

# Cherwell District Council

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

### Schedule of Issues and Further Proposed Modifications October 2014

Further Proposed Modifications (October 2014):

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

Additional text shown underlined

Mod No.	Page No.	Policy Paragraph	Summary of Issues Raised in Representations	Further Proposed Modifications (STRIKETHROUGHS AND UNDERLINED TEXT)	Reason for Further Proposed Modification
89	130	Bicester: New Policy Bicester 13 – Gavray Drive  New para C.101a	Petition containing some 1,480 signatures received. Objection raised to the proposed allocation. The land at Gavray Drive has been recognised for many years to be of historical and ecological value and is part of the Ray Conservation Target Area as well as containing a Local Wildlife Site. The allocation of the site is as a result of the increased in housing figures from the SHMA. Most of the site is designated as a Conservation Target Area therefore the site