

Outline Application

NW Bicester Application 1

Addendum Description of Development and Application Parameters

North West Bicester

Cherwell District Council

Addendum Description of Development and
Application Parameters

Application 1:
Land to the North of the Railway Line and
A4095 Lords Lane and west of
B4100 Banbury Road, surrounding Lords Farm
and Hawkwell Farm, Bicester, Oxfordshire

Prepared on behalf of A2Dominion South Ltd

December 2014

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| | |
|---------------------|-----------------|
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1.0 DESCRIPTION OF THE DEVELOPMENT

1.1 The description of development:

“Development comprising redevelopment to provide up to 2600 residential dwellings (Class C3), commercial floorspace (Class A1 – A5, B1 and B2), social and community facilities (Class D1), land to accommodate one energy centre, land to accommodate one new primary school (up to 2FE) (Class D1) and land to accommodate the extension of the primary school permitted pursuant to application [ref 10/01780/HYBRID]. Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations.”

2.0 APPLICATION DRAWINGS & DOCUMENTS

- 2.1 Save as particularised in the development description and planning application drawings, and as part of the development parameters set out herein, the application is, so far as is relevant, submitted in outline with all matters to be reserved.
- 2.2 Schedule 1 below lists the application drawings and documents that comprise the application on submission, and confirms their status as being either for approval or in support.

SCHEDULE 1: DRAWINGS**Drawings for Approval:**

| Drawing Number | Title | Author |
|-----------------------|--|---------------|
| FOR APPROVAL | | |
| BIMP6 100A | Site Location Plan | Farrells |
| BIMP6 116D | Application Framework Plan | Farrells |
| BIMP6 113C | Building Heights | Farrells |
| BIMP6 108D | Landscape Parameters - Open Space Strategy | Farrells |
| BIMP6 110C | Movement and Access | Farrells |
| BIMP6 111C | Landscape Buffer | Farrells |
| BIMP6 109D | SUDS and Drainage | Farrells |
| BIMP6 107C | Tree and Hedgerows to be Removed or Broken | Farrells |
| BIMP6 106B | Proposed Levels and Topography. | Farrells |
| BIMP6 114C | Demolition | Farrells |

Drawings in Support:

| Drawing Number | Title | Location | Author |
|---|---|-----------------|---------------|
| IN SUPPORT | | | |
| BIMP6 01 rev A | NW Bicester Master Plan - Master Plan Framework | Separate Plan | Farrells |
| BIMP6 02 rev A | NW Bicester Master Plan – Green Infrastructure | Separate Plan | Farrells |
| BIMP6 102C | Existing Surrounding Uses | Separate Plan | Farrells |
| BIMP6 105B | Existing Levels and Topography | Separate Plan | Farrells |
| BIMP6 104B | Landscape Characterisation | Separate Plan | Farrells |
| BIMP6 103B | Habitat Constraints | Separate Plan | Farrells |
| BIMP6 112E | Housing Character Scale and Density | Separate Plan | Farrells |
| 500-UA005241-01 501-UA005241-01 502-UA005241-01 | Access Arrangement Drawings | Separate Plan | Hyder |

SCHEDULE 2: DOCUMENTS**Status of Outline Planning Application Documents:**

| Doc. Number | Title | Purpose | Status | Author | Environmental Statement |
|--------------------|---|---|----------------------------------|---------------|--------------------------------|
| 01 | Outline Application forms, landownership certificates, agricultural holding certificate | To set out the scheme details and comply with statutory and regulatory requirements. | To Support | BW | No |
| 02 | Planning Application Drawings (see separate schedule 1) | To fix and illustrate the scheme design. | a. For Approval b. In support | Various | No |
| 03 | Addendum Description of Development and Parameters Document | To set out the documents and drawings submitted in support/for approval. | For Approval | BW | No |
| 04 | Design Framework and Addendum Design Framework | 1) To set out the design concept underlying the Framework Plan, the rationale and justification, development typologies, and 2) To set out the design principles to inform and control the next stage detailed master plans and reserved matters as appropriate. | To Support | Farrells | No |
| 05 | Landscape Strategy | To set out the landscape design principles to inform the next stage detailed master plans and reserved matters as appropriate. | To Support | Hyder | No |

