

emerging North West Bicester SPD. It is understood that SPD process will involve the formal approval of the North West Bicester Masterplan in due course. However, at present it is not “permitted” in the context of the PPS Supplement (ET20) or “approved” in the context of Policy Bicester 1 of the Submission Local Plan. For the purposes of this consultation response the masterplan framework (BIMP6 01 rev A) is considered to be the ‘masterplan’ for the purpose of assessing the proposal against Policy Bicester 1. The application is also accompanied by a Framework Plan for the application site to show the relationship with the overall site masterplan.

There is, however, some potential ambiguity within the application (and the draft SPD) as to the documents referred to as the ‘masterplan’. It is understood that other masterplanning documents not been submitted with the application; nor are they included within the draft SPD. Clarity on this should be provided in determining the application, particularly on those documents that demonstrate how the wider Eco-Town site has been planned comprehensively.

This is particularly important as the North-West Bicester eco-town is being brought forward through a number of applications for planning permission for different areas of the wider site. Planning applications have now been received or considered for almost all of the North West Bicester site as identified in the modified Submission Local Plan with the exception of an area of land to the west of the current application site:

Present application 14/01384/OUT: including 2600 homes.

Planning permission 10/01780/HYBRID: west of Banbury Road, Caversfield; under construction; includes 393 homes.

Application 14/01968/F: pending consideration. Seeks full planning permission for the construction of a new road from Middleton Stoney Road roundabout to join Lord’s Lane and to include a new crossing under the existing railway line. The northern part of the road falls within the application site of the present application (14/01384/OUT) and is shown within the application’s parameter plans BIMP116D (Application framework plan) and BIMP110C (Movement and Access). However, the present application does not seek approval of the detail of the means of access.

Application 14/01970/OCC: pending consideration by the County Council. Seeks permission for a 2FE Primary School with a phased construction to allow a 1FE school with 2FE core facilities to be constructed during the first phase and to allow for future expansion to a 2FE school as phase 2; to be constructed as and when demand requires. Part of the school application falls within the present application site and provides for the extension of the primary school permitted as part of planning permission 10/01780/HYBRID (Exemplar site) immediately to the north.

Application 14/01641/OUT: pending consideration. Seeks outline permission to provide 900 dwellings, leisure and community facilities, to accommodate one energy centre, a primary school and a secondary school.

Application 14/02121/OUT: pending consideration. Seeks outline permission to provide 1,700 dwellings, a retirement village, commercial floorspace, social and community facilities, to accommodate one energy centre and one new primary school (up to 2FE).

Application 14/01675/OUT: pending consideration. Seeks outline permission for

	<p>up to 53,000 sq.m. of floor space for B8 and B2 with ancillary B1 (use classes) employment provision covering 9.45ha, a new access off the Middleton Stoney Road (B4030), temporary access off Howes Lane pending the delivery of a realigned Howes Lane and 4.5ha of residential land.</p>
<p>Main Development Plan Policies</p>	<p>The site is not identified for development by the saved policies of the adopted Cherwell Local Plan 1996. The main saved policies that are relevant to this proposal are:</p> <p>Policy EMP 4 employment generating development Policy H5 Affordable Housing Policy H18 New development in the countryside Policy S28 Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres Policy TR1 Transportation funding Policy TR10 Heavy Goods Vehicles – No relevant for this application but may be relevant for 14/01675/OUT on employment B8 Policy R12 Provision of public open space in association with new residential development Policy C1 Protection of sites of nature conservation value Policy C4 Creation of new habitats Policy C7 Landscape conservation Policy C8 Sporadic development in the countryside Policy C9 Scale of development compatible with a rural location Policy C28 Layout, design and external appearance of new development Policy C30 Design of new residential development</p>
<p>NPPF</p>	<p>The paragraphs and sections of the NPPF most pertinent to this application from a local plan perspective are:</p> <p>Paragraph 14 - presumption in favour of sustainable development.</p> <p>Paragraph 17 - planning should:</p> <ul style="list-style-type: none"> - proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs - promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production) - actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable - support the transition to a low carbon future, manage growth patterns to make use of public transport, walking and cycling and focus development in locations which are or can be made sustainable (further developed in NPPF Paragraphs 29, 30, 34, 35, and 38) <p>Paragraph 19 - the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.</p> <p>Section 4 - relates to town centres and seeks to direct town centre uses to town centres.</p> <p>Paragraph 32 - requires the provision of Transport Statements / Transport</p>

	<p>Assessments. Decisions should take into account opportunities for sustainable transport, reducing the need for major transport infrastructure, the provision of safe and suitable access and improvements which would limit significant impacts of development</p> <p>Paragraph 36 - requires the provision of travel plans.</p> <p>Paragraph 47 - requires local planning authorities to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.</p> <p>Paragraph 49 - <i>“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”</i></p> <p>Paragraph 93 - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions,</p> <p>Paragraph 97 - To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.</p>
<p>PPG</p>	<p>The PPG should be considered particularly in relation to prematurity, employment land needs and retail and town centres.</p> <p>More specifically:</p> <p>Paragraph: 001 Reference ID: 2b-001-20140306 and Paragraph: 006 Reference ID: 2b-006-20140306 on town centres</p> <p>Paragraph: 030 Reference ID: 2a-030-20140306 on employment</p> <p>Paragraph: 007 Reference ID: 42-007-20140306 on Travel plans, transport assessments and statements in decision-taking</p> <p>Paragraph: 053 Reference ID: 4-053-20140306 on ‘Considering and determining planning applications that have been subject to an Environmental Impact Assessment’ advises that for multi-stage consents the effects on the environment should normally be identified and assessed when determining the outline planning permission.</p> <p>The PPG also provides advice on ‘prematurity’ (Paragraph: 014, Reference ID: 21b-014-20140306):</p> <p><i>“...in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:</i></p>

