



Land to the north east of
Skimmingdish Lane, Bicester

Design & Access Statement.

May 2015

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(On Site Photos; May 2015).

1.0 INTRODUCTION

- 1.1 This Design and Access Statement is submitted in support of an outline planning application for the development of land to the north of Skimmingdish Lane, Bicester for a flexible mix of Class B employment, uses in response to market demand.
- 1.2 The site is deemed appropriate by Cherwell District Council (CDC) for employment development, having been put forward as a key employment allocation within the emerging local plan (Draft Policy Bicester 11). Development of this land will assist the council in delivering their economic growth strategy. This Design and Access Statement outlines how the proposals have responded to the development management principles, set out within Policy Bicester 11 and with other relevant policies of the Development Plan and National Policy to deliver a high quality development.
- 1.3 The proposals are submitted in outline form, with approval sought for the access point into the site from Skimmingdish Lane along with siting of two buildings on the southern part of the site. Subsequent reserved matters seeking approval for the layout, appearance; landscaping and scale will be submitted following the grant of outline permission.
- 1.4 Flexibility is sought within the outline planning consent in order to allow for the development to be marketed and 'tailored' to suit the requirements of potential occupiers. However, in order to allow for a robust assessment to be carried out of the potential impact of the proposed development, a series of development parameters have been set in this particular instance. This has allowed for an assessment of the potential environmental impacts and provides a set of parameters for the subsequent reserved matters application to work within. This will ensure the final design will present no greater impact, than that assessed at this outline stage.
- 1.5 The parameters have been derived through an iterative process of site assessment, consultation and design review. They seek to respond to and respect the surrounding land characteristics and environmental designations. This Design and Access Statement explains this process and ensures a good design is the end result.

2.0 SITE LOCATION AND CHARACTER

- 2.1 The site is approximately 14.45 ha in area and is located on the north eastern edge of Bicester.
- 2.2 The site is allocated for a flexible mix of employment uses under emerging Local Plan Draft Policy Bicester 11.

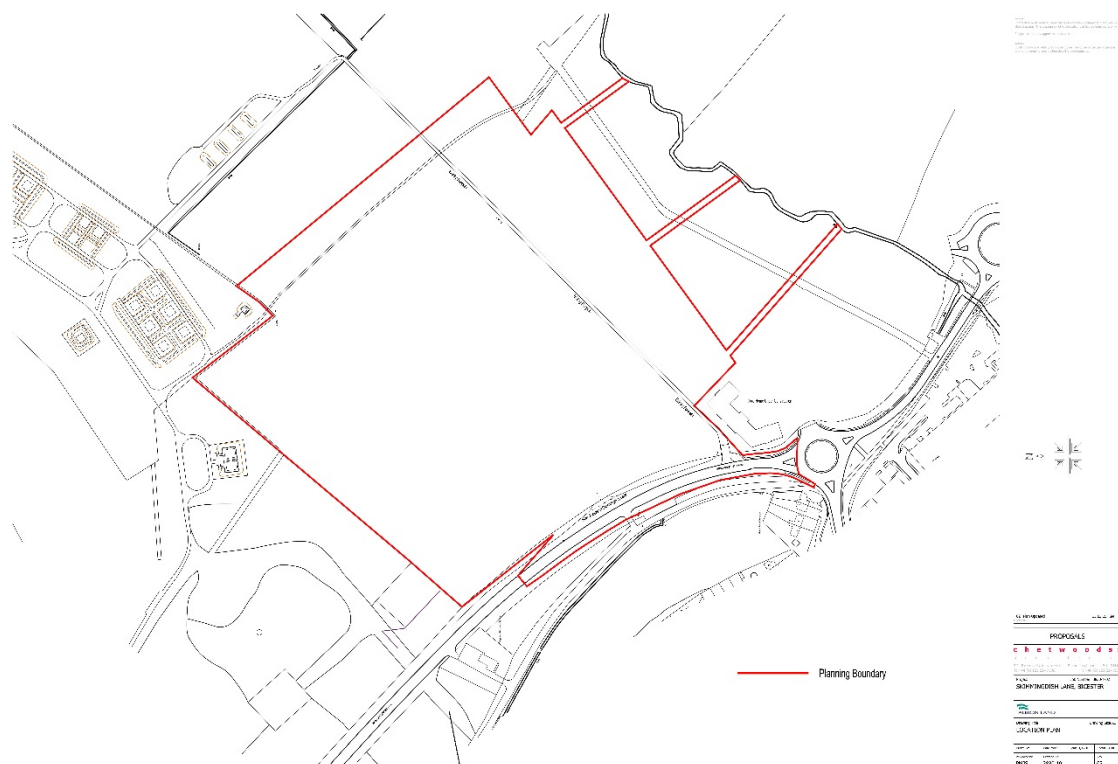


Figure A – Planning Application Boundary

- 2.3 The site is bound by agricultural land to the east, a major tree belt and the former RAF Bicester site to the north and by agricultural land to the south. Skimmingdish Lane forms its western boundary. It is characterised by agricultural fields of largely low quality and unremarkable ecological value albeit it is divided by mature hedge rows with some local biodiversity value.
- 2.4 Part of the north western section of the site is located within the RAF Bicester conservation area which covers the entirety of the RAF site; a Scheduled Ancient Monument also covers part of the RAF site including an area adjacent to the site's north western boundary.
- 2.5 The RAF Bicester site is also designated as a Local Wildlife Site (LWS) and a small portion of land in the application site is proposed as an extension to the LWS. These areas are to be left free from build development.

2.6 The Location of these features, relative to the application site, are shown at Figure B. Later sections of this report demonstrate how the proposed development responds positively to these characteristics.

