
Elmsbrook Local Centre
North West Bicester Exemplar

Cherwell District Council

Planning Statement Addendum

Prepared by Barton Willmore LLP on behalf of A2Dominion Developments Ltd

October 2019

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1.0 INTRODUCTION

- 1.1 Planning application reference 19/01306/F for development at Elmsbrook Local Centre was submitted to Cherwell District Council ("CDC") and validated on the 4 June 2019. The original submission comprised:

"Development of a new Local centre comprising Retail, Commercial and Community floorspace (flexible Use Class A1/A2/A3/B1/D1), and 38 residential units (Use Class C3) with associated access, servicing, landscaping and parking."

- 1.2 After discussion with the Council, A2Dominion ("A2D") propose that the implementation of the scheme is phased, with the land to the north of Charlotte Avenue being implemented following the grant of permission (Phase 1), with the remainder to the south being marketed and the final scheme reflecting evidenced demand (Phase 2). As such, it is proposed to revise the current submission to a hybrid submission which seeks full consent for Phase 1 and outline consent for Phase 2. The revised description of development is as follows:

"Full permission is sought for Local Centre Community Floorspace (Use Class D1 with ancillary A1/A3), with a total GIA of 552 sqm, and 16 residential units (Use Class C3) with associated access, servicing, landscaping and parking. Outline consent is sought for Local Centre Retail, Community or Commercial Floorspace (flexible Use Class A1/A2/A3/A4/A5/B1/D1)."

- 1.3 A Scope of the application documents which accompanying this addendum is included at **Appendix 1**.
- 1.4 Heads of Terms are being discussed with CDC and will be agreed prior to determination of the application.

2.0 PROPOSED DEVELOPMENT

Phase 1

- 2.1 Full planning permission is sought for the Phase 1 land which amounts to 0.38ha and comprises a community building with 16 residential units above, with associated parking and service access located to the north of the access road, as shown on 'Proposed GA – Ground Floor Plan' (ADP-00-GF-DR-A-1005 S2 P2), 'Proposed GA – First Floor' (ADP-00-01-DR-A-1001 S2 P2) and 'Proposed GA – Second Floor' (ADP-00-02-DR-A-1002 S2 P2) and the accompanying Schedule of Accommodation.
- 2.2 The residential units located on the first and second floors are to be 100% affordable and will be provided on an affordable rent basis, consisting of the following mix:
- 10 x 2 bedroom four person units (708 sqm GIA total);
 - 6 x 1 bedroom two person units (326 sqm GIA total).
- 2.3 Retail, social and community uses will be located on the ground floor of the building and will comprise 552 sqm (GIA) of Use Class D1 space and ancillary A1/A3 space (see attached the Vision for the Community Hub within the Design and Access Statement Addendum).
- 2.4 It is anticipated that A2D will complete the community building to the agreed standard with residential above within a certain timeframe of the grant of full permission (see Heads of Terms on Chapter 4).

Phase 2

- 2.5 Outline planning permission is sought for Phase 2 which comprises some 0.28ha. Phase 2 would be subject to agreed parameters relating to land use, quantum and height. These parameters allow for flexible non-residential space up to 3,000 sqm (GEA) to provide Use Class A1/A2/A3/A4/A5/B1/D1 space, or any combination therefore, as shown on 'Parameter Plan – Land Use' (Reference: ADP-00-XX-DR-A-0910 S2 P1). The Land Use Plan also allows for the footprint and form of the building to be determined at detailed stage. The Height parameters plan (Reference: ADP-00-XX-DR-A-0911) allows for development up to 16m.

- 2.6 It is anticipated that design, landscaping, parking, servicing, drainage, ecological enhancements, waste management, and any other relevant details will be subject to conditions.

3.0 MATTERS FOR CONSIDERATION

Principle of the Development

- 3.1 It has already been established as set out within the originally submitted Planning Statement that the principle of a local centre, including new homes, in this located at NW Bicester, is considered to be in accordance with adopted planning policy including the Cherwell Local Plan and NW Bicester SPD.