	<p><i>a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and</i></p> <p><i>b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.</i></p> <p><i>Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.”</i></p>
<p>Non-Statutory Cherwell Local Plan 2011</p>	<p>Whilst some policies within the Non-Statutory Local Plan may remain material, other strategic policies, such as those for employment land provision, have in effect been superseded by those of the Submission Local Plan. The Planning Policy Team should be contacted on 01295 227985 if advice is required on individual policies.</p> <p>The main policies relevant to this proposal are:</p> <p>H19 New Dwellings in the Countryside TR3 A Transport Assessment and Travel Plan must accompany development proposals likely to generate significant levels of traffic TR4 Mitigation Measures R4 Rights of Way and Access to the Countryside EN16 Development of Greenfield, including Best and Most Versatile Agricultural Land EN22 Nature Conservation EN28 Ecological Value, Biodiversity and Rural Character EN30 Sporadic Development Countryside EN32 Coalescence of Settlements D9 Energy Efficient Design</p>
<p>Submission Local Plan 2011-2031 (January 2014) As Proposed To Be Modified (as at 6 February 2015)</p>	<p>A new Local Plan (Part 1) was submitted to the Secretary of State on 31 January 2014 for Examination. Following Hearings in June 2014, Proposed Modifications were submitted on 21 October 2014. Hearings continued from 9 December 2014 to 23 December 2014. The Inspector’s report is expected in the Spring of 2015.</p> <p>The main policies relevant to the application are:</p> <p>Policy Bicester 1 North West Bicester Eco-Town - A new zero carbon (as defined in the Eco-towns Supplement to PPS1) mixed use development including 6,000 homes will be developed on land identified at North West Bicester.</p> <p>Policy PSD1 Presumption in Favour of Sustainable Development Policy SLE1 Employment Development Policy SLE 2 Securing Dynamic Town Centres Policy BSC1 District Wide Housing Distribution Policy BSC2 Effective and Efficient use of Land Policy BSC3 Affordable Housing Policy BSC4 Housing Mix</p>

	<p>Policy BSC 7 Meeting Education Needs Policy BSC 8 Securing Health and Well-Being Policy BSC 9 Public Services and Utilities Policies BSC 10-12 Open Space, Outdoor Sport and Recreation Provision Policy SLE4 Improved Transport and Connections Policy ESD 1 – 3 Climate Change Mitigation and Adaptation Policy ESD 2 Energy Hierarchy Policy ESD 3 Sustainable Construction Policy ESD 4 Decentralised Energy Systems Policy ESD 5 Renewable Energy Policy ESD 6 Sustainable Flood Risk Management Policy ESD 7 Sustainable Drainage Systems Policy ESD 8 Water Resources Policy ESD 10 Protection & Enhancement of Biodiversity & the Natural Environment Policy ESD13 Local Landscape Protection and Enhancement Policy ESD15 Green Boundaries to Growth Policy ESD 16 The Character of the Built and Historic Environment Policy ESD 18 Green Infrastructure Policy Bicester 7 Meeting the Need for Open Space, Sport and Recreation Policy Bicester 9 Burial Site Provision in Bicester</p> <p>Paragraph C.28 of the Plan provides a strategy for delivering Bicester’s vision including, <i>“Bring about pioneering eco-development which will establish a new sustainable community, integrated with, and for the benefit of, the whole of Bicester”</i>.</p>
<p>Other Material Policy Considerations</p>	<p><u>Planning Policy Statement: Eco-Towns A Supplement to Planning Policy Statement 1 (July 2009)</u></p> <p>North West Bicester is identified in Annex A of the PPS Supplement as one of the Eco-town locations.</p> <p>On 24th January 2014, the Secretary of State for Communities and Local Government published a Written Ministerial Statement that announced the Government’s proposal to cancel the Eco-towns supplement to Planning Policy Statement 1. The Secretary of State said, <i>“We are minded to save, for now, the policies for north-west Bicester until Cherwell district council has an up-to-date local plan in place. This is because, since May 2010, the council has made good progress with its plans for large-scale, locally supported development. This local work shows that a top-down process is not needed”</i>.</p> <p>The PPS Supplement remains in force as national policy and sits alongside the NPPF and should be given significant weight in determining this planning application.</p> <p>It states <i>‘This PPS sets out a range of minimum standards which are more challenging and stretching than would normally be required for new development. The standards act to ensure that ecotowns are exemplars of good practice and provide a showcase for sustainable living and allow Government, business and communities to work together to develop greener, low carbon living’</i>.</p> <p>The following requirements are particularly relevant to this response from a local plan perspective: ET2 Locational criteria</p>

ET 6.2 Monitoring Requirements
ET7 Zero carbon homes
ET8 Climate change adaptation
ET 10 Employment
ET 11.2 Travel Plans
ET 11.3 Relationship to Higher Order Settlements
ET12 Healthy lifestyles
ET13 Local services
ET14 Green infrastructure
ET15 Landscape and historic environment
ET16 Biodiversity
ET17 Water
ET18 Flood risk management
ET19 Waste
ET20 Masterplanning
ET21 Transition

Eco Bicester - One Shared Vision (December 2010)

Presents a strategic vision for the whole of Bicester prepared by the Eco Bicester Strategic Delivery Board (SDB). The Board comprises the District, County Councils and Town Council, the Homes and Communities Agency, the Environment Agency and Bicester Vision. One Shared Vision seeks to effect a town wide transition to a low carbon community triggered by new eco development at North West Bicester. It contains the aims, aspirations and ambitions for the town of Bicester as a whole as it continues to grow in the long term.

North West Bicester Draft Supplementary Planning Document (December, 2014)

A Draft Supplementary Planning Document (SPD) was published for public consultation in December 2014. The consultation responses have not yet been taken into account but other consultation was previously undertaken that informs the SPD. Nonetheless, at this stage, and ahead of adoption of the Local Plan upon which the SPD relies, the draft can only be given little weight.

The masterplan framework in the draft SPD (BIMP6 01 rev A) shows how the commercial uses, a local centre and primary school and other uses will be provided on the application site.