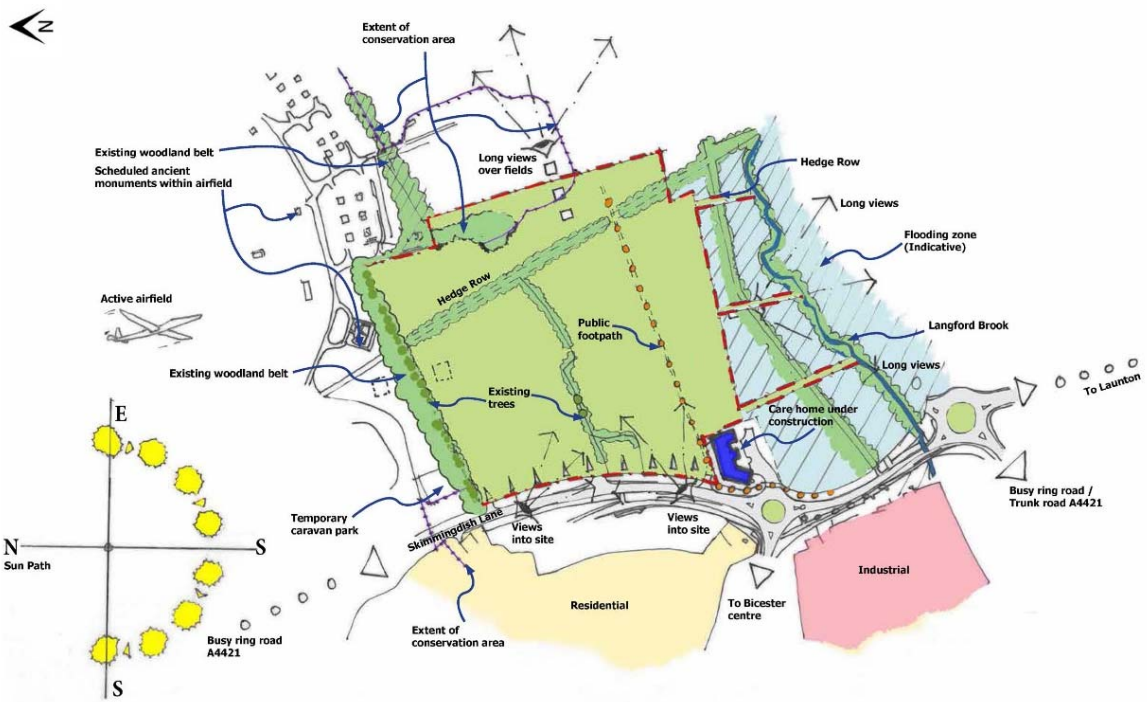


Figure B – Site Constraints & Opportunities Plan

3.0 POLICY CONTEXT

Development Plan

- 3.1 The Development Plan for Cherwell is of some considerable age and comprises the saved policies of the Local Plan (1996). The appropriateness of the site for employment use is well established within the Development Plan and can be traced back to the 1996 Local Plan in which a significant proportion of the site was allocated (under Policies EMP1 and EMP2) for unfettered employment (B1, B2 and B8) uses.
- 3.2 A full review of the relevant planning policies of the Development Plan is provided in the accompanying Planning Report (provided by Quod) along with an explanation of the relative weight to be afforded to these policies in the determination of this Planning Application. Given the age of the Local Plan and the limited weight that can be afforded to a number of its policies, specific consideration is also given to the policies of the National Planning Policy Framework (the Framework).

National Planning Policy Framework

- 3.3 The Framework places considerable weight on the promotion of “good design” and requests that in determining applications, Local Planning Authorities give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area (paragraph 63).
- 3.4 The Development Parameters and Design codes that are set as part of this planning application and the Illustrative Masterplan (presented later in this report) have been developed in accordance with paragraph 58 of the Framework and aims to:
- Function well and add to the overall quality of the area for its lifetime;
 - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live;
 - Optimise the potential of the site to accommodate development and sustaining an appropriate mix of uses;
 - Respond to local character, whilst allowing for appropriate innovation;
 - Create a safe and accessible environment; and
 - Be visually attractive as a result of good architecture and appropriate landscaping.
- 3.5 National Planning Policy Guidance supports and clarifies the provisions of the Framework with regards to good design indicating how and why good design matters and how it can be used to guide development proposals.

3.6 The guidance indicates that well designed or changing new places will be successful and valued and should:

- be functional;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and
- encourage ease of movement.

Adopted Local Plan

3.7 A number of policies of the adopted Local Plan (including Policy EMP2) have not been saved and only limited parts of the Plan remain. Policy EMP1 has however been saved and is permissive of employment generating development subject to other relevant policies in the Plan.

3.8 Given the age of the Local Plan, consideration has been given within the Planning Report to whether its saved policies are in accordance with the policies of National Planning Policy Framework (the Framework) and subsequently the weight that may be afforded to them in the determination of this application.

3.9 Those which have been saved and have been considered in developing the proposed parameters and design codes include:

- C17, Urban Fringe Enhancement -This Policy seeks opportunities to secure the enhancement of the 'urban fringe' through tree and woodland planting.
- C28, Design of New Development – This Policy requires the design of buildings to be sympathetic to the character of the urban or rural context.

Emerging Local Plan

3.10 The whole of the application site is allocated under draft Local Plan Policy Bicester 11 for a full range of B Class uses and has undergone various modifications in response to representation submitted to the various consultation stages. A full explanation of the evolution of the policy and its allocation area along with the good level of weight that can be afforded to it, is set out within the planning report and is not replicated here.

3.11 As well as setting the appropriateness of the site for a mix of Class B1, B2 and B8 uses the policy sets a series of development management principles which have informed the proposals and comprise:

- Meeting high design standards that complement distinctive natural or historic assets.
- Promotion of a high degree of integration and connectivity between new and existing development.
- Provision of new footways and cycle ways to connect with Bicester's wider urban area.
- Provision of 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.

- Providing a strong active frontage onto Skimmingdish lane and a strong gateway into the site entrance.
- Ecological features of value to be preserved, retained and enhanced 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.
- Creation of 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.

3.12 In addition to the site specific policy, good weight can also be afforded to the general development management policies of the Draft Local Plan. A full summary of those policies relevant to this application is provided in the Planning Report however, those of relevance to the design as follows:

- ESD15, Urban Rural Fringe- requires proposals for development on the edge of the built up area must be carefully designed and landscaped to soften the built edge of the development and assimilate it into the landscape
- ESD16, The Character of the Built and Historic Environment - new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. 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.
- ESD18, Green Infrastructure - requires all strategic development sites to incorporate green infrastructure provision and proposals should include details for future management and maintenance.