Proposed Land Use

- 3.2 With regards to the residential offer provided in Phase 1, this comprises 16 residential flats, all of which will be provided on an affordable rent basis (100% affordable). This exceeds the policy requirements as set out in Policy Bicester 1 and Policy BSC 3 'Affordable Housing' and offers a real tangible benefit. Please refer to the updated Affordable Housing Statement for further detail on the affordable housing offer.
- 3.3 As part of the revised Local Centre scheme, the commercial offer is proposed to be provided over two phases. 552 sqm of D1 space with ancillary A1/A3 use is to be provided within Phase 1 of the Development, whilst Phase 2 will provide up to 3,000 sqm of flexible A1/A2/A3/A4/A5/B1/D1 use.
- 3.4 Under Phase 1, the residential units are to be located on the floors above the community hub. The hub will serve as a modern, flexible, communal space, providing space of pop-up shops and events run by local businesses, study areas, and a café.

Design

- 3.5 The northern block provided in Phase 1 contains a community building on the ground floor with 16 residential flats located across the first and second floors above. This remains the same as originally submitted in June 2019.
- 3.6 Detailed design for the southern block in Phase 2 is to be considered at the Reserved Matters stage. The outline application will fix certain parameters for the detailed design, including land use and quantum. The Land Use Parameter Plan (Reference ADP-00-XX-DR-A-0910) shows the area on which the built form can be

located, together with car parking and other supporting requirements. The Land Use Parameters Plan also sets a maximum quantum of floorspace at 3,000sqm GEA. In terms of height, height parameters for Phase 2 have been set at 16 metres / 3 storeys, as set out on 'Parameter Plan – Buildings Heights' (ADP-00-XX-DR-A-0911 S2 P1).

- 3.7 The overall scale and massing of the scheme has been informed through the analysis of the immediate and wider context, taking into consideration the site constraints, opportunities and architecture of the exemplar phase, and also responding to the levels established by the Eco Business Centre and the adjacent three storey apartment blocks on Charlotte Avenue.
- 3.8 Further details on the design and layout of the proposed development are included within the accompanying Design and Access Statement Addendum.

Energy & Sustainability

- 3.9 In line with the requirements of Policy Bicester 1 of the Cherwell Local Plan and the NW Bicester SPD, all commercial buildings will be construction to achieve BREEAM 'Very Good' and the development will target True Zero Carbon.
- 3.10 The Sustainability & Energy Statement prepared by Hoare Lea confirms that the proposed strategy to reduce carbon emissions follows the energy hierarchy, using passive design measures, active design measures and low and zero carbon technology. This will include the use of air source heat pumps and PV panels. The scheme achieves an average reduction in regulated carbon emissions of 14% on the North building through the use of passive and active design measures and connection to the existing Energy Centre, and a 55% reduction with onsite PV. To achieve True Zero Carbon, an additional 24.67 tonnes of CO2 will need to be offset via offsite methods and A2D are committed to developing an offset solution to achieve this.

Transport & Highways

- 3.11 Phase 1 will deliver 32 car parking spaces (16 residential and 16 community hub staff/visitor spaces), including 3 accessible spaces, as well as 32 residents cycle parking spaces, 8 resident visitor cycle parking spaces and 44 community hub visitor

cycle parking spaces. Vehicle and cycle parking for Phase 2 will be determined at the detailed design stage.

- 3.12 Taking into account the total vehicle trips associated with the original approval for the Local Centre (ref. 15/00760/F), the Transport Statement confirms that there is a net decrease in the level of trip generation for the part of the Local Centre coming forward in Phase 1 when compared with the 2015 application. The consented traffic impact has already been assessed and accommodated in the constructed road network and junctions and mitigation.
- 3.13 Assessment of the trip generation associated with Phase 2 of the proposed development will be undertaken at the Reserved Matters stage.

Ecology

- 3.14 An update to the Ecology Report is currently being prepared which will include a Biodiversity Net Gain Calculation as requested. Further biodiversity benefits will be provided under Phase 2 of the development and will be secured through a condition.

Flooding & Drainage

- 3.15 Given the Site's location in Flood Zone 1, it is considered to be at a low risk of flooding and therefore appropriate for a development of this nature. It is anticipated that suitable drainage measures will be installed on site in accordance with the SuDS hierarchal approach and, where necessary, appropriate mitigation measures are proposed to reduce risks to the Site where they have deemed to be above 'low'.

Waste

- 3.16 Under Phase 1 of the development, waste and recycling facilities will be provided specifically for the residents of the Local Centre in the form of a secured and covered bin store, for which the area has been calculated using the Oxfordshire County Council 'Bin Choice Calculator', providing space for 4no 1100 litre bins (two recycling and two general waste). Waste and recycling facilities will also be provided for the commercial units at ground floor level within dedicated and secured bin stores, separate to the residential offering and within proximity to the rear

entrances of the community building. Waste and recycling facilities for Phase 2 will be conditioned.