| Doc. Number | Title | Purpose | Status | Author | Environmental Statement |
|--------------------|---|---|--|---------------|--------------------------------|
| 06 | Environmental Statement Non Technical Summary | To provide a non-technical summary of the Environmental Statement to meet the requirements of the EIA regulations. | To Support | Hyder | - |
| 07 | Environmental Statement and Environmental Statement Addendum Air Quality | To assess the likely significant environmental effects arising from the proposed development. | To Support | Hyder | - |
| 08 | Environmental Statement Technical Appendices and Environmental Statement Addendum Air Quality | To assess the likely significant environmental effects arising from the proposed development. | To Support | Hyder | - |
| 08 | Landscape and Visual Appraisal | To assess the effect of the development on the landscape features and visual amenity receptors. | To Support | Hyder | Yes |
| 08 | Flood Risk and Drainage Strategy | To identify and assess the risks to all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. To provide information as to the surface water management systems. | To Support Drainage Strategy for Approval | Hyder | Yes |
| 08 | Air Quality Assessment and Air Quality Assessment Addendum | To include information to allow a full consideration of the impact of the proposal on air quality of the area. | To Support | Hyder | Yes |

| Doc. Number | Title | Purpose | Status | Author | Environmental Statement |
|--------------------|---|--|---------------|---------------|--------------------------------|
| 08 | Noise and Vibration | Assesses any likely noise and vibration impacts. | To Support | Hyder | Yes |
| 08 | Agriculture and Land Use | Assesses the information currently available in relation to agriculture and soils. | To Support | Hyder | Yes |
| 08 | Ecological Desk Based Assessment | Assesses the likely significant impacts in terms of ecology and nature conservation. | To Support | Hyder | Yes |
| 08 | Human Health | An assessment of the likely significant impacts of the proposed development on human health. | To Support | Hyder | Yes |
| 08 | Socio-Economic baseline | To set out the existing situation within Bicester. | To Support | Hyder | Yes |
| 08 | Contamination and Ground Conditions Statement | To identify any contamination on site. | To Support | Hyder | Yes |
| 08 | Heritage Assessment | To identify important heritage features to be retained and mitigation measures proposed. | To Support | Hyder | Yes |
| 08 | Waste | To set out the principles behind the proposed utilities provision. | To Support | Hyder | Yes |
| 08 | Interrelationships and Cumulative Effects | Assesses the potential cumulative effects of the development. | To Support | Hyder | Yes |

| Doc. Number | Title | Purpose | Status | Author | Environmental Statement |
|--------------------|--|--|---------------|---------------|--------------------------------|
| 09 | Sustainability Framework | To outline the sustainability merits of the proposed scheme. | To Support | Hyder | No |
| 10 | Transport Assessment | To outline the transport aspects of the application and illustrate accessibility to the site by all modes of transport and the likely modal split of journeys to and from the site. To provide details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts. | To Support | Hyder | No |
| 11 | Framework Travel Plan | To set out the principles to achieve modal shift. | To Support | Hyder | No |
| 12 | Energy Statement and Addendum Energy Statement | To outline the renewable energy scheme. | To Support | Hyder | No |
| 13 | Water Cycle Strategy | Assesses the likely waste generated and management. | To Support | Hyder | No |
| 14 | Utilities Assessment | To set out the principles behind the proposed utilities provision. | To Support | Hyder | No |

| Doc. Number | Title | Purpose | Status | Author | Environmental Statement |
|--------------------|--|--|---------------|-------------------|--------------------------------|
| 15 | Planning Statement (Including Draft Heads of Terms) | To set out the merits of the application in the context of the development plan and other material considerations. | To Support | BW | No |
| 16 | Statement of Community Involvement | To set out the approach to community consultation and engagement of key stakeholders. | To Support | Remarkable | No |
| 17 | Affordable Housing Statement | To explain the approach to the provision of affordable housing. | To Support | A2Dominion/ BW | No |
| 18 | Economic Strategy | To set out the economic strategy for the site, including job provision. | To Support | SQW | No |
| 19 | Arboricultural Implications Report | Health and condition survey and assessment of impacts on all existing trees on site. | To Support | Hyder | No |
| 20 | Overview Statement | Provides a summary of the three applications in the context of the development plan and other material considerations. | To Support | BW | No |

3.0 DEVELOPMENT PARAMETERS

Ground Levels and Contours

- 3.1 The proposed finished ground contours shall generally accord with those shown on drawing BIMP6 106B.