4.0 THE PROPOSAL & DESIGN PRINCIPLES

- 4.1 The proposal involves the development of the site for a flexible mix of Class B employment uses.
- 4.2 The proposal seeks to generate the maximum employment potential of the site, (in accordance with the Council's aspirations for its allocation), whilst respecting and responding positively to the site's environmental context and site specific characteristics. This results in a proposal that is respectful of its context and delivers good design.
- 4.3 The remainder of this section goes onto explain the Amount / Scale, Layout, Appearance and Landscaping of the proposed development, as presented in the Parameter Plans and Design Codes submitted for approval with this application.

Amount / Scale

- 4.4 The proposal is for up to 48,308sqm of employment floor space. This maximum has been set with reference to the Building Zone parameter as shown on drawing 3830-25-18, Figure C, ensuring all floorspace is located within the area whilst allowing for appropriate circulation, servicing and access areas.
- 4.5 The maximum floorspace has been set in order to provide a development that is capable of being effectively and sympathetically accommodated on the site whilst ensuring surrounding characteristics or sensitivities are respected. i.e. through setting appropriate setback distances or landscape zones on the site boundaries.

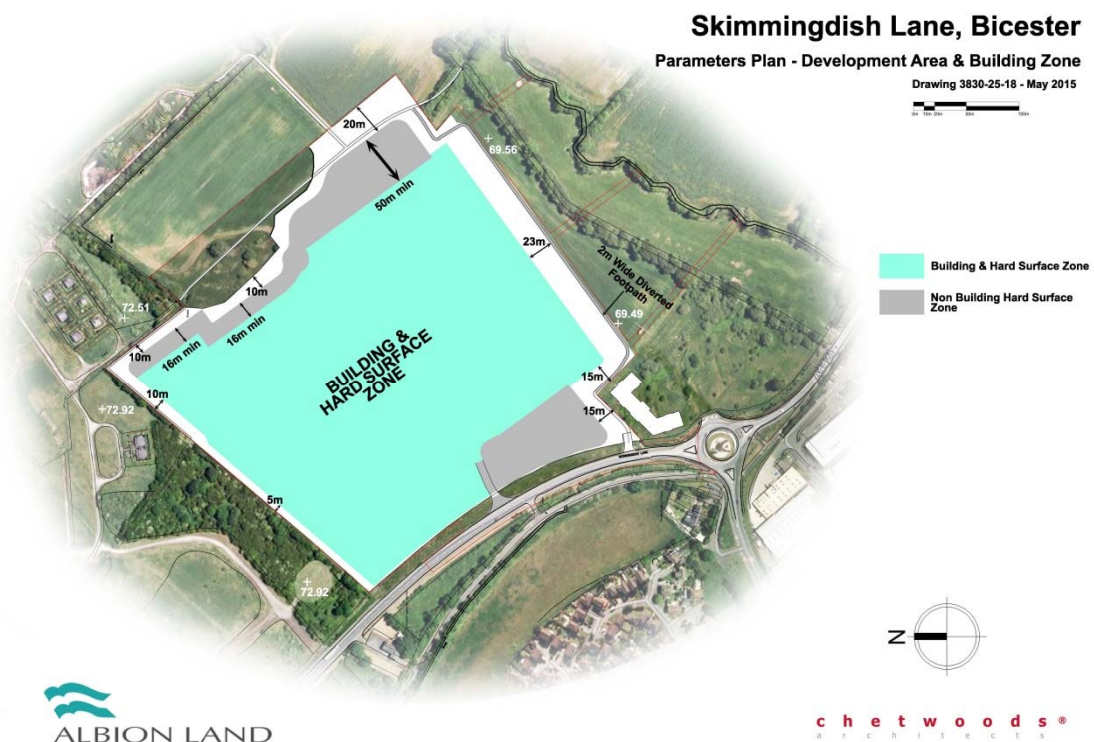


Figure C – Development Area & Building Zone

- 4.6 Finished floor levels (FFL) have been set across the site to respond to the underlying topography. A minimum FFL of 71m AOD and a maximum FFL of 72M AOD have been set across the site.

