

Outline Application

NW Bicester Application 1

Description of Development and Application Parameters

North West Bicester

Cherwell District Council

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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

August 2014

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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	Description of Development and Parameters Document	To set out the documents and drawings submitted in support/for approval.	To Support	BW	No
04	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	To assess the likely significant environmental effects arising from the proposed development.	To Support	Hyder	-
08	Environmental Statement Technical Appendices	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	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 Strategy	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	A2Domion/ 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

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.

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):

- Up to 1 space for a 1 bedroom dwelling;
- Up to 2 spaces for 2, 3 and 4 bedroom dwellings;
- Up to 3 spaces for 5 bedroom dwellings.

- 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