Acoustic Strategy

- 3.17 The Acoustic Strategy Report prepared by Hoare Lea confirms that noise breakout from the hub can be controlled both by design, namely through the appropriate selection of separating floor construction and linings to other sound flanking paths, and through the implementation of a Noise Management Plan. What's more, the opening times of the hub will be restricted from 7am to 11pm, thereby minimising potential noise impacts for residents. As such, the siting of community floorspace and residential units within the same building is considered to be acceptable.

Economic Strategy

- 3.18 An addendum to the originally submitted Economic Strategy has been prepared by Bidwells. This confirms that the revised hybrid approach is likely to generate greater employment opportunities than the original submission.

Marketing and Business Strategy

- 3.19 Bidwells have prepared a note further to submission of the original Marketing and Letting; and Business Strategies which confirms that the hybrid approach will provide the flexibility to reflect forthcoming demand with a detailed marketing strategy to be submitted and agreed, and as such the Marketing Strategy Report and Business Case remain valid.

Sunlight / Daylight

- 3.20 Hoare Lea have updated their Daylight Report with the aim of demonstrating the development's performance in achieving the Daylighting credit of the Hea 01 -Visual Comfort issue associated with the BREEAM UK New Construction 2018 scheme. The area analysis shows that 87.9% of the occupied spaces in the Community Centre achieve compliance with the average daylight factor limit of 2%. Additionally all spaces comply with Criterion (b) and Criteria (c), therefore 2 credits may be awarded under Hea 01.
- 3.21 Hoare Lea have also updated their Daylight & Sunlight Report. The results indicate that the impact on daylight and sunlight within existing residential units to the north of the site will be

minimal, with two bedrooms undergoing a reduction in daylight penetration that could be noticeable by occupants. However the results indicate that the quantity of daylight and sunlight within the existing dwellings will remain above recommended levels with the proposed development in place. The results also indicate that the rear gardens will not be unduly overshadowed by the proposed development.

APPENDIX 1
APPLICATION SCOPE

Doc No.	Title	Status	Comments
1	Application Forms	For Approval	The updated forms replace those originally submitted
1	Scope of Application	In Support	The updated scope reflects the revised submission
2	Planning Statement	In Support	An Addendum is provided further to the original submission to reflect the revised submission. Proposed Heads of Terms are included.
3	Affordable Housing Statement	In Support	An Addendum is provided further to the original submission to reflect the revised submission
4	Phase 1 (Full Application Drawings)	For Approval	The detailed drawings relate to Phase 1
	Phase 2 (Outline Application Drawings)	For Approval	Parameters Plans relating to Land Use, Quantum and Height are provided relating to Phase 2
	Site-Wide Plans	For Approval	Site Location Plan to remain unchanged Additional plan provided showing the split between Phases 1 and 2
5	Design & Access Statement	In Support	An Addendum is provided further to the original submission to reflect the revised submission
6	Economic Strategy	In Support	An Addendum is provided further to the original submission to reflect the revised submission
7	Flood Risk Assessment	In Support	TO FOLLOW: Minor updates and inclusion of correspondence with the Drainage Officer to be provided.
8	Sustainability & Energy Statement	In Support	A revised report is submitted to reflect the new approach. The originally submitted report is superseded.
9	Overheating Analysis - Residential	In Support	A revised report is submitted to reflect the new approach. The originally submitted report is superseded.
10	Transport Statement	In Support	A revised report is submitted to reflect the new approach. The originally submitted report is superseded.
	Framework Travel Plan	In Support	A revised report is submitted to reflect the new approach. The originally submitted report is superseded.
11	Ecological Summary	In Support	TO FOLLOW: An updated report will include the Biodiversity Net Gain Calculation
12	Marketing and Letting Strategy	In Support	An Addendum is provided further to the original submission to reflect the revised submission
13	Project Programme	In Support	A revised programme is submitted. The originally submitted programme is superseded.
14	Business Case	In Support	An Addendum is provided further to the original submission to reflect the revised submission
15	Daylight / Sunlight Assessment	In Support	Updated Daylight & Daylight/Sunlight Reports provided
16	Acoustic Strategy Report (Not previously submitted)	In Support	This was not previously submitted but has been prepared in response to comments received on the original submission