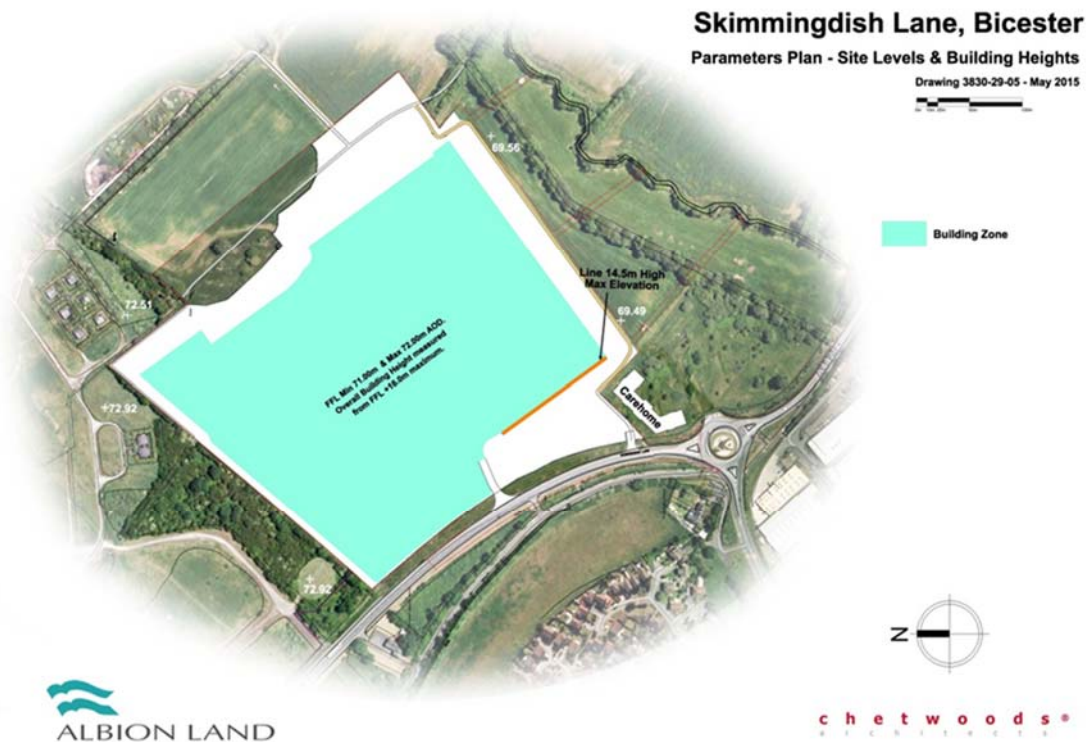
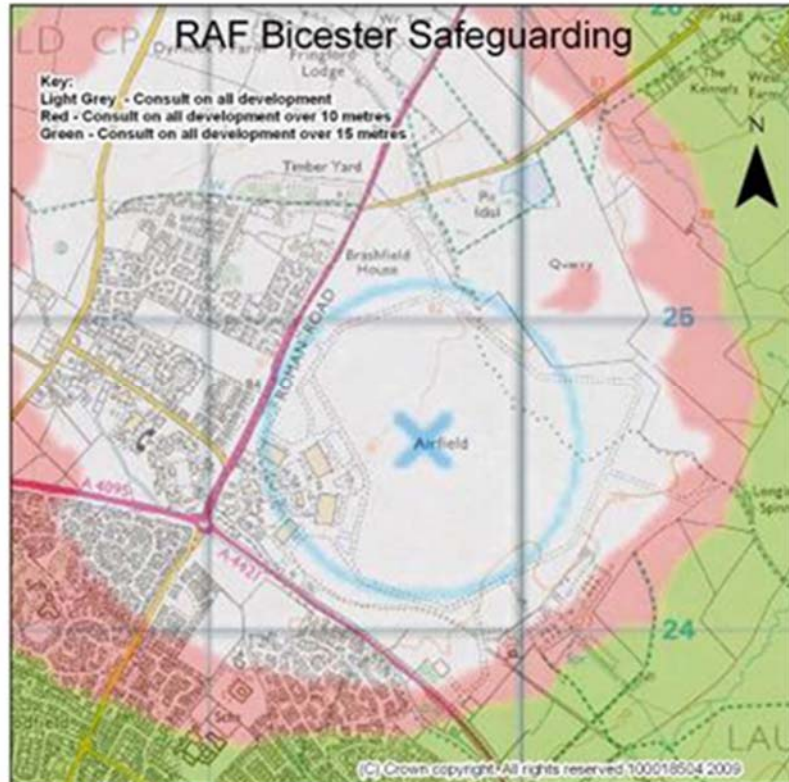


Figure D – Site Levels & Building Heights

- 4.7 The proposed buildings will be developed within the site levels. A maximum 12.5m clear height to haunch is required by B2 or B8 operators. Taking into account roof pitch, this results in a maximum building & ridge height of 16m, from FFL. The maximum development height of 88m AOD has been set and used as a basis for the landscape parameters. In order to respect the adjacent care home, the maximum height of the building façade on the outer western edge of the building zone has been set at a lower level of 14.5m from FFL. These designated height parameters can be seen on the parameter plan 3830-29-05. Figure D.
- 4.8 In setting the building heights, consideration has also been given to the safeguarded area in relation to the adjacent glider club, who operate from the RAF Bicester site, in order to ensure that buildings of the height proposed, do not affect the operations of the club. The existing level on the edge of the airfield is 72.92m AOD and the max height of the buildings will be 88.00m AOD.
- 4.9 The edge of the airfield runway is circa 250m away from the edge of the proposed site. There is an existing woodland along the north western boundary of the site that has been used as a precedent for the desired height of any new growth on this boundary. The height of this woodland, circa 9m from AOD, has been a key factor and parameter for the proposed height of any development on this site. Figure E – Section B-B illustrates the north western boundary of the site.
- 4.10 A Safeguarding Area map has been produced by the Windrushes Gliding Club (operating from RAF Bicester). It has no statutory weight in decision making, and is advisory only.



- 4.11 Planning Officers at the Council use the map to understand if a proposed development is likely to 'affect' the operations of the Gliding Club (i.e. if it falls within one of the defined concentric zones around the RAF site and if the height of the proposed buildings (Above Ground Level (AGL)) exceed those set for each zone, the gliding club will be consulted on the planning application). See below for Safeguarding Area Map and associated concentric zones.
- 4.12 The Safeguarding Map does not restrict the height of proposed development (it can be seen from the map below that there is a significant number of buildings of some height within the 10m and 15m concentric zones), nor does it take into account the existing physical features within the area which already affect the operations of the Club in setting the consultation zones and is therefore rather arbitrary in nature. However, consideration has been given to the proposal's relationship to the different concentric zones in determining the appropriateness of the proposed building height.
- 4.13 Gliders coming into land into the RAF site across the application site are already required to clear the high tree belt which is located on the northern boundary of the site which is at its highest some 12m AGL. The ground at this point is 72.2m AOD i.e. the tree canopy is already over 84m AOD. The buildings on the site will be at a maximum height of 88m AOD just 4m above the height of the tree canopy. With the buildings being set some 5m back from the treeline as a minimum, the gliders will be able to continue to come into the site at a relatively flat angle in order to clear the buildings and the trees before dropping into the airfield site.



Figure E – Illustrative Warehouse Sections Relationship to Proposed Landscaping

Layout

- 4.14 The proposed development zone of this site is fixed through this application and includes all land within the application boundary that is outside the proposed Landscape Zones. Figure C illustrates the desired development zone.
- 4.15 Within the proposed Development Areas it is appropriate to restrict some locations to servicing, parking and circulation only and these are differentiated on the Development Areas and Building Zones Parameters Plan from the 'Building Zone' (within which the proposed buildings can be sited).
- 4.16 The location and extent of the Development Areas and Building Zones, Figure C, have been informed by reviewing the landscape, visual and heritage impacts of the development and the need to provide appropriate set back distances from surrounding sensitivities including the Conservation Area, SAM and Care Home. There has also been a need to restrict development within the areas that are at risk of flooding in line with Draft Policy Bicester 11.
- 4.17 Although it is considered appropriate (from assessments of the development's impact) for buildings to be located in any position within the Building Zone, in reality the proposed maximum floor area if developed in its entirety would cover just 55.7% of the overall Building Zone.
- 4.18 The siting of two buildings has been fixed across the southern portion of the site, albeit that is not to say that it would be inappropriate to locate buildings elsewhere within the Building Zone and the technical assessments have therefore tested the impact of the development on the unrealistic scenario of the entirety of the building Zone being developed for buildings.

