

Cherwell District Council

Schedule of Proposed Main Modifications to the (Submission) Local Plan (Part 1)

August 2014

Modified text - Deleted text shown as ~~struck through~~

Additional text shown underlined

Table 4: Proposed Strategic Housing Allocations

<u>Site</u>	<u>Total Number of Homes 2014-2031</u>	<u>Policy no.</u>
<u>Bicester</u>		
<u>North West Bicester (Eco-Town)</u>	<u>3293⁽¹⁾</u>	<u>Bicester 1</u>
<u>Graven Hill</u>	<u>2,100</u>	<u>Bicester 2</u>
<u>South West Bicester Phase 2</u>	<u>726</u>	<u>Bicester 3</u>
<u>South East Bicester</u>	<u>1,500</u>	<u>Bicester 12</u>
<u>Gavray Drive</u>	<u>300</u>	<u>Bicester 13</u>

Mod No.	Page No.	Policy Paragraph	Modification Proposed	Reason for Modification	Source of Modification
91	130	Bicester: Policy Bicester 13 Gavray Drive	<p>Insert new site policy:-</p> <p><u>Policy Bicester 13 – Gavray Drive</u></p> <p><u>Development Area: 23 hectares</u></p> <p><u>Development Description - a housing site to the east of Bicester town centre. It is bounded by railway lines to the north and west and the A4421 to the east</u></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> <u>Number of homes - 300 dwellings</u> <u>Affordable Housing - 30%</u> <p><u>Infrastructure Needs</u></p> <ul style="list-style-type: none"> <u>Education – Contributions sought towards provision of primary and secondary school places;</u> <u>Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation. A contribution to off-site formal sports provision will be required.</u> <u>Community – contributions towards community facilities</u> <u>Access and movement – from -Gavray Drive.</u> 	New site allocation to boost housing supply	Cherwell District Council and site promoter

Insert new site policy:-

Key Site Specific Design and Place Shaping Principles

- Proposals should comply with Policy ESD16
- A high quality development that is locally distinctive in its form, materials and architecture. A well designed approach to the urban edge which relates to the road and rail corridors.
- That part of the site within the Conservation Target Area should be kept free from built development. Development must avoid adversely impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 to secure a net biodiversity gain.
- Protection of the Local Wildlife Site and consideration of its relationship and -interface with residential and other built development
- Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to protect and enhance biodiversity
- The preparation and implementation of an Ecological Management Plan to ensure the long- term conservation of habitats and species within the site.
- Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment
- The preparation of a structural landscaping scheme, which incorporates and enhances existing natural features and vegetation. The structural landscaping scheme should inform the design principles for the site. Development should retain and enhance significant landscape features (e.g. hedgerows) which are or have the potential to be of ecological value.
- A central area of open space either side of Langford Brook, incorporating part of the Local Wildlife Site and with access appropriately managed to protect ecological value. No formal recreation within the Local Wildlife Site.
- Provision of public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation
- Provision of Green Infrastructure links beyond the development site to the wider town and open countryside
- Retention of Public Rights of Way and a layout that affords good access to the countryside
- New footpaths and cycleways should be provided that link with existing networks, the wider urban area and schools and community facilities. Access should be provided over the railway to the town centre.
- A linked network of footways which cross the central open space, and connect Langford Village, Stream Walk and Bicester Distribution Park.
- A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities
- A legible hierarchy of routes to encourage sustainable modes of travel. Good accessibility to public transport services with local bus stops provided.
- Provision of a transport assessment and Travel Plan
- Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment
- Provision of public art to enhance the quality of the place, legibility and identity.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- Take account of the Council's Strategic Flood Risk Assessment for the site
- Consideration of flood risk from Langford Brook in a Flood Risk Assessment and provision of an appropriate buffer. Use of attenuation SuDS techniques (and infiltration techniques in the south eastern area of the site) in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment
- The provision of extra-care housing and the opportunity for community self-build affordable housing
- An archaeological investigation to inform an archaeological mitigation scheme as required
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.