND

- 2.1 The principle of developing the Site for a flexible mix of Class B1, B2 and B8 uses is accepted: the Site is allocated (under draft Policy Bicester 11) for such uses within the Draft Local Plan.
- 2.2 The Draft Local Plan also sets a series of Development Management principles (through the wording of draft Policy Bicester 11 and the general Development Management Policies of the draft Plan), which provide guidance on how development on the Site may be assimilated into its surroundings. This includes incorporating landscaping buffers and through biodiversity mitigation and enhancement measures where appropriate and by the restricting built development to that area of the Site outside of Flood Zone 3b.
- 2.3 The development management principles of draft Policy Bicester 11 have been considered as part of the master planning of the Site, along with other development management principles set out in the current (yet somewhat aged) Local Plan.
- 2.4 The weight that should be afforded to the various development management principles in setting the parameters of the development has been determined with reference to their relative consistency with the National Planning Policy Framework (the Framework). Full details of those policies that are relevant to the determination of this application are set out in the Planning Report accompanying this application.
- 2.5 In summary, those development management and design principles that are set through adopted and emerging policy which have been considered in setting the development parameters and design codes include:
- High design standards that complement distinctive natural or historic assets.
  - A high degree of integration and connectivity between new and existing development.
  - New footways and cycle ways to connect with Bicester's wider urban area.
  - A green buffer between the development and the adjacent care home.
  - Facilitating access by sustainable modes of travel.

- 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.
- A strong active frontage onto Skimmingdish lane and a strong gateway into the Site entrance.
- Preserving ecological features of value and retaining and enhancing habitats (where appropriate) to result in a net gain in biodiversity.
- Development that respects its landscape setting.
- A landscaping scheme that limits visual intrusion into the wider landscape.
- A landscape buffer to the north east of the Site to limit visual intrusion and preserve the setting and character of the former RAF Bicester Conservation Area and Scheduled Ancient Monument.
- A high quality design and finish and careful consideration to building height to reduce overall visual impact.
- No built development to be incorporated in Flood zone 3b and incorporation of sustainable drainage principles.

### 3 PARAMETER PLANS

4.1 Each of the Parameters Plans submitted as part of the outline planning application define and regulate a separate aspect of the development.

4.2 Those matters regulated by each of the Parameters Plans is described below. This text should be read alongside the Parameter Plans (see below for drawing references) and the Design Codes set out in the Design Code Document.

**a) Application Boundary**

4.3 Although not a Parameter Plan by name, the Site Location Plan Reference: 3830-10-02 (see **Appendix 1**) establishes the extent of the site across which outline planning permission is sought. This area covers 14.45 ha and includes all land required in association with the development including built form as well as areas of landscaping and those areas of the site which are required to be left undeveloped to assimilate the proposals.

4.4 It also includes land (within the adopted highway) required to deliver any off site highway improvements necessary to support the proposed development (including the proposed access arrangement).

4.5 Three narrow spurs of land are also included in the application boundary in order to facilitate the delivery of appropriate infrastructure to transfer surface water (drained from the Site) to the water course to the south at a sustainable rate.

**b) Development Area and Building Zone**

4.6 Parameters Plan Reference: 3830-25-18 (see **Appendix 2**) sets out the following details:

- The maximum extent of the built development (expressed as a Maximum Development Zone) shown across the Site.
- Not all of this area will be covered by buildings. Those areas of the site where development (in the form of hardstanding, service areas, building curtilages, car parking, plant and other non-

building forms) may take place but where buildings will not be permitted, is shown in grey on the Plan.

- The parameters plan shows that buildings (comprising up to a maximum of 48,308 sq m) could be situated in any position within the building area zone (shown in blue) and the impact of the development has been tested against this parameter. Although buildings could be located in any position within this parameter based upon the maximum floor area only 55.7% of the built zone would be developed as buildings.
- Approval is also sought through this outline application for the siting of two buildings across the southern section of the Site and these positions have also been tested through the planning application. The siting of the two units is shown on a separate Building Siting Plan Reference: 3830-30-03 for which planning approval is sought.
- Areas outside the Maximum Development Zones will be used for landscaping or will be left clear of any form of development. These are detailed on the Landscaping Parameters Plan Reference: RF14 228 L01B (see below).