4.19 The siting of the buildings has been purposefully designed (as shown on Figure F.) to orientate the service yard and circulation areas away from the adjacent care home. In this position the buildings act to screen noise activity from this sensitive receptor and help to protect the privacy of the care home residents through avoiding overlooking. The positioning of landscaping, including the proposed mound to the south west of the buildings, also assists in this regard.

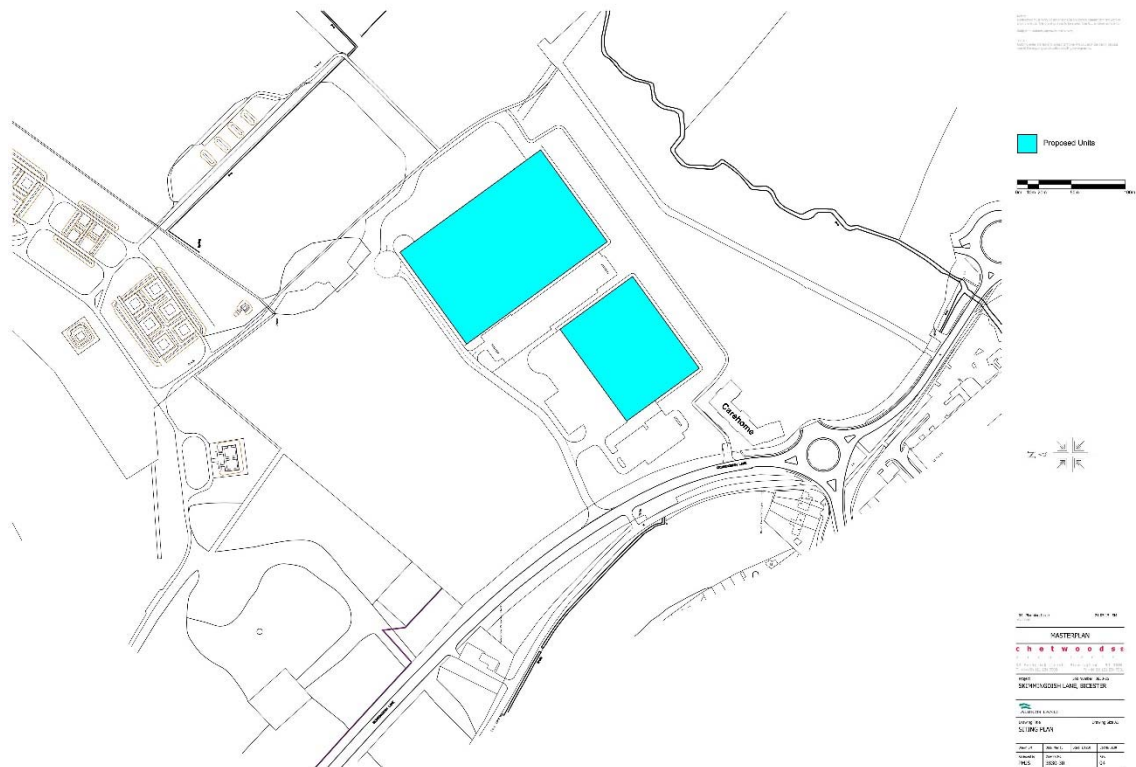


Figure F – Siting Plan

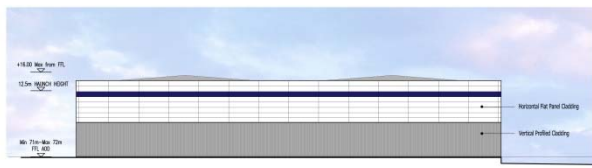
Appearance

- 4.20 The appearance of the buildings and associated development areas is reserved for later approval albeit the Illustrate Masterplan shown in Figure G shows how the maximum floor space can be appropriately accommodated within the set development parameters.
- 4.21 Given the site's relationship to the RAF Bicester Conservation Area, the SAM and the care home, consideration has been given to the design principles that should be adopted (beyond the matters set through the parameter plans) through any reserved matters applications and a series of Design Codes have been set within this application. These are presented in a standalone document and some of the key design principles are summarised below.



Figure G – Illustrative Masterplan

- 4.22 The design and layout of the buildings will create a shared character identity for the development with attractive building forms and use of attractive and durable materials. The buildings will be designed to create a strong visual focus on the office component given its important commercial function, and to use colours from the standard palette to give long lasting cladding panel performance.
- 4.23 The aim is to create a high quality economic attractor with a strong frontage onto Skimmingdish Lane in accordance with the development management principles of Draft Policy Bicester 11.



TYPICAL SIDE ELEVATION



TYPICAL OFFICE ELEVATION



TYPICAL YARD ELEVATION

14.00 Max. Store FFL
12.5m HEIGHT
Min. 7.1m - Max. 7.2m FFL 400

PROPOSALS	
14.00 Max. Store FFL	14.00 Max. Store FFL
12.5m HEIGHT	12.5m HEIGHT
Min. 7.1m - Max. 7.2m FFL 400	Min. 7.1m - Max. 7.2m FFL 400
<p>PROPOSALS</p> <p>14.00 Max. Store FFL</p> <p>12.5m HEIGHT</p> <p>Min. 7.1m - Max. 7.2m FFL 400</p>	
TYPICAL ELEVATIONS	
14.00 Max. Store FFL	14.00 Max. Store FFL
12.5m HEIGHT	12.5m HEIGHT
Min. 7.1m - Max. 7.2m FFL 400	Min. 7.1m - Max. 7.2m FFL 400

Figure H – Illustrative Typical Elevations

- 4.24 It is anticipated that glazing will be provided to all floors of the offices and that the building entrances will be further highlighted with a feature entrance door, emphasizing the main entrance to the building.
- 4.25 It is suggested that light coloured cladding is used at high levels, to minimise visual impact. An Illustrative Typical Elevation can be seen on Figure H.
- 4.26 The exact number of car parking space will be determined at a later stage and set with regards to operational requirements and the council's maximum car parking standards which are stated within the design codes document for each proposed class use.