The following development principles and requirements from the emerging SPD are particularly relevant from a local plan perspective:

Development principle & requirement 1: Developing the spatial framework (including masterplanning)

Development principle & requirement 2: Zero carbon development (including applications being supported by an energy strategy)

Development principle & requirement 3: Climate change adaptation

Development principle & requirement 4: Homes

Development principle & requirement 5: Employment

Development principle & requirement 6: Transport, Movement & Access

Development principle & requirement 7: Healthy lifestyles

Development principle & requirement 8: Local services

Development principle & requirement 9: Green infrastructure and landscape

Development principle & requirement 10: Water

Development principle & requirement 11: Flood risk management

	<p>The draft SPD is informed by work on a draft masterplan prepared by developer A2 Dominion and submitted to the Council between March and July 2014 (http://www.ecobicester.org.uk/cms/content/north-west-bicester-eco-town-draft-masterplan-submitted). The draft masterplan was consulted upon by A2 Dominion in 2013. It proposes that a range of job types will be created on the site including on employment land, local service jobs in local centres, jobs from home working and construction jobs. Page 126 sets out the land areas expected to be covered by different land uses and identifies just over 10 hectares for commercial uses. The draft masterplan explains how 4,600 jobs are expected to be provided on the site with further jobs provided elsewhere to ensure at least one job per home is created within sustainable travel distance of North West Bicester. The proposed mix of jobs in NW Bicester is based on environmental goods and services, including sustainable construction, (with the eco business centre as a key catalyst) high performance engineering, light manufacturing, logistics, business financial and professional services serving a local and regional market. The draft masterplan proposes that most employment land is located in the south east corner of the site and business hubs are distributed across the site, including offices, retail, health centre and schools.</p> <p><u>Five year housing land supply</u></p> <p>The district does not presently have a five year housing land supply. The latest published position is reported in the Housing Land Supply Update June 2014 which concluded that the district had a supply of 3.4 years for the period 2014-2019. This takes into account the Oxfordshire SHMA 2014 figure of 1,140 dwellings per annum, currently considered to be the objectively assessed housing need for the district. It includes a requirement for an additional 20% buffer, taking into account the shortfall (2,314 homes) within the next five years. The calculations do not include new deliverable sites permitted since June 2014 and the land supply position will shortly be reviewed.</p> <p><u>Strategic Housing Land Availability Assessment Update 2014 (SHLAA)</u></p> <p>The SHLAA is a technical document and is a key element of the evidence base for the modified Submission Local Plan. The SHLAA informs plan making and does not in itself determine whether a site should be allocated for housing development.</p> <p>The entire North West Bicester site is included in the SHLAA Update 2014 (Aug 2014) with the site reference BI200. The site assessment states that <i>“The site is potentially a suitable location for eco-development as demonstrated by the PPS and North West Bicester concept study. Any development would need to protect the historic, landscape and ecological character of the area. Work on the masterplan demonstrates capacity for up to 6000 homes.”</i> It concludes, <i>“There is an opportunity to apply eco-principles generally for the benefit of the whole town including as a draw for investment.”</i></p>
<p>Overall Policy Observations</p>	<p>The adopted Development Plan is dated and does not provide for development in this location. The application site comprises an extensive area of open countryside beyond the built-up limits of Bicester. Development would result in a substantial extension of Bicester’s built-up area towards Bucknell and would consolidate the ongoing Eco-Town development on the western side of Banbury Road near Caversfield. The saved policies of the Cherwell Local Plan seek to protect the countryside and this aim remains appropriate in the context of NPPF principles including <i>‘recognising the intrinsic character and beauty of the countryside’</i> and to <i>‘contribute to conserving and enhancing the natural</i></p>

environment (para' 17). The Non-Statutory Local Plan is of little weight as a material consideration but similarly includes policies of restraint for this area of countryside. However, In the current absence of a five year land supply the saved housing policies of the adopted Local Plan cannot be considered up-to-date (NPPF, para' 49) and planning permission should be granted any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (NPPF, para' 14).

The application site forms part of the North West Bicester Eco-Town site. The PPS Eco-Towns Supplement provides for eco-development in this location. The supplement provides a set of minimum standards, "...to ensure that ecotowns are exemplars of good practice and provide a showcase for sustainable living and allow Government, business and communities to work together to develop greener, low carbon living..." (para' 3). The potential benefits of delivering development to the highest environmental standards provides the opportunity for very significant benefits to be delivered in providing new housing, employment opportunities and other development to meet existing and future needs. The benefits of eco-town development to the wider town are also made clear in the Eco-Bicester One Shared Vision document. It is for these reasons, with the support of an extensive evidence base, that North West Bicester is identified as the largest strategic development site in the Submission Local Plan (as Proposed to be Modified). Whilst the Submission Local Plan is the subject of unresolved objections it has been through its Examination Hearings (December 2014) and the Inspector's Report is awaited (expected Spring 2015). The Plan therefore carries weight, albeit that weight is limited at this stage.

With regard to the PPG's advice on prematurity, there is no doubt that the development proposed in the present application is 'substantial', involving as it does over 160 hectares of land and the development of, inter alia, some 2,600 homes. The grant of permission would also precede the Local Plan Inspector's conclusions on the suitability of the site proposed for allocation and the appropriateness of the intended requirements of draft Policy Bicester 1.

However, it is considered that this must be viewed in the context of national planning policy which provides for a potential eco-town at North West Bicester, the fact that the Plan seeks to achieve eco-development in this location, the fact that part of the wider eco-town site is under construction, and the absence of a timely alternative proposal that would meet the requirements of the PPS Supplement and contribute to housing supply in the near term. Predetermination should also be considered in the light of all other material considerations. Key considerations, from a local plan perspective, are considered below to assist a determination of whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

Masterplanning

There is not presently a 'permitted' or 'approved' masterplan in the context of the PPS Supplement (ET20) or 'approved' in the context of Policy Bicester 1 of the modified Submission Local Plan.

However, the application includes the draft SPDs masterplan framework for the whole North West Bicester site (BIMP6 01 rev A) and the submitted 'Parameter Plans' (BIMP6 116D, 100A, 106B, 107C, 108D, 109D, 110C, 111C, 113C, 116D) are generally consistent with the framework. Potential exceptions include the configuration of the school and playing fields at the western end of the site and the location of allotments which may require some clarification. These plans together with other supporting documentation with demonstrate how the

proposed development could broadly comply with the overall requirements of the PPS Supplement and Policy Bicester 1.

The application is supported by a Design and Access Statement which explains the masterplanning context. Reserved matter applications will clarify issues of detail.

Nonetheless, as advised above, it is considered that further clarity should be provided on the documents that comprise the masterplan for the purpose of complying with the PPS Supplement and Policy Bicester 1. It is acknowledged that there is extensive documentation that supports the comprehensive planning of the North West Bicester site that has not been submitted with the application for planning permission (and neither has been included in the draft SPD). It is also acknowledged that the Council's former Eco-Town team has worked collaboratively with site promoters in the interest of ensuring a comprehensive and integrated approach to the delivery of the Eco-Town.