c) **Site Levels and Building Heights**

4.7 Parameters Plan Reference: 3830-29-05 (see **Appendix 3**) includes the following details:

- Maximum and minimum finished floor levels (FFL) (expressed in metres AOD) are fixed across the Site. The maximum floor level is fixed at 72m AOD and the minimum set at 71m AOD.
- The maximum building height (across those areas within which buildings will be permitted) in meters AOD. This is set at 16m floor to pitch. The maximum height of any building on Site is therefore set at 88m AOD.
- In order to take account of the adjacent care home the maximum height of the building(s) façade on this outer western edge of the development is set at 14.5m above FFL.

d) **Landscaping Parameters**

4.8 Parameters Plan Reference: RF14 228 L01B (see **Appendix 4**) includes the following details:



- The areas within the Site which are to be retained, or ‘formed’, as landscaped zones.
- These areas are expressed as ‘minimums’, demonstrating the minimum set back distances of the Development Zones from the Site’s boundaries or adjacent ‘sensitivities’.
- Ways in which these minimums can be achieved (i.e. through particular planting typologies) is set out by way of a recommended planting mix and set out in a series of landscaping design codes (within the Design Code Document).
- All matters set out on the Landscaping Zones Parameters Plan have been informed through the Landscape and Visual Impact Assessment and Heritage Impact Assessment carried out for the proposals.

e) **Access and Circulation**

4.9 Parameters Plan Reference: 3830-28-05 (see **Appendix 5**) sets out the following details:

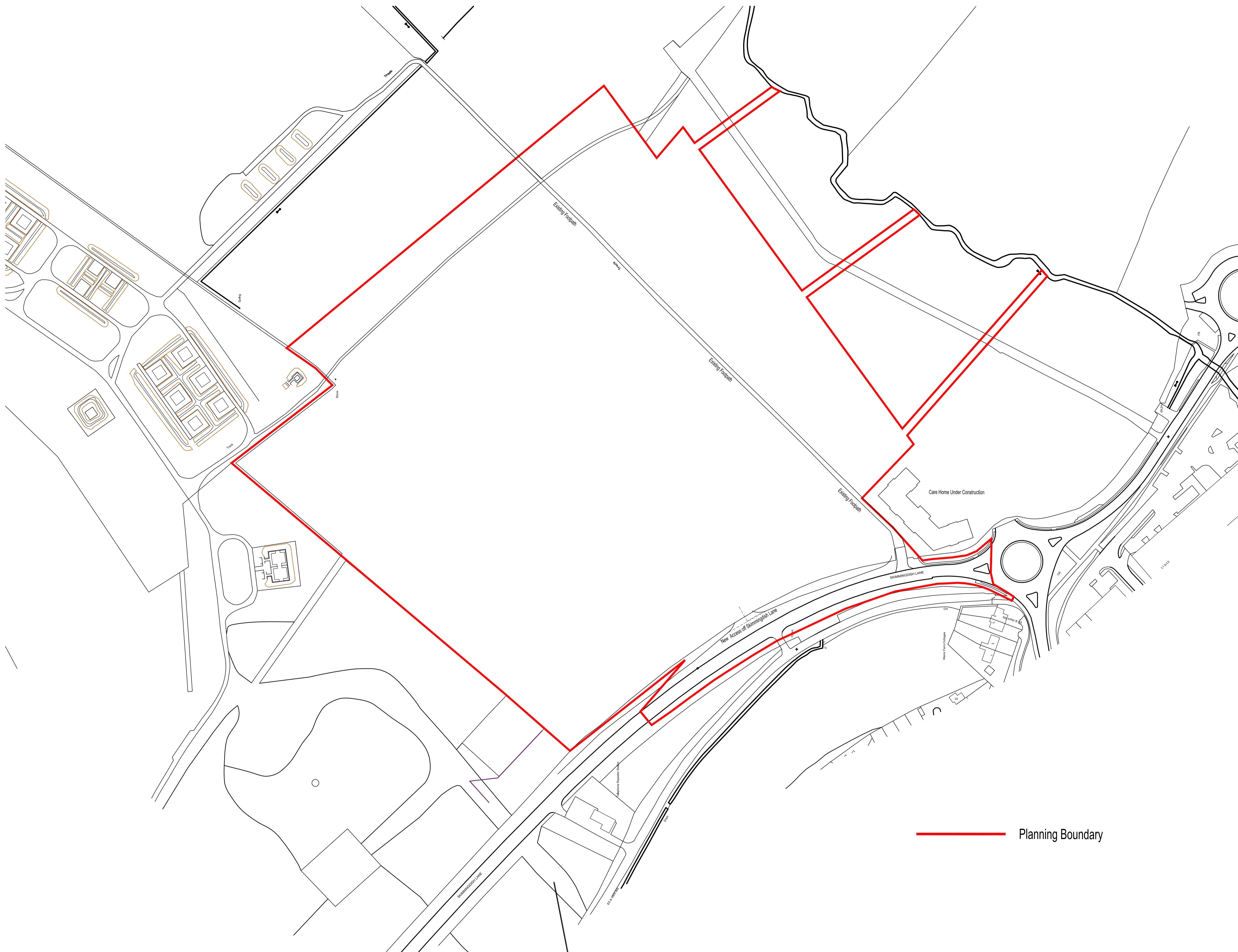
- The point of access into the site which is fixed for the purpose of this outline application.
- A maximum ‘zone’ or area of tolerance within which the access spine road will be located.
- The access spine road zone will contain the maximum area required and will include all areas required for footways and cycleways and landscaping as well as the roadway.
- There is 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 (for which a separate public footpath diversion order application has been submitted alongside this planning application under Section 257 of the Planning Act) is shown on the Access and Circulation Parameter. The route and dimensions of the path are detailed and are fixed under the outline application.