Landscape



Figure I – Landscape Parameters Plan

4.27 The aims of the landscape parameters are to:

- Integrate the proposed development harmoniously into the receiving landscape.
- Improve local biodiversity & ecological value of the site.
- Improve the interconnectivity of Green infrastructure (GI) within and immediately adjacent to the site.
- Maintain safe and enjoyable public access to the surrounding countryside.
- Minimise any visual change on the setting of the Bicester Airfield Conservation Area, The Bicester Airfield Scheduled Ancient Monument and on the surrounding Green Buffer Landscape Policy Area.
- Create an attractive and enjoyable workplace setting.

4.28 These aims are achieved through the provision of robust boundary landscaping which is connected to the existing network of hedgerows and woodland blocks surrounding the site, together with on-plot amenity landscaped areas and a strong boulevard access road which will connect future development plots to Skimmingdish Lane.

4.29 The way in which the Landscape Parameters achieve the aims are as follows:

- Areas of landscaping are set on the edges of the site and form a key part of the proposals helping to assimilate the development into its surroundings and seeking to preserve the character setting of the adjacent area and SAM.
- Retention, improvement and augmentation of existing boundary hedgerow feature and existing field trees.
- Additional planting to provide a 5m wide(from existing boundary fence line) structural landscaping buffer where existing hedgerow abuts existing woodland on the Bicester Airfield site, widening to 10m wide at the north eastern section where the existing woodland thins out.

4.30 Northern Boundary - Abutting Conservation Area;
New Planting shall comprise native hedgerow trees and shrub species in order to improve green infrastructure, biodiversity and to mitigate visual effect of new development on the adjacent Bicester Airfield Conservation Area. Refer to drawings RF14-228L03 – Existing hedgerows cross sections 5m & 10m wide.



Figure J – Landscape Parameter Sections (1)

4.31 North Eastern/Eastern Boundary – Abutting Conservation Area & Green Buffer Land;
The existing salient of scrubland associated with (but not limited to) the Conservation Area boundary and Green Buffer Land shall be retained and augmented on the development site with a further landscape buffer of 10m minimum width. Beyond the southern extents of the Conservation Area this planted buffer will be increased in width to 20m from the allocation boundary/Green Buffer.

4.32 Drainage swales could be accommodated within these areas – affording the opportunity for further biodiversity enhancements and public rights of way shall also be accommodated and maintained.

4.37 This buffer shall comprise native deciduous and evergreen woodland scale trees and shrub understory planting.

Purpose:

- To improve GI, biodiversity, allow public access (via Public Rights of Way) and to mitigate visual effect of new development on views from the south, in particular local public rights of way and Launton Village.
- Refer to drawings RF14-228L03 – Southern boundary section & detailed area.

4.38 South Western Boundary with Care Home;
A 15m wide buffer zone comprising mounding and dense tree and shrub planting will be provided between the building & hardstanding zone and the boundary to the care home, in order to screen and soften the outline of the proposed development from views from the Home. It has been designed that the mounding will be 1.5m high from adjacent ground levels. The buffer zone will also accommodate a 3m maintenance access zones and 2m public footpath zone.

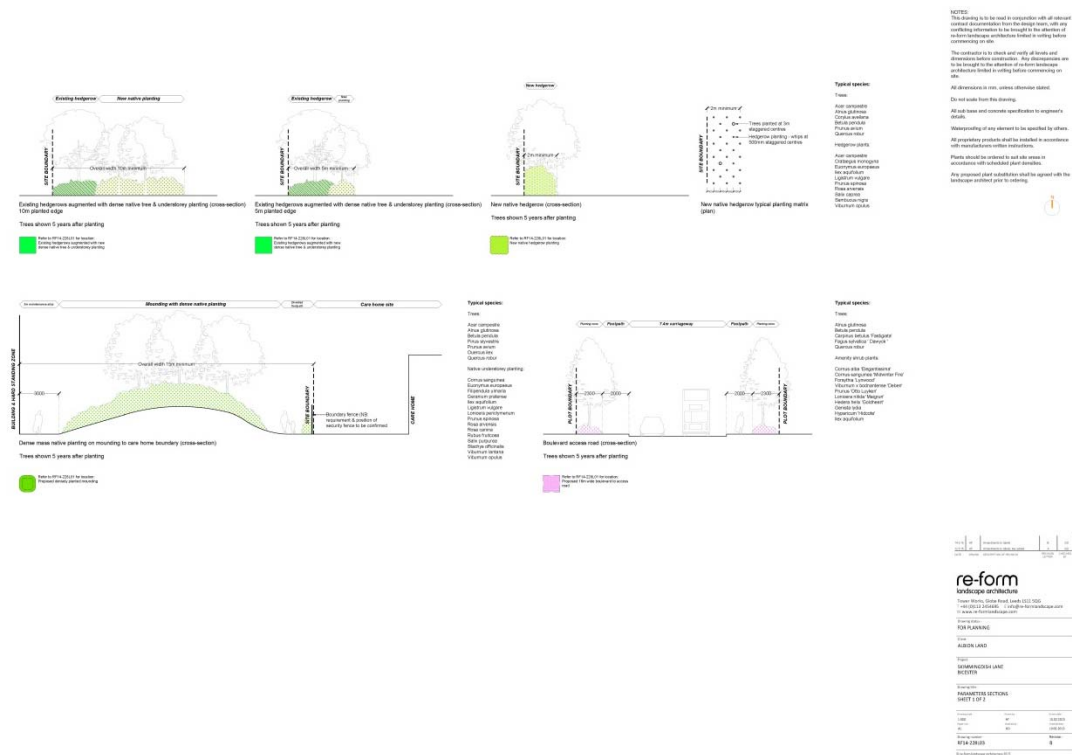


Figure L – Landscape Parameter Sections (3)

4.39 With the location of the buildings having been fixed across the southern portion of the Site, there is a need to divert a public footpath which currently runs through the centre of where the proposed buildings are to be located. This planning application is therefore accompanied by a footpath diversion order application under Section 257 of the Planning Act to divert the footpath around the proposed development within an area of proposed landscaping to the south.

