



DEVELOPMENT SPECIFICATION

SGR1 (BICESTER 1) LIMITED

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1 Introduction

- 1.1 This Development Specification has been prepared by Quod on behalf of SGR (Bicester 1) Limited (the 'Applicant') in support of its outline planning application to Cherwell District Council (CDC) for the development of Plot SGR1, adjoining Home Farm, Caversfield (the 'Site') for up to 75 dwellings.
- 1.2 The Site comprises approximately 5.03 hectares (ha) of uncultivated agricultural land. The Bicester Exemplar scheme lies to the south west and north west of the Site. It is under construction and once complete will comprise 394 residential units, primary school and other uses, and which is currently under construction. The north eastern boundary of the Site is bounded by the B4100 which link Bicester with junction 10 of the M40. To the south east of the Site lies Home Farm (Grade II listed building).
- 1.3 The Site lies within the North West (NW) Bicester Eco-Town, allocated by Policy Bicester 1 of the Cherwell Local Plan Part 1 (2015), with further details set out within the NW Bicester Masterplan Supplementary Planning Document (SPD). The Eco-Town is intended to deliver 6,000 new homes over the plan period as part of a mixed use development.
- 1.4 The principle of developing the Site for residential use is therefore accepted by CDC through the Site's allocation.
- 1.5 The submission of this planning application follows pre-application consultation with the CBC, Oxfordshire County Council (OCC), other key stakeholders, as well as a public consultation exercise with local stakeholders at the Church of St Laurence.
- 1.6 This application seeks permission for development of the Site for residential, providing up to 75 residential unit laid out to the western corner of the Site (adjacent to the exemplar site), extensive areas of open space, pedestrian and cycle routes, vehicular access leading from the exemplar site, play space, parking, associated works (the 'Proposed Development').
- 1.7 The application is an outline planning application, with the matters of, appearance, landscaping, layout and scale being reserved for approval under subsequent reserved matters applications. Details of access to the Site are submitted in full.
- 1.8 The primary purpose of this Development Specification is to define and describe the principal components of the Proposed Development, including the form and content of the planning application, as well as the parameters for the subsequent design and submission of reserved matters applications.
- 1.9 The remaining sections of the Development Specification are structured as follows:
 - Section 2 explains the form of the planning application; and
 - Section 3 explains the matters for approval of the planning application (i.e. the principal components of the Proposed Development).
- 1.10 A full list of documents which are submitted to LBH in support of the planning application is provided in the cover letter.
- 1.11 This Development Specification should be read in conjunction with the application drawings and other documents that support the planning application, in particular the Design and Access Statement (DAS) (including Design Guidelines), the Parameter Plans, and the Planning Statement.

2 The Form of the Planning Application

Introduction

2.1 This section of the Development Specification describes the principal components of the development for which permission is sought at this time, including the parameters that will apply to applications for reserved matters and other approvals that are expected to be required under the planning permission sought in this application. Details of appearance, landscaping, layout and scale are reserved for future approval under subsequent reserved matters applications.

2.2 Planning Permission is sought for the following description of development:

Outline planning permission with all matters reserved (excluding access) for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works.

2.3 The Town and Country Planning (Development Management Procedure) (Order) 2015 (DMPO) sets out the requirements and information that needs to be provided in support of both outline and full planning applications. Further guidance is also provided in the National Planning Policy Guidance (NPPG) (published by the Government in March 2014).

2.4 Article 4(1) of the DMPO explains that “where an application is made to the local planning authority for outline planning permission, the authority may grant permission subject to a condition specifying reserved matters for the authority’s subsequent approval”.

2.5 In accordance with the DMPO, the following matters will be reserved for future approval:

Layout

2.6 As defined in the DMPO, “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development” is reserved. The planning application will seek approval of parameters associated with key development parcels and routes as set out in the Parameter Plan. The Design Requirements/Guidelines within the DAS will provide more detailed guidance on how buildings should be provided.

Scale

2.7 As defined in the DMPO, “the height, width and length of each building proposed within the development in relation to its surroundings” are reserved. At this stage, the application seeks approval for the maximum building heights shown on the Parameter Plans.

Appearance

2.8 As defined in the DMPO, “the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture” are reserved. The DAS will explain the proposed design evolution and sets out the design principles and concepts application proposals, along with Design Requirements/Guidelines to provide further guidance to be incorporated at the reserved matters stage.

Landscaping

- 2.9 As defined in the DMPO, the following is reserved “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
- (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features.”
- 2.10 Design Requirements/Guidelines to provide further guidance to be applied at the reserved matters stage.