## **APPENDIX 1**

Notes:  
 Contractors must verify all dimensions on site before commencing any work or other drawings. This drawing is not to be scaled. Use figured dimensions only.  
 Subject to statutory approvals and survey.

AREAS  
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.



— Planning Boundary

02 Plan Updated 15.05.15 SM  
 PROPOSALS

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Project Job Number 3830-sk02  
**SKIMMINGDISH LANE, BICESTER**

**ALBION LAND**  
 Drawing Title Drawing Size A1  
**LOCATION PLAN**

Drawn SM	Date May 15	Scale 1/1250	Client 3830
Reviewed by PMJS	Drawing No. 3830-10	Rev. 02	

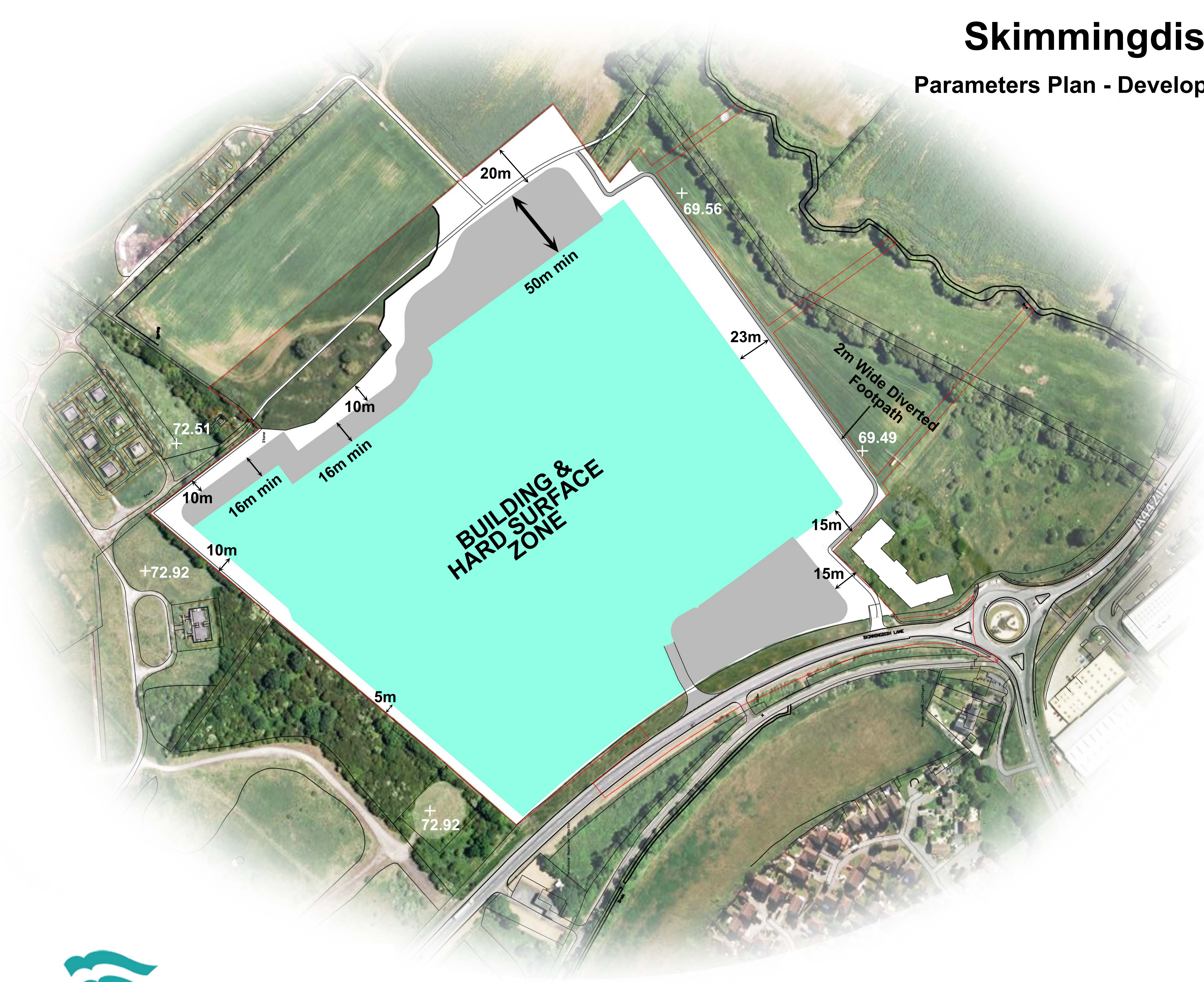
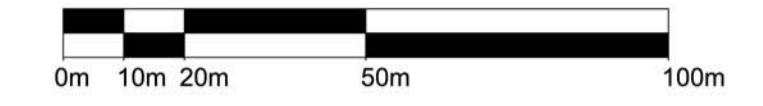