Development Area

- 3.2 The total site area is 154.82ha. The net residential developable area comprises 66.97ha.
- 3.3 The configuration of the development shall broadly accord within these parameters and the Application Framework Plan, Drawing BIMP6 116D.

Development Yield

- 3.4 The total amount of residential development within Class C3 (residential) shall not exceed 2600 units.
- 3.5 The land for new primary schools will comprise one site to accommodate 1 new primary school up to 2 FE and playing fields, to be accommodated within a site comprising 2.22 ha, and a further 0.79ha of land to accommodate the expansion of the primary school permitted pursuant to permission LPA ref 10/01780/HYBRID. The sites for which will be located as shown on the Application Framework Plan BIMP6 116D.
- 3.6 The total floorspace for uses other than those falling within Class C3, but excluding Class D1 education shall not exceed those set out in the schedule of areas at Schedule 3.

General Layout and Framework

- 3.7 The development of the site shall accord with the general principles of the Application Framework Plan, Drawing BIMP6 116D. The development areas shall accord with those set out in Schedule 3 and the total net developable area shall amount to 148.83 ha.

- 3.8 The layout and design of the proposed scheme shall be in accordance with Parameter Plan – Building Heights, Drawing BIMP6 113C and Parameter Plan – Movement and Access Drawing BIMP6 110C.

Disposition Between Uses

- 3.9 The non residential land uses shall be broadly located as indicated on Drawing BIMP6 116D.

Landscape and Ecology and Nature Conservation

- 3.10 The strategic landscape shall be laid out in accordance with the principles set out in the Framework Plan, drawing number BIMP6 116D. and the Landscape Parameters Plan - Open Space Strategy, Drawing BIMP6 108D.

- 3.11 The strategic landscape, ecology and nature conservation scheme provides for the following:

- (i) Retention of existing woodlands and hedgerows;
- (ii) Retention of existing water courses and pond;
- (iii) Creation of semi-natural habitats within woodlands, hedgerow and watercourse buffer zones;
- (iv) Green Infrastructure, including a Country Park, Wetland Waste Water Treatment Facility, Village Green, Green Loops Linear Park (including riparian corridor), area for a Burial Ground, Sustainable Drainage features including swales and attenuation ponds, allotments, a community farm, street trees, informal recreational sports fields and play areas.

Arboriculture and Hedgerows

- 3.12 The trees that make the main contribution to the character and landscape of the site shall be retained, as identified on the Tree and Hedgerow Protection to be Removed or Broken Drawing BIMP6 107C. No dwellings shall be constructed within the root protection areas (RPAs) of the retained trees or hedgerows, as calculated in accordance with the British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

Open Space/ Play Space Strategy

- 3.13 Strategic open/ play space shall be provided in the broad locations identified on the Landscape Parameters Plan - Open Space Strategy drawing BIMP6 108D. Incidental areas of play space shall be provided within the development [parcels] to be determined as the reserved matters stage.

Site Access and Movement

- 3.14 The site access and movement infrastructure (comprising roads, footpaths and cycleways) shall be provided in accordance with the principles set out in the Framework Plan, drawing number BIMP6 116D. and the Movement and Access Plan, drawing number BIMP6 110C. The location of secondary roads is indicative only. The location of secondary roads will be determined at the reserved matters stage.

Parking

- 3.15 Future reserved matters applications will address the provision of car parking, which will be provided having regard to current standards or any other subsequent standards that may be adopted. Car parking will be provided up to the maximum provision set out in the Transport Assessment (Table 6.5):

| Unit Type | Provision | |
|-----------|-----------------|-------------|
| | Allocated Space | Unallocated |
| 1b | 1 | 0 |
| 2b | 1 | 1.22 |
| 3b | 2 | 0.22 |
| 4b | 2 | 0.22 |
| 5b | 3 | 0.22 |

- 3.16 Future reserved matters applications will provide details of cycle parking provision having regard to current standards or any other subsequent standards that may be adopted.