This application must be considered on its own merits and the proposed development must fully contribute in delivering an eco-development as envisaged by the PPS Supplement as proposed by Policy Bicester 1 of the modified Submission Local Plan. The Masterplan Framework helps to demonstrate how this will be achieved, particular as other elements of the overall Eco-Town development are brought forward through separate planning applications. Should permission be granted for the present application, there should be appropriate use of legal agreements to provide the requisite certainty over linkages with other Eco-Town components and delivery, particularly in relation to securing necessary infrastructure.

Housing

It is noted that all detailed matters are reserved for future approval.

The proposal involves the provision of approximately 2600 homes based on range of (indicative) densities ranging from 20 to 50 units per hectare with higher densities being located close to the local centre and to public transport infrastructure. The local centre will comprise a community centre, a primary school, a convenience store and local shops such as take away restaurants and a grocery store etc. This strategy will support the modal shift away from dependence on private cars to walking and cycling in accordance with the NPPF and emerging local plan policies including Policies BSC1, BSC2 and BSC4.

The indicative average density of residential development approximately 35 units per hectare which excludes green infrastructure. The average density is comparable to existing housing in surrounding areas in Bicester of around 30 units per hectare. Some areas are proposed for higher densities to reflect the provision of apartments necessary for providing the required mix for different sectors of the population and the needs identified in the 2014 SHMA.

The housing in the lower density areas is indicatively expected to be a mix of 2-3 storey detached and semi-detached homes. The lower density character areas are anticipated to provide larger areas of green open space within the housing development, creating either central spaces or open edges to fields and hedgerows and incorporates suds, natural play, allotments, amenity and habitats.

The housing in the medium density areas is indicatively to consist of a mix of 2-3

storey detached, semi-detached and short terrace house type predominantly street facing house types with a smaller number of perimeter facing houses. The plot sizes are intended to create a flexible layout for a mix of houses in one block and a variety of solutions for car parking.

In the higher density areas a mix of 3-4 storey semi-detached and short terrace housing and 3-5 storey flats is indicatively proposed. The local centre and boulevard provides the opportunity for higher densities to create an urban scale with amenities in mixed use with flats in street fronting four to five storey buildings. The local centre is located towards the middle of the housing areas, in order to create shorter walking distances.

Although densities are indicative and will be the subject of reserved matter applications, approval is sought for overall building heights and the supporting information demonstrates that the proposed housing at a broad level of analysis could be acceptably accommodated having regard to the land use needs of other development and eco-requirements.

The application proposes extra care apartments for the elderly with facilities available to residents and the public including hairdressers, cafe, and shops. The objective is for the development to be a mixed use scheme with a mix of uses centred on a local centre. It is not clear how much extra care housing C3 or C2 provision will be made. It is important that the provision is clarified. Policy BSC4 requires that on sites of at least 400 dwellings, a minimum of 45 self-contained extra care dwellings be provided as part of the overall mix. Provision would contribute in satisfying the need previously identified in the Council's Housing Strategy for Older People (2010-2015) where a requirement for an additional 788 units from 2010 to 2026 to meet extra care and 'enhanced sheltered' needs was identified. Extra care remains an important housing option in the Council's Housing Strategy 2012-2017. The SHMA highlights the issues of an ageing population and higher levels of disability and health problems amongst older people will mean an increasing demand for specialist housing.

Affordable housing is proposed at 30% with 70% as social rented dwellings and 30% as shared ownership. This accordance with Policies BSC1 and BSC3 and is considered acceptable.

Homes are to be designed to meet level 5 of the Code for Sustainable Homes and Lifetime Homes Standard. The aim is for all homes to be designed to be zero carbon. This also accords with Policy Bicester 1 which is based on the PPS1 supplement.

Homes are to have High Speed broadband. This accords with Policies BSC1 and BSC9 of the modified Submission Local Plan.

Housing Delivery and Five Year Land Supply

The modified Submission Local Plan provides for 6000 at North West Bicester with 3293 being delivered by 2031. 6000 homes were tested through the Local Plan's SEA/SA process and an HRA screening and the Plan does not preclude faster or earlier delivery. The release of an additional 2600 homes on top of the on-going exemplar scheme (393 homes) will contribute in meeting the overall housing need for the district set out in the 2014 SHMA (some 22,800 homes from 2011-2031), albeit ahead of the Inspector's Report on the Local Plan.

The Council's latest five housing land supply position (June 2014) shows the delivery of 393 homes on the adjoining exemplar site by the end of March 2019

and a further 100 dwellings on the rest of the Eco-Town site. The Local Plan Housing Trajectory projects a total of 813 dwellings to be delivered at North West Bicester by March 2019. The five year land supply is presently being reviewed but the release of additional housing in accordance with the Council's development strategy will help provide further certainty over the continued contribution of North West Bicester to the achievement and maintenance of a five year housing land supply.

Employment

The proposed development would help create economic growth which is a key objective of the Submission Local Plan and the NPPF. The proposals would provide a range of job types in a range of use classes which is consistent with Policy Bicester 1 and the draft SPD. Jobs would also be provided in the sectors anticipated in the draft SPD such as in environmental services and manufacturing. The proposals are consistent with both the SPD's spatial framework for land-use shown at appendix iv and the masterplan framework contained in both the draft SPD and the application. The requirements of PPS1 have not yet been fulfilled but the proposals are in general accordance with it.

The modified Submission Local Plan (Policy SLE1 and site specific policies) identifies new strategic sites at Bicester where employment generating development should be located (including at North West Bicester), providing the opportunity for a mix of employment uses in a number of locations. Policy SLE1 states that employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C. The policy which applies for this application is Policy Bicester 1 – North West Bicester Eco-town.

Policy Bicester 1 states that use classes should be B1, with limited B2 and B8 uses. It sets out that 1,000 jobs on B use class jobs will be provided on the site within the Plan period and the remainder through other uses such as home working with some jobs will be located away from the site such as in Bicester town centre. Mixed use local centre hubs on the site will include B1(a), A1-A5, C1, D1 and D2 uses.

The Policy states that a minimum of 10 hectares of employment land for use classes B1, B2 and B8 should be provided at North West Bicester focused at Howes Lane and Middleton Stoney Road and that this will generate between 700 and 1000 jobs.

Policy Bicester 1 also sets out other policy requirements relating to employment including requiring non-residential buildings to be BREEAM very good with the capability of achieving BREEAM Excellent. The policy states that there should be careful design of employment units on site to limit adverse visual impact and ensure compatibility with surrounding development.