- 4.40 The proposed route of the new footpath is shown on the Access and Circulation Parameter Plan and represents the path of least diversion. As detailed within the diversion order application specific attention has been given to route of the diverted right of way (to replicate the straight linear form of paths in the locality and the pattern of right angle turns or junctions along this network). The path is also set against a significant landscaping zone to assist in screening the proposed development and to deliver a pleasant and ecologically diverse setting. The construction, siting & dimension of the path are described further in the landscape parameters pack. Refer to drawings RF14-228L04B Parameter sections 2 of 2.
- 4.41 This buffer shall comprise native deciduous and a high percentage of evergreen woodland scale trees and shrub understory planting.
Purpose:
- To improve GI, biodiversity, allow public access (via Public Rights of Way) and to mitigate visual effect of new development on views from the Care Home.
 - Refer to drawings RF14-228L03 - Dense mass native planting on mounding to care home boundary cross-section.
- 4.42 A boulevard access road a minimum of 16 m width will be provided. This will comprise a 7.4m wide carriageway, 2m wide footpaths either side of the carriageway and 2.3m planted strips between footpaths and site boundaries.
- 4.43 The planting in this area shall consist of avenue trees and low (below 1.2m high) amenity shrub species.
Purpose:
- To create legible access and provide high quality visual amenity on site.
 - Refer to drawings RF14-228L03 - Boulevard access road (cross-section).
- 4.44 On site landscaping will be made up using hardy amenity and native shrubs planted in bold swathes and suitable tree species tolerant of hard landscape areas will be accommodated in formal lines or informal groups. This planting will form robust but attractive edges to the individual plots and will also accommodate drainage swales where necessary, the details of which will be agreed through subsequent reserved matters approvals.
- 4.45 The landscape proposals will compensate for trees and hedgerows removed on site as part of the development. Replacement hedgerows to the perimeter of the site ensures that the green infrastructure of the local area is kept continuous and connected.
- 4.46 It is proposed that locally native tree, hedgerow and understorey species are used for the landscape buffer, in keeping with the existing species found in and around the site. The native species proposed will provide opportunities for foraging and nesting birds and contribute to the existing habitat diversity of the area. Some UK native evergreens shall also be incorporated in order to maintain screening from close proximity views during the winter months.
- 4.47 Amenity planting areas will be a mix of native and non-native trees and shrubs, with the shrubs being primarily hardy, low-maintenance evergreen shrubs.
- 4.48 A range of tree sizes will be used, ranging from semi-mature and extra heavy standard, to whips and transplants. This will allow a range of tree ages and sizes across the site, providing variety of appearance and strengthening the longevity of planting across the site. Shrub planting and native understorey and hedgerow planting will tend to be smaller containers or whips.

- 4.49 A management company will be formed and will be owned by the occupiers. This company will manage and maintain all the common parts including landscaping, drainage swales, roads and footpaths. The defaults of which can be helpful at a later stage.
- 4.50 The landscape proposals to the perimeter of the site will provide a visual buffer of the development by introducing new tree and hedgerow planting and augmenting existing hedgerow and scrub vegetation where retained.
- 4.51 Hedgerow and tree planting form an important part of the existing landscape context and the landscape buffer proposes to integrate these elements within the site.
- 4.52 Parameters for minimum widths of buffer planting are also proposed as part of this approach to ensure the landscape structure remains an integral part of the overall development proposals.
- 4.53 The landscape proposals will help to mitigate the visual impact of the development from the surrounding public footpath network in the locality. It will also mitigate visual impact on the Bicester Airfield Conservation Area and support the purpose of the adjacent Green Buffer Policy Area.
- 4.54 The new care home to the south of the site will be in close proximity to the new development, and landscape proposals here will be appropriate to filter and obscure views of the development from the care home. Along the Skimmingdish Lane frontage the landscape proposals will also mitigate views from the south west.

Access

- 4.55 The development will be accessed via a new junction from Skimmingdish Lane. The point of access is fixed as part of its outline application and is detailed within the Transport Assessment.
- 4.56 The Access and Circulation Parameter Plan shows the proposed access zone within which the central access road will be located. The access zone encompasses areas for dedicated routes for HGV's, cars, cycles and pedestrians needing to gain access to the proposed buildings. The proposed access and circulation corridor can be seen on the parameter plan 3830-28-05. Figure M.
- 4.57 Separate entrances to potential HGV yards and carparks would be required from the new 16m wide central tree lined infrastructure road. A segregated pedestrian and cycle access will also be provided, these are shown on the parameter plan 3830-28-05. Figure M.
- 4.58 Parking on the site will be provided for HGVs, cars, bicycles and motorbikes. There will be sufficient onsite parking spaces, including disabled spaces, cycle stands and motorbike stands. The maximum numbers are stated in the submitted Design Codes.