Surface Water Drainage and Flood Risk

- 3.17 Surface water attenuation shall be provided broadly in accordance with the proposals identified in the Flood Risk Assessment and Drainage Impact Assessment and as identified on drawing number Drawing BIMP6 109D.
- 3.18 Strategic attenuation ponds and proposed swales will be located in general accordance with the SUDS and Drainage Plan, Drawing number BIMP6 109D.
- 3.19 The detailed design, form and location of attenuation ponds and other measures will be determined at the reserved matters stage in tandem with the consideration of detailed layouts and landscape schemes.

SCHEDULE 3: SCHEDULE OF AREAS

| land Use | exc * | inc * | hectares | % proposed development | Notes | Units | GEA m2 | GIA m2 | NIA m2 |
|---|-------|-------|---------------|------------------------|-------------|-------------|-----------------|------------------------|-----------------|
| Housing | | | 64.47 | | | 2350 | | | |
| Housing extra care | | | 2.5 | | | 250 | | | |
| Total Housing | | | 66.97 | 45% | | 2600 | | | |
| Green Infrastructure | | | 68.01 | | | | | | |
| *excludes GI primary schools | 2.42 | | | | | | | | |
| Total Green Infrastructure (excluding *) | | | 68.01 | 46% | % ex schls | | | | |
| Total Green Infrastructure (including *) | | | 70.43 | 47% | % inc schls | | | | |
| A2 business in hub eg dentist | | | 0.04 | | | | 396 | 360 | 288 |
| B1 Commercial business | | | 0.5 | | | | 3850 | 3500 | 2800 |
| B2 Commercial business | | | 0.23 | | | | 974.05 | 885.5 | 708.4 |
| Total Commercial / Business (excl existing Avonbury) | | | 0.77 | | | | 5220.05 | 4745.5 | 3796.4 |
| Nursery | | | 0.1 | | | | 550 | 500 | 350 |
| Large Community hall on two floors | | | 0.221 | | | | 1397.825 | 1270.75 | 889.525 |
| 1 adult learning rooms | | | 0.0115 | | | | 63.25 | 57.5 | 40.25 |
| 2 neighbourhood police rooms | | | 0.0185 | | | | 101.75 | 92.5 | 64.75 |
| 1 early intervention centre storage rooms | | | 0.0045 | | | | 24.75 | 22.5 | 15.75 |
| visitor centre room | | | 0.115 | | | | 632.5 | 575 | 402.5 |
| Total Social / Community | | | 0.4705 | | | | 2770.075 | 2518.25 | 1762.775 |
| Retail and restaurant | | | 0.25 | | | | 1375 | 1250 | 1000 |
| Total Retail/Leisure | | | 0.25 | | | | 1375 | 1250 | 1000 |
| Care Home / Hotel | | | 0 | | | | | | |
| Energy Production | | | 0.2 | | | | 440 | 400 | 320 |
| Existing uses | | | 0 | | | | | | |
| Proposed Infrastructure/Roads | | | 8.27 | | | | | | |
| Proposed Primary School two form entry | | | 1.47 | | | | | | |
| proposed primary school green infrastructure * | | 0.75 | | 2.22 | 2 form | | | | |
| Proposed additional playing fields * | | 0.79 | | | | | | | |
| Total Primary School site | | | | 3.01 | 3 form | | | | |
| Added site area for exemplar primary school * | | 0.88 | | | 2 form | 1.34 | 2.22 | ha total inc exemaplar | |
| *total green infrastructure primary schools | | 2.42 | | | | | % tbc OCC | | |
| Total Primary Schools | | | 3.89 | | | | | | |
| TOTAL Proposed development : | | | 148.83 | | | | | | |
| **existing highway Bucknell Road and Lords lane | | | 5.99 | | | | | | |
| TOTAL RED LINE including existing above | | | 154.82 | | | | | | |

* Note: exclude & include columns used if required so land areas are not counted twice.

Refers to masterplan BIMP6 116 land use, green infrastructure and Building areas schedules

Gross & net building areas subject to further detail and refer to employment strategy areas

Site area and use excludes Malins retained farms