Policy SLE2 states that the Council will support the provision of new local centres containing a small number of shops to meet day to day needs within the strategic housing allocations in the Local Plan.

Paragraph C.11 of the Plan explains how there is an imbalance between homes and jobs at Bicester. Paragraph C.25 explains how the Plan aims to ensure that Bicester will be significantly more self-sustaining and a location for higher technology businesses in delivering development to 2031. Paragraph C.30 states that the North West Bicester development will be pivotal in delivering

highly sustainable growth.

Paragraph C.41 explains how the development at North West Bicester will provide at least 6,000 jobs in total and 3,000 in the Plan period. Paragraph C.42 states that the precise nature and location of jobs will be set out by a masterplan that will be prepared for the north west Bicester allocation.

The proposals would provide 0.77 hectares of A1-A5, B1 and B2 uses to be provided as part of a local centre and 0.47 hectares for community uses. The application is expected to create 1,048 new jobs on the north west Bicester site comprising:

- 233 B1 (office) jobs in the local centre comprising; local business, financial and environmental services.
- 20 B2/B8 jobs in light industry, small scale manufacturing and local craft businesses.
- 201 jobs at the local nursery, local community services and extra care housing.
- 33 jobs at the primary school
- 140 construction jobs through-out the development of the scheme.
- 421 as a result of home working

In addition, the application sets out how jobs would be created off site mainly as a result of demand for additional services created by the application proposals. It is estimated that about 1,000 local service jobs would be created, mainly in the town centre. An economic development strategy is provided as part of the planning application which is a supplement to the economic strategy prepared to support the planning of the wider site and which summarises the employment implications of the proposals.

For the exemplar scheme under construction, it is anticipated that 465 jobs will be created (250 on site) with delivery of a primary school, shops, office uses and an eco-business centre. This present application would result in a contribution of over 1,000 on site jobs (B and other use classes) to the overall requirement of 6,000 jobs sought by Policy Bicester 1 and towards the 4,600 on site jobs envisaged in the draft SPD.

It is acknowledged that some employment development has already been granted planning permission as part of the exemplar development. The present application covers only part of the North West Bicester site (albeit a substantial part) and does not seek to fulfil the full employment figures envisaged in the PPS1 supplement, draft Policy Bicester 1 and the draft SPD. The application does not provide for all the B use class jobs (1,000) required by Policy Bicester 1 but a separate application has been made involving 800-1000 homes in the south west corner of the wider North West Bicester site, the location indicated in the Masterplan Framework. Consideration should be given to the potential use of legal agreements to provide certainty on the delivery of that employment area to help ensure compliance with local and national planning policy across the wider Eco-Town site.

It will be necessary to ensure that any significant shortfall in expected job numbers for different areas of the North West Bicester development do not adversely impact on the planning and delivery of other areas. It is important that there is broad compliance with national and local policy for each individual proposal to provide the requisite number of employment opportunities and to help create sustainable travel patterns. It may be necessary to attach conditions to planning permissions and use legal agreements to achieve this. This should include consideration of requiring only certain uses for new buildings on the site

and providing local apprenticeships where possible.

The retail uses proposed in the application are small scale and are considered to be in conformity with planning policy including Policy SLE2 and Policy Bicester 1. It will be important to ensure that a mix of uses is maintained on the site and although sufficient retailing should be provided to meet day to day needs to avoid unnecessary car journeys, retail uses should not form a significant part of mixed use non-residential areas to ensure the viability and vitality of Bicester town centre is maintained.

Considering the NPPF requirements, Policy Bicester 1 and Policy ESD16 there is a need to ensure that the employment proposals are appropriately integrated with the rest of the eco-town development in terms of access, design, and the impact on residential and public areas. The proposed buildings and operations should also meet national and local policy requirements relating to sustainable living and construction.

Overall, in relation to employment, it is considered that the proposals are in general accordance with the Eco-towns PPS1 supplement, the Submission Local Plan and the draft SPD. However, there will need to be detailed consideration as to whether proposals meet the particular requirements and standards set out in planning policy.

Zero carbon development

PPS1 supplement ET7 and Policy Bicester 1 require the development to be zero carbon. Policy Bicester 1 and the emerging SPD require the submission of an Energy Strategy.

The application indicates that the development will be true zero carbon to be achieved through fabric energy efficiency, a district heating network powered by local energy centres utilising low and zero carbon technology, and roof mounted photovoltaics. An energy centre is to be located on 0.2ha in the southern part of the site, where on-site energy will be generated through low carbon technology such as a biomass boiler and/or biomass or gas combined heat and power. Details are included in the Energy Strategy accompanying the application.

The broad requirements of PPS1 ET20 and Policy Bicester 1 regarding zero carbon development are met. The Energy Statement indicates that the approach to enable true zero carbon development includes a District Heat Network which allows for potential connection to waste heat from the Ardley Energy from Waste Facility as required by policy Bicester 1 of the Submission Local Plan the emerging SPD.

Climate change adaptation

Policy Bicester 1 requires high quality exemplary development and design standards including zero carbon development, Code Level 5 for dwellings at a minimum and the use of low embodied carbon in construction materials, as well as promoting the use of locally sourced materials. Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5 is required.

The application indicates that new homes are to be constructed to achieve a minimum of Code for Sustainable Homes Level 5. All residential units are to be designed to Lifetime Homes standards. Commercial buildings are to be

constructed to achieve BREEAM excellent.

Further information on climate change adaptation is given in D and A statement 3.6.5 and Planning Statement para's 6.8-6.9: buildings are to be designed with insulation, shading and ventilation standards exceeding current minimum standards to allow a factor for future proofing. The broad requirements of PPS1 supplement and Policy Bicester 1 appear to be met in this regard but the views of the Design and Conservation Team and Bioregional should be taken into account.

Healthy lifestyles

The application includes a number of measures to encourage and facilitate healthy lifestyles including outdoor play and sport facilities, walking and cycling routes, allotments, outdoor space accessible for all and convenient access to health services to be provided elsewhere on the wider ecotown site.