## **APPENDIX 2**

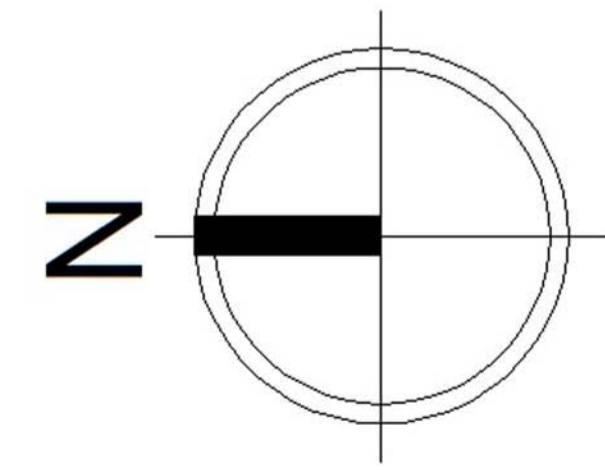
# Skimmingdish Lane, Bicester

## Parameters Plan - Development Area & Building Zone

Drawing 3830-25-18 - May 2015



-  Building & Hard Surface Zone
-  Non Building Hard Surface Zone



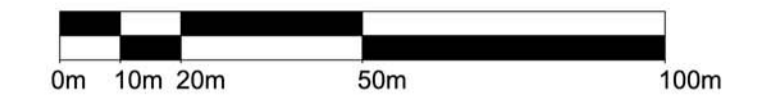


## **APPENDIX 3**

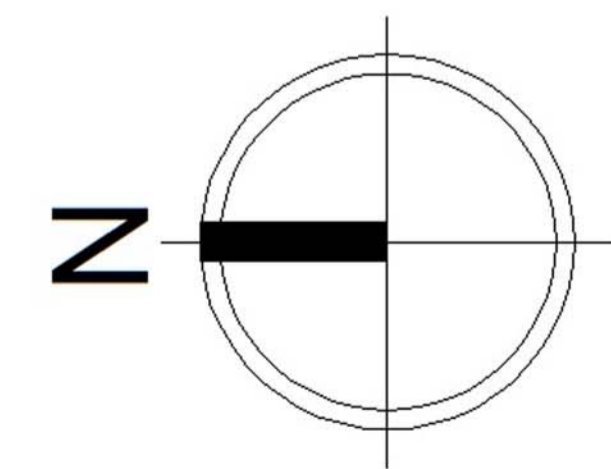
# Skimmingdish Lane, Bicester

## Parameters Plan - Site Levels & Building Heights

Drawing 3830-29-05 - May 2015



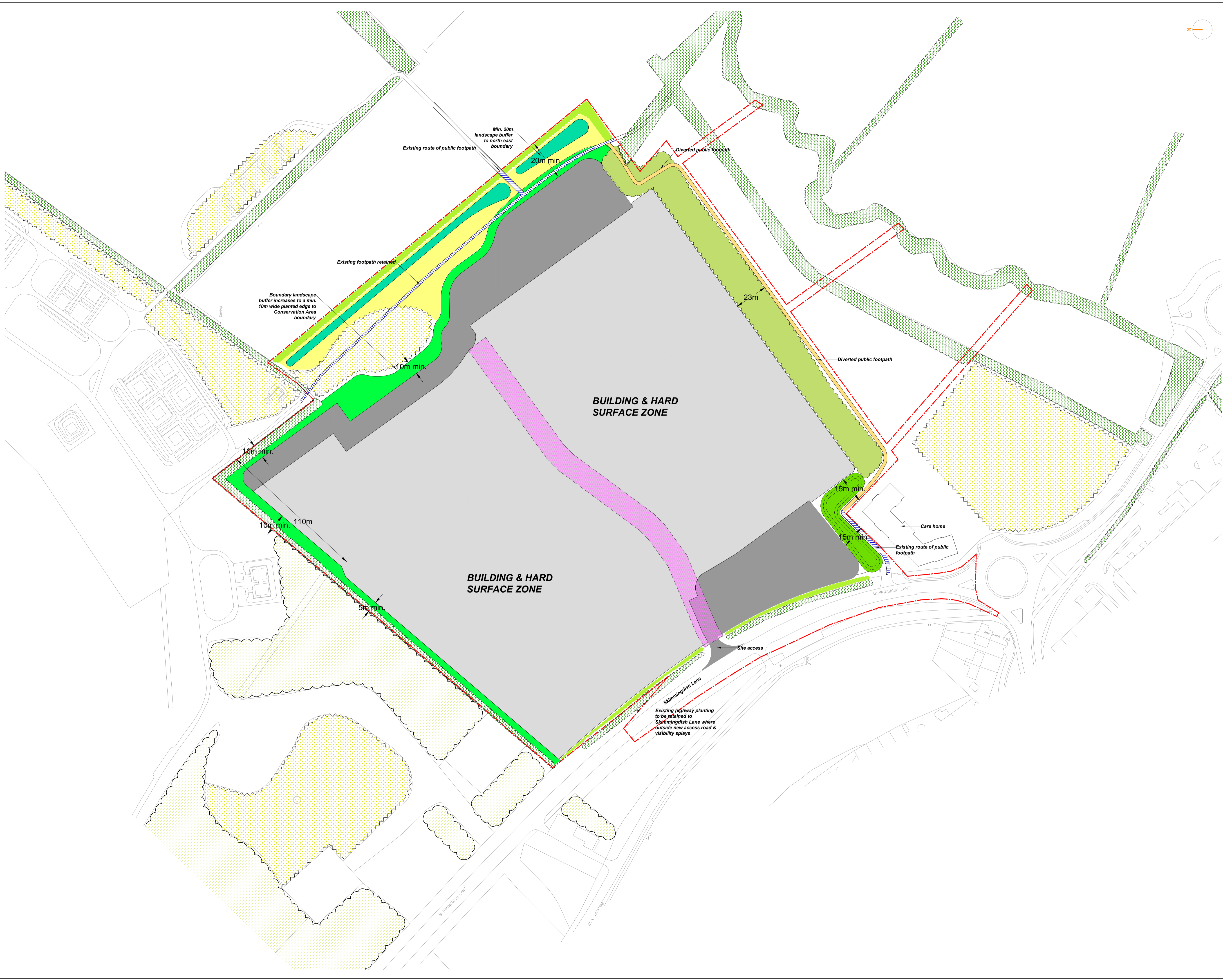
 Building Zone













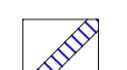






## **APPENDIX 4**





- KEY**
-  Planning Application Boundary
  -  Existing hedgerows/linear vegetation features retained
  -  Existing blocks of existing woodland/mass mature tree planting
  -  Existing areas of scrub punctuated with occasional trees
  -  Existing hedgerows augmented with new dense native tree & understorey planting
  -  Proposed native hedgerows
  -  Proposed dense native tree planting with intermittent understorey planting
  -  Proposed intermittent tree & understorey planting
  -  Proposed 16m wide boulevard to access road
  -  Proposed densely planted mounding
  -  Proposed attenuation ponds & swales outside building & hard surface zones
  -  Diverted section of public footpath
  -  Existing public footpath route retained
  -  Building & hard surface zone (refer to Chetwoods Parameters Plan - Development Area & Building Zone drawing 3830-25-14)
  -  Non-building hard surface zone (refer to Chetwoods Parameters Plan - Development Area & Building Zone drawing 3830-25-14)

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
14.05.15	AF	Additional labelling, site boundary changed	B	GD
12.05.15	AF	Building zoned changed following comments	A	GD

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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 - B	



## **APPENDIX 5**

# Skimmingdish Lane, Bicester Parameters Plan - Access & Circulation

Drawing 3830-28-05 - May 2015