Means of Access

- 2.11 As defined in the DMPO, “the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made” is reserved. Whilst the locations for the principal means of vehicular and pedestrian access are demonstrated on the Parameter Plans, the detailed designs are reserved for future approval at reserved matters stage.

3 Matters for Approval

Parameter Plans

- 3.1 A series of Parameter Plans are submitted as part of the outline planning application and provide the parameters for future reserved matters approval. The Parameter Plans define and regulate a separate aspect of the development which are to be fixed.
- 3.2 The Parameter Plans submitted in support of the outline planning application are listed below:
- Site Location Plan (drawing reference: RPC001-001 Rev A);
 - Land Use Parameter Plan (drawing reference: RPC001-LPP-001);
 - Built Form and Storey Heights Parameter Plan (drawing reference: RPC001-BPP-002); and
 - Access and Movement Parameter Plan (drawing reference: RPC001-APP-003).
- 3.3 Those matters regulated by each of the Parameter Plans are described below. This text should be read alongside the Parameter Plans themselves.
- 3.4 In combination within the DAS and Design Guidelines, the Parameter Plans will inform the detailed design which is to be progressed at the reserved matters stage.
- 3.5 An Illustrative Masterplan has also been submitted, for information purposes only.

Application Boundary

- 3.6 The Site Location Plan (drawing reference: RPC001-001 Rev A) establishes the extent of the Site across which outline planning permission is sought, comprising 5.03ha, and includes all land required in association with the development including built form as well as areas of landscaping/open space.

Land Use

- 3.7 The Land Use Parameter Plan (drawing reference: RPC001-LPP-001) shows the maximum boundary of the built residential development zone. The yellow shaded area shows the maximum residential building footprint permissible. Not all of this area will be covered by buildings. Within the residential development zone there will be streets, building curtilages (including front and rear gardens), areas of incidental and strategic landscaping and open space, access routes and car parking.
- 3.8 The residential development zone will incorporate up to 75 homes, over a range of tenures, types and mix. The development will seek to achieve 30% on-site affordable housing provision, to be secured within the Section 106 agreement.
- 3.9 The parameter Plan also shows the maximum open space zone providing the strategic green infrastructure which will be clear of any built development. This includes the indicative location of the Sustainable Urban Drainage System (SUDS) to the south of the Site. The DAS confirm this will meet the 40% of the total gross site area to comprise open green space space requirement as required by CLP Policy Bicester 1.
- 3.10 The location of play space is shown to the north of the Site. The DAS confirms this will provide for 0.16ha of play space. The precise location and detailed design of the play space will be reserved for future approval.
- 3.11 A community orchard is located along the eastern boundary, situated between Banbury Road and the private access road to Home Farm.

- 3.12 Finally, the Land Use Parameter Plan shows the location of the allotments and informal car parking area to the northern boundary of the Site.

Built Form and Storey Heights

- 3.13 The Building Heights Parameter Plan (drawing reference: RPC001-BPP-002) confirms that heights will slightly vary across the Site, with a maximum of 3 storeys (13m to ridge height) along the residential avenue through the middle of the Site. Homes would comprise terraced homes or townhouses, provided a consistent building line and continuous street frontage, framing this 'vista'. The remainder of the Site will comprise 2 storey homes (8.5m to ridge height), largely comprising detached or semi-detached homes, generally at a lower density, providing an appropriate transition into the surrounding open space.
- 3.14 The final design of all proposed buildings within each Development Zone will adhere to the maximum parameters shown on this Parameter Plan. Further guidance for the detailed designs of the homes are included within the Design Guidelines within the DAS.

Access and Movement

- 3.15 The Access and Movement Parameter Plan (drawing reference: RPC001-APP-003) shows the location of the vehicular access to the Site within the western corner, proposing to link to the existing T-junction at Charlotte Avenue construction as part of the Exemplar site. Full planning permission for this vehicular access connection to this T-junction is sought for in detail. This indicates the zone within which vehicular access to the residential development will be taken.
- 3.16 Vehicular access to the informal car park to the north of the Site will be taken from the existing access route leading to Home Farm. Full planning permission for this vehicular access connection is sought for in detail.
- 3.17 The access taken at Charlotte Avenue leads into the main residential avenue through the Site. The detailed design of the residential avenue, and design, location and alignment of other secondary roads through the residential component of the Site will be defined at the reserved matters stage. The Design Guidelines contained within the DAS provided further guidance for the detailed design of these aspects.
- 3.18 The Plan indicates pedestrian and cycle routes through the Site, providing key connections into the neighbouring Exemplar site. An additional pedestrian route is also proposed, continuing the 'vista' through the Site from Charlotte Avenue towards the Church of St Laurence, and safeguarding the area to ensure that a pedestrian crossing to the Church can be delivered separately.