Local Services

Policy Bicester 1 requires proposals to include facilities for leisure, health, social care, education, retail, arts, culture, library services, indoor and outdoor sport, play and voluntary services. The local centre hubs shall provide for a mix of uses that will include retail, employment, community and residential provision. Education, health care, and indoor sports facilities will be encouraged to locate in local centres and opportunities for co-location will be welcomed. Provision will be proportionate to the size of the community they serve. Each neighbourhood of approximately 1000 houses must include provision for community meeting space suitable for a range of community activities including provision for older people and young people.

The application indicates that in addition to services provided elsewhere on the eco town, a new local centre is to be provided comprising commercial uses (A1-A5, B1 and B2 on 0.77ha). The application includes 0.47ha of land to accommodate social and community facilities, (class D1), including a community hall. No reference is made to health facilities; Policy Bicester 1 indicates a 7 GP surgery should be located in the southern part of the overall site outside of the application site.

One new primary school up to 2 FE and playing fields within a site comprising 2.22 ha would be provided, with a further 0.79ha of land to accommodate expansion of the primary school permitted under 10/01780/HYBRID.

The new primary school would appear to be potentially accessible from at least 2 sides of the site, and is located adjacent to the river corridor/linear park, as required by the emerging SPD. It is positioned towards the southern end of this part of the site rather than positioned more centrally. Policy Bicester 1 requires all homes to be within a maximum of 800m of a primary school. However this is in accordance with the overall masterplan framework plan. County Council views on proposed school provision will be key.

The level of service and facilities should be assessed taking into account provision committed or proposed elsewhere on the ecotown site as a whole.

Green infrastructure

PPS1 Supplement ET14 and Policy Bicester 1 and the emerging SPD indicate that 40% of the total area should be green space.

Planning statement para 2.1 indicates the application contains 68.01 ha of green infrastructure, approximately 46% of the site area excluding schools, comprising a range of types of provision, and meets the requirements of PPS1 Supplement ET14, Policy Bicester 1 and the emerging draft SPD in this respect. (The table on page 58 of the design and Access Statement differs slightly from the Planning Statement indicating 47% of the site comprises green infrastructure).

In terms of compliance with Submitted Cherwell Local Plan policy BSC11 as modified, the application generally meets the requirements of the policy. The quantity requirements arising from the policy for this size of development are as follows:

BSC11 quantity requirements:

2600 dwellings @ 2.39 persons per dwelling = 6214 people

General green space @ 2.74 ha per 1000 population = $2.74 \times 6.214 = 17.03$ ha.

Play space @ 0.78 ha per 1000 population = $0.78 \times 6.214 = 4.85$ ha

Formal sports @ 1.13 ha per 1000 population = $1.13 \times 6.214 = 7.02$ ha

Allotments @ 0.37 ha per 1000 population = $0.37 \times 6.214 = 2.3$ ha.

The application provides for the following provision:

General green space:

Country park 10ha

General amenity space 2.36ha Total 12.36ha.

Plus SUDS (3ha), wetland water treatment (6.08ha), buffers (woodland, hedgerow, river corridors) (31.19 ha) burial ground (4 ha), footpath cycleway buffers (2.58 ha). Overall total 59.21. (BSC11 requirement 17.03 ha.)

Play space:

A MUGA is proposed to be located on the proposed village green close to the pub, a semi-natural adventure playspace (NEAP) within a landscape corridor between the central and eastern development areas (to incorporate fixed play equipment and natural play centred around the SUDS drainage channels), together with LEAPS and LAPS. 0.6 ha is indicated for play in GI area and 3.8 ha within housing areas (Total 4.4 ha). This is slightly below the 4.85 ha generated by the policy but does not take into account LAPS to be provided within housing areas. The Plan on page 61 of the Design and Access Statement indicates that almost all of the indicative housing areas lie within the accessibility standards required by Policy BSC11.

Formal sports:

The Design and Access Statement Addendum page 25 indicates 4.2ha of temporary sports pitches adjacent to the area of land proposed for the Water treatment plant. It is understood that this would be temporary provision pending the larger area of pitch provision to the south of the railway line being provided in accordance with the submitted masterplan framework for the whole eco town site. A centrally located sports pitch is also shown on the open space strategy Rev D (1.4ha). This is in addition to the possible school playing fields indicated in the southern corner of the application site and school playing field adjacent to the exemplar scheme (2.42ha). $4.2 + 2.42 + 1.4 = 8.02$ ha. (BSC11 requirement 7.02ha)

Allotments:

The application includes 2ha of allotments indicated in two separate locations. This is below the 2.3ha required by policy BSC11, however the application also includes a community farm of 1ha.

Burial ground

Policy Bicester 1 requires provision of a site of a minimum of 4ha for a burial ground which does not pose risks to water quality (this may contribute to the Green Infrastructure requirements). The application indicates an area of 4ha adjacent to the Bucknell Road and railway line, to be offered to the council for a burial ground. The location would enable early delivery with access from the Bucknell Road but in view of the urgency of securing increased burial provision for the town it is important that the relevant ground investigations are facilitated at the earliest opportunity.

Landscape and heritage

PPS1 Supplement ET15 requires adequate consideration of the landscape and historic environment. Policy Bicester 1 indicates that consideration should be given to maintaining visual separation with outlying settlements. Connections with the wider landscape should be reinforced and opportunities for recreational use of the open countryside identified. Development proposals should be accompanied by a landscape and visual impact assessment together with a heritage assessment. The Policy also requires a well designed approach to the urban edge, which relates development at the periphery to its rural setting and affords good access to the countryside, minimising the impact of development when viewed from the surrounding countryside.

The Environmental Statement includes a Landscape and Visual Impact Assessment (Chapter 5) and a Cultural Heritage Assessment (Chapter 10). The application indicates that this led to retention of farms in masterplan (the two farms are retained but excluded from the application site). Archaeological investigations have been carried out and subsequent mitigation will be required.

A country park and other GI provision buffers the built development on the north western edge closest to Bucknell. However development in the northern portion of the site extends to the northern boundary and could therefore produce a hard edge. This is in accordance with the overall masterplan framework plan for the site but not the Spatial Framework plan within the draft SPD. The Council's Landscape Services Team should advise on the extent to which the policy objectives are met in this regard. The movement and access plan on page 67 of the Design and Access Statement indicates that proposed footpaths will link with existing footpaths extending into the countryside to the north of the site.

