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NW Bicester Eco-Town  
Exemplar

Elmsbrook Local Centre

## Scope of Planning Application

Prepared on behalf of A2Dominion Developments Ltd

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## 1.0 INTRODUCTION

1.1 The purpose of this document is to set out the scope of the application for full planning permission for the development of Elmsbrook Local Centre at the NW Bicester Exemplar site, to be agreed with Cherwell District Council ('the Council').

1.2 The proposals seek to develop the site to provide a new Local Centre comprising Retail, Commercial and Community floorspace (flexible use class A1/A2/A3/B1/D1) with a total GEA of 1,476 sqm, and 38 residential units (use class C3) with associated access, servicing, landscaping and parking.

1.3 This Index confirms the various documents and drawings submitted with the application, their status and purpose. Specifically, it confirms those that are submitted for approval and those submitted as supporting material:

**For Approval:** The documents and drawings that we seek to be formerly approved as part of the application. They should be identified in any decision letter and/or can also be incorporated by way of condition or obligation.

**In Support:** The documents and drawings that are submitted to provide information in support of the planning application.

1.4 The Index also set out an index of consultants instructed by the applicant to provide advice and the scope of their advice. Any points of clarification should be addressed to Barton Willmore in the first instance.

## 2.0 PLANNING DOCUMENT INDEX

Doc	Title	Purpose	Status	Author
1.	Application Forms and Notices	To comply with statutory requirements.	For Approval	Barton Willmore LLP
2.	Planning Statement	To set out the planning merits of the application. This document also includes the draft Heads of Terms of any S106 agreement.	In Support	Barton Willmore LLP
3.	Affordable Housing Statement	To set out the affordable housing scheme.	In Support	Barton Willmore LLP/ A2Dominion
4.	Planning Application Drawings/ Sections	Bound volume of application drawings.	For Approval In Support	ADP
5.	Design and Access Statement and Landscape Strategy	To set out the design and access concepts underlying the proposed development along with the rationale and justification.	In Support	ADP
6.	Economic Strategy	To assess the employment needs arising and the commercial market; to set out the proposed strategy for job creation	In Support	Bidwells
7.	Flood Risk Assessment and Drainage Strategy	To set out the flood risk and proposed drainage strategy (Surface Water and Foul)	In Support	ICS
8.	Energy and Sustainability Statement	To explain the energy saving measures proposed as part of the development.  To explain how the proposals achieve a sustainable pattern of development and the relationship of the proposals with other regulatory controls.	In Support	Hoare Lea
9.	Over Heating Analysis	Assesses the overheating risk.	In Support	Hoare Lea
10.	Transport Statement and Travel Plan	To demonstrate and assess the likely traffic impact of the proposals, public transport and parking strategies and proposals to enhance the shift to non-car based modes	In Support	Mode
11.	Ecology Statement	Assesses the likely significant impacts in terms of ecology and nature conservation	To Support	Aspect Ecology

12.	Statement of Community Involvement	To explain the consultation undertaken with stakeholders	In Support	Barton Willmore LLP/ A2Dominion
13.	Marketing and Letting Strategy	To set out the marketing and letting strategies for the commercial units within the Local Centre	In Support	Bidwells
14.	Indicative Programme for Implementation	To set out the programme of delivery from the date of consent	In Support	A2Dominion
15.	Business Case	To justify the commercial floorspace uses and quantum	In Support	Bidwells
16.	Daylight Sunlight	To test the proposals against the BRE guidelines	In Support	Hoare Lea

### 3.0 DRAWING INDEX

Title	Drawing Reference	Status	Author
Location Plan	ELC2-ADP-00-XX-DR-A-0800 S2-P1	For Approval	ADP
Site Plan	ELC2-ADP-00-XX-DR-A-0901 S2-P1	For Approval	ADP
Proposed GA – Ground Floor Plan	ELC2-ADP-00-GF-DR-A-1000 S2-P1	For Approval	ADP
Proposed GA – First Floor Plan	ELC2-ADP-00-01-DR-A-1001 S2-P1	For Approval	ADP
Proposed GA – Second Floor Plan	ELC2-ADP-00-02-DR-A-1002 S2-P1	For Approval	ADP
Roof Plan	ELC2-ADP-00-R1-DR-A-1003 S2-P1	For Approval	ADP
1B2P – Typical GA	ELC2-ADP-00-XX-DR-A-1050 S2-P1	For Approval	ADP
2B4P – Typical GA	ELC2-ADP-00-XX-DR-A-1051 S2-P1	For Approval	ADP
Elevations 1 of 3	ELC2-ADP-00-XX-DR-A-1200 S2-P1	For Approval	ADP
Elevations 2 of 3	ELC2-ADP-00-XX-DR-A-1201 S2-P1	For Approval	ADP
Elevations 3 of 3	ELC2-ADP-00-XX-DR-A-1202 S2-P1	For Approval	ADP
Site Sections 1 of 2	ELC2-ADP-00-XX-DR-A-1300 S2-P1	For Approval	ADP
Site Sections 2 of 2	ELC2-ADP-00-XX-DR-A-1300 S2-P1	For Approval	ADP
North Block – Elevation Section	ELC2-ADP-00-XX-DR-A-1310 S2-P1	For Approval	ADP
South Block – Elevation Section	ELC2-ADP-00-XX-DR-A-1311 S2-P1	For Approval	ADP
Reference Scheme – Ground Floor	ELC2-ADP-00-GF-DR-A-1011 S2-P1	In Support	ADP
Landscape GA	LELC2-ADP-00-GF-DR-A-L1000 S2-P1	In Support	ADP

## 4.0 CONSULTANT INDEX

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**Note:** For other queries regarding other consultants please go through Barton Willmore.