Skimmingdish Lane, Bicester Parameters Plan - Access & Circulation

Drawing 3830-28-05 - May 2015

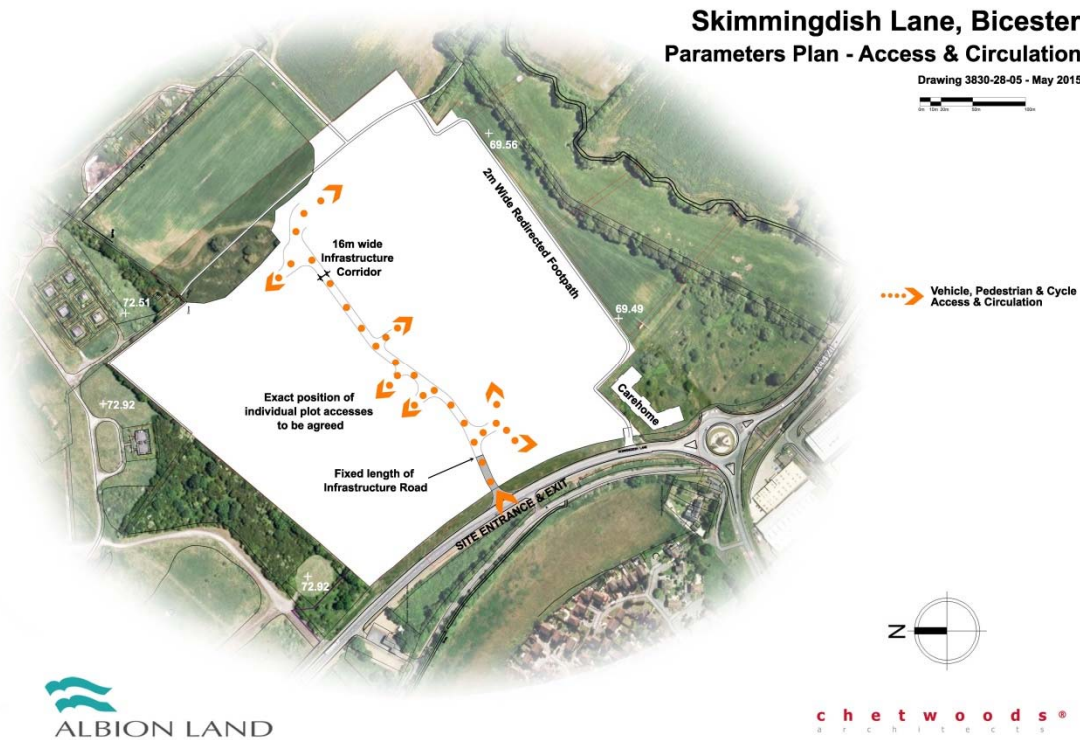


Figure M – Access & Circulation

Fencing and Security

- 4.59 Although not a detailed aspect of this application it is anticipated that palisade and paladin fencing will be provided around the site boundary, generally to the rear of the proposed planting areas. The offices will provide a degree of surveillance over the car parking area. Generally secured by the installation of a closed circuit television camera system. The design arrangement for the proposed fencing is within the submitted Design Codes.
- 4.60 The development will be designed to achieve the objectives of “Secured by Design”.

Lighting

- 4.61 The external areas of the site will need to be illuminated at night and may use low energy technology incorporating cut off features to minimise light pollution.
- 4.62 Although approval is not sought for lighting at this stage, consideration has been given to how the site could be appropriately lit and a plan showing an illustrative scheme is provided at figure M. The technical documents have considered these proposals in determining the impact of the development.

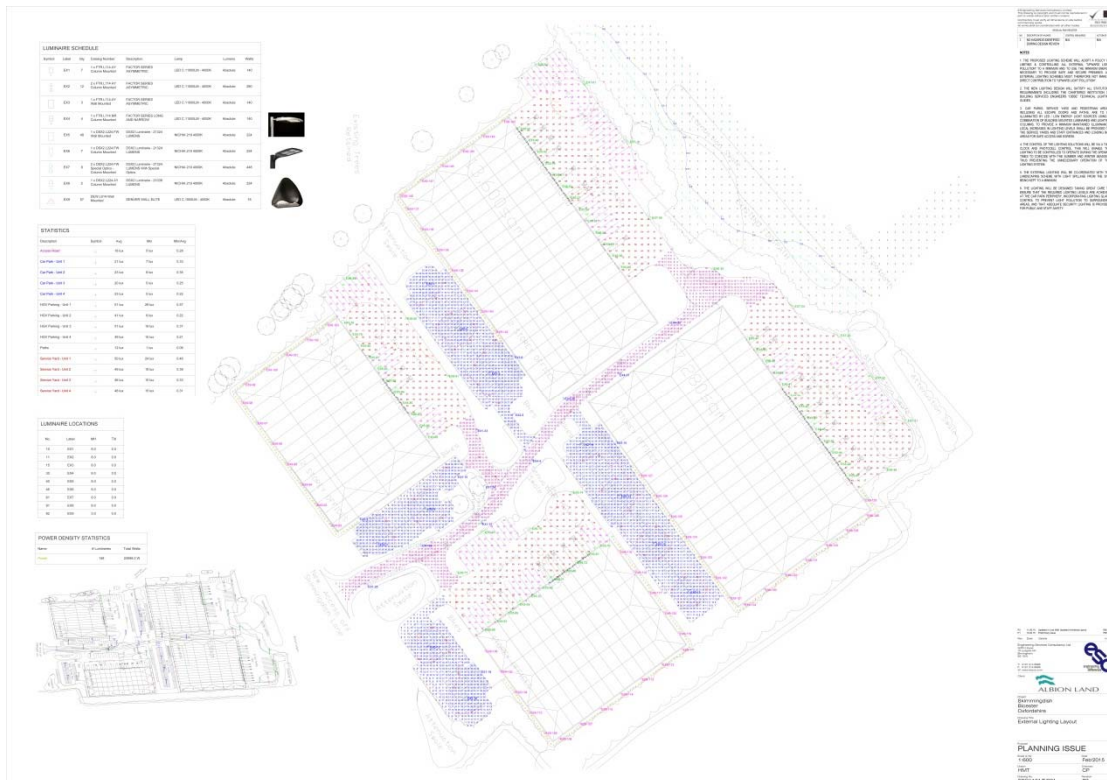


Figure N – Illustrative Lighting Plan

Environmental Performance

- 4.63 The buildings will be designed to achieve a standard of BREEAM very good in terms of environmental performance.
- 4.64 The ways by which this may be achieved is specified where possible within the design codes and summarised below.
- 4.65 It is anticipated that the buildings will exceed the standards identified in the Codes for air tightness.
- 4.66 Lighting energy will be minimised with the use of additional roof lights, movement activated sensors to turn lights on and off, appropriate lighting intensity in different areas and the use of a T5 lighting system.
- 4.67 The intention is that through the detailed design of the building insulation standards, including UV value targets will exceed current Building Regulation requirements.
- 4.68 Natural ventilation will be employed wherever feasible.
- 4.69 Low energy gas fired hot water generators will be used. Water saving appliances will be used to reduce energy and water consumption.
- 4.70 A Building Management System will be provided to minimise the carbon footprint of the building throughout its operational life.

5.0 **CONCLUSION**

- 5.1 The proposed development is consistent with those uses deemed appropriate through its allocation in the emerging Local Plan.
- 5.2 There are a number of sensitive receptors located close to the Site, not least the RAF Bicester Conservation Area & SAM. However, the extensive field hedgerow boundary structure, the mature landscape on the site's northern boundary and the potential to increase its coverage through future landscaping proposals means that the development can be effectively assimilated into its surroundings and where necessary screened.
- 5.3 The development parameters set as part of this application have responded positively to the site's characteristics and context along with the development management principles of the Development Plan and emerging Local Plan to deliver a high quality scheme and realises the principles of good design.