The Design and Access Statement indicates existing trees and hedges and those areas to be removed or broken. (Page 53) The majority are to be retained. Indication is given that those sections removed will be replanted elsewhere where possible. The main area to be removed is in the vicinity of the primary road route and local centre. The green infrastructure strategy indicates a 60 m buffer for watercourses (30m strip either side) with a 20m buffer either side of hedgerows. Dark corridors are shown in figure 5. These meet requirements set out in the emerging SPD in this respect.

Biodiversity

PPS1 supplement ET16 indicates that a net gain in local biodiversity is required and that planning applications should be accompanied by a biodiversity conservation and enhancement strategy. This is reflected in the requirements of Policy Bicester 1 and the emerging draft SPD.

The Planning Statement (2.1) indicates that the proposals retain the majority of

existing trees and hedgerows, include strategic landscaping and adopt a range of measures, including off-site compensation for the loss of farmland bird habitat, the enhancement of on-site habitats such as hedgerows, woodland and river corridors and creation of new habitats, to encourage a net gain in biodiversity.

The Green Infrastructure and Landscape Strategy accompanying the application includes a section on biodiversity which sets out the strategy but which refers to the masterplan document for the whole site prepared and submitted by the applicant in terms of demonstrating a net gain in biodiversity as required by policy. The Biodiversity Strategy is provided in Appendix 6J of the ES. The ES indicates that off-site enhancement for farmland birds in addition to on site measures will be required to secure a net gain. The comments of the district council ecologist and BBOWT should be taken into account in determining the extent to which the proposals meet the policy requirements in relation to biodiversity.

Water

PPS Supplement ET17 indicates that planning applications should be accompanied by a water cycle strategy. Developments should aspire to water neutrality in areas of serious water stress, incorporate measures in the strategy for improving water quality, managing surface water, groundwater and local watercourses to prevent flooding and incorporate SUDS.

Policy Bicester 1 seeks water neutrality on the site. The approach shall be set out in a Water Cycle Study. The Water Cycle Study shall cover water efficiency and demand management, water quality and how it will be protected and improved, WFD compliance, surface water management to avoid increasing flood risk and water services infrastructure improvement requirements and their delivery, having regard to the Environment Agency's guidance on Water Cycle Studies. Zero Carbon (see PPS definition) water neutral development is sought. Development proposals will demonstrate how these requirements will be met. The emerging SPD reflects the policy requirements.

A Water Cycle Study was produced as part of the masterplan work. The study looks at demand and supply, water quality and water neutrality issues, as required by policy. The application indicates that water consumption equivalent to BREEAM excellent and Code Level 5, with the aspiration to achieve water neutrality through further options to reduce water consumption, is sought. The masterplan provides two strategies for wastewater treatment; on-site treatment or conveyance to the existing wastewater treatment works. A network of above-ground attenuation SUDS is proposed.

The views of the Environment Agency and Thames Water should be taken into account in determining the extent to which the proposals meet policy requirements regarding water and the water cycle study.

Flood risk management

All built development is to be located in Flood zone 1. The application is accompanied by a Flood risk assessment. This meets the requirement of PPS1 supplement and Policy Bicester 1, which indicates that there should be no development in areas of flood risk and development should be set back from watercourses which would provide opportunity for green buffers. Proposals should include a Flood Risk Assessment.

Policy Bicester 1 also requires provision of sustainable drainage in accordance

with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the recommendations of the Council's Strategic Flood Risk Assessment. The application is accompanied by a SUDS and Drainage Plan BIMP6 109D. The proposals include strategic attenuation ponds and swales. (Detailed design and form to be determined at reserved matters stage). This is in line with the Council's Level 2 SFRA indicated that due to underlying geological composition and groundwater vulnerability, attenuation techniques may be more suitable than infiltration techniques.

Waste

PPS1 Supplement ET19 indicates that planning applications should be accompanied by a Sustainable Waste and Resources Plan.

Policy Bicester 1 requires the provision of facilities to reduce waste to include at least 1 bring site per 1000 dwellings positioned in accessible locations. Provision for sustainable management of waste both during construction and in occupation shall be provided. A waste strategy with targets above national standards and which facilitates waste reduction shall accompany planning applications.

The application is accompanied by a site specific covering report which relates to the Sustainable Waste and Resources Plan for the whole Eco-Town site which the Planning Statement indicates will ensure that the overall masterplan strategy is met (waste/recycling stores conveniently located in buildings, areas for green waste composting).

Transport

Policy Bicester 1 includes a number of 'Key design principles' with a focus on the integration and connectivity between new and existing communities and measures to maximise use of sustainable transport.

The applicant's Addendum Description of Development and Application Parameters (December 2014) state that access and movement infrastructure shall be provided in accordance to the Framework Plan (drawing number BIMP6D) and the Movement Access Plan (drawing number BIMP 110C) and that the location of secondary roads will be determined at the reserved matters stage.

Car parking is to be provided as set out in the Transport Statement (Table 6.5) with details of cycle parking to be provided at reserved matters stage.

The application is accompanied by a Transport Assessment (Document 10) and a Framework Travel Plan (Document 11). Draft heads of terms include financial contributions towards bus services.

The application provides for a range of uses including employment, retail uses and community facilities which could contribute to an element of trip containment although overall the aims in PPS1, emerging Local Plan Policy Bicester 1 and Draft SPD with regards to reducing car travel needs to be viewed in the context of the delivery of the entire site.

The Transport Assessment supporting this application relies on the NW Bicester Masterplan Access and Travel Strategy which concludes the maximum modal share target to be aimed at is 50% by non car modes. Although PPS1 seeks to achieve a higher target of 60%, it is recognised that this was set for Eco-towns located adjacent to higher order settlements. However, even in the case of none higher order settlements, PPS1 seeks a minimum 50% with an aim to increase to

60% overtime.

The containment of trips within the Masterplan was set at 35% of trips to be within NW Bicester and 60% within Bicester as a whole.

In relation to this application, the Transport Assessment presents a worst-case scenario for its conclusions on trip generation which results on a 51% car share.

The transport assessment confirms that this application will have the same access to sustainable transport as the overall NW Bicester site and thus the targets for containment are likely to be in line with the above although the results for the trip generation for overall 12 hour period estimated 58% trips to be contained within Bicester, just below the target.

Given the use of a 'worse-case scenario' and that the different mix uses across the Eco-town site are likely to cause variations on the modal shift achieved by individual applications, it is considered that this application fall within the broad terms of the established parameters to meet PPS1 requirements and the aims of emerging Local Plan Policies SLE4 and Bicester 1 for the site. This will need to be monitored alongside other Eco-town applications to ensure the overall achievement of Eco-town principles site wide including the aim of achieving at least 60% non-car modes modal shift over time.

The Transport Assessment estimates that this application represents 39.5% of the overall impact of the full NW Bicester Development on the highway network and notes that at the time the application was submitted, the Local Highways Authority did not have all necessary information relating to contributions to network mitigation. Nevertheless, it committed to further work with the Local Highways Authority on wider improvements and meeting a proportion of the mitigation package.

The Assessment identifies measures to directly mitigate the impact of NW Bicester and a number of strategic improvements including a new A4095 NW Bicester link road and improvements to the M40 J9 and J10 which are in line with emerging Local Plan Policy SLE4, Bicester 1 and supporting IDP. These will be subject to further discussion and advice by the Local Highways Authority.

The Transport Assessment proposes a phased bus service to serve each phase of development as the site builds up to provide bus routes within 400 metres of dwellings. The frequency of bus services would start at every 15 minutes and increased to 10 minutes subject to commercial viability. It also includes an access layout with bus link from Bucknell Road. However, it is unclear whether this is part of this outline application, part of road application 14/01968/F or whether it will be part of a reserved matters application alongside a detailed layout of proposals including secondary roads within the site.

It is acknowledged that there are two access plans supporting the application and that access is a reserved matter.

Supporting information in the Sustainability Statement indicates the walking/cycling distance of proposed homes to services. Distances to school are based on 'as the crow flies' measures, distances to public transport are based on bus routes rather than bus stops and the walkable distance from all housing plots is depicted against a small local shop in the centre of the development and the facilities at the extra care village.

Manual for Streets refers to walkable neighbourhoods as those with a range of facilities which can be comfortably accessed by foot and notes that to achieve a

reduction in car travel, daily needs are to be within walking distance of most residents. It is acknowledged that the potential for walking and cycling connectivity may be greater subject to further detailed proposals and such opportunities should be pursued to meet PPS1 criteria and to help increase modal shift to non-car travel over time.

Infrastructure

Draft Policy Bicester 1 requires the provision of:

- Sufficient secondary, primary and nursery school provision on site. Four 2 Form entry primary schools and one secondary school with homes located at a maximum of 800 metres from the nearest primary school (bullet point 1).
- A 7 GP surgery to the south of the site and a dental surgery (bullet point 2)
- Appropriate crossings of the railway line (bullet point 6).
- Changes and improvements to Howes Lane and Lords Lane to facilitate integration of new development with the town (bullet point 6)
- Education, health care and indoor space facilities will be encouraged to locate in local centres and opportunities for colocation will be welcomed (bullet point 7).
- Utilities and infrastructure which allow zero carbon and water neutrality on the site and the consideration of sourcing waste heat from the Ardley Energy recovery facility (bullet point 9)

Education

The application makes provision of 2.2 ha of land for 2F Primary School, 0.88 ha for an extension to the Exemplary primary school, and 0.79h for a possible play field extension to the Exemplar primary school. Draft heads of terms anticipates provision of land and appropriate financial contribution.

Health

The application does not propose a health facility on site. This seems to be in accordance to Policy Bicester 1 which envisages the provision of a 7 GP surgery on the southern part of the Eco- Town.

Utilities

The application is accompanied by a Utilities Statement establishing the likely utility demand generated by the proposal for: Potable water, sewage, electricity and gas. The demands are estimate reductions for Sustainable development in comparison to conventional development. It is unclear how this relates to strategies to deliver Eco Town principles mentioned as part of the supporting information such as the Sustainable Waste Resource Plan and Energy Strategy.

Application information notes that the proposal has considered the use of waste for potential energy generation and has made provision for potential connect of waste heat from Ardley EfW (if available) in the future and provides land to accommodate an energy centre on site. However, it is unclear how this will be linked to a site wide district heat network to supply hot water and heating and the

	<p>overall Eco-town energy principles.</p> <p>The planning application should be consistent and compatible with the delivery of neighbouring land to ensure Eco-town principles are achieved site-wide.</p> <p>Page 104 of the supporting DAS notes that an assimilation strategy and implementation brief demonstrate that the scheme can be delivered in a phased way to meet a number of PPS 1 principles. Policy officers have been unable to locate these documents and are unclear on whether they will be part of a later detailed stage.</p> <p>It is considered that the outline transport proposals are in broad accordance to PPS1 principles and emerging Local Plan policy. However, this is conditional to a clear compliance with PPS1 Principle ET21 either by submission at this stage of supporting information or by condition and S106 linked to phasing.</p>
<p>Policy Recommendation</p>	<p>The site is not identified for development in the adopted Development Plan but in the present absence of a five year land supply, its housing policies cannot be considered to be up-to-date. The proposal would entail the development of substantial area of countryside, extend the built-up limits of Bicester towards Bucknell and consolidate on-going development near Caversfield. There would be visual, traffic and other impacts from development that require detailed appraisal in determining whether the grant of planning permission would have adverse impacts that significantly and demonstrably outweigh the benefits.</p> <p>In making this determination, it must be recognised that the proposed development would deliver a large part of an Eco-Town in general accordance with the national PPS1 Supplement for Eco-Towns and the NPPF's goals of achieving sustainable development including new homes and economic growth and achieving the transition to a low carbon future. The objectives of the modified Submission Local Plan, its strategy for Bicester and draft Policy Bicester 1, all support the delivery of Eco-Town development in the proposed location, albeit having limited weight at this stage. The application is for substantial development that would predetermine the Local Plan Inspector's conclusions on the Submission Local Plan and, in particular, Policy Bicester 1. It would also predetermine the formal approval of a masterplan for the entire Eco-Town site; a masterplan required by the PPS Supplement and Policy Bicester 1. However, the application is supported by a masterplan framework which has been included in an emerging SPD and which explains how the proposed development has been planned, and would be delivered, as part of a comprehensive and integrated approach to the North West Bicester site which has been worked on collaboratively by the site promoters and the Council. Furthermore, while this is an outline application with all detailed matters reserved, this is a proposal for development that will contribute significantly to the delivery of Eco-Town Development including zero carbon homes and proposals for climate change adaptation. Detailed points are raised in this response that will require further consideration, but subject to these there is no objection from a planning policy perspective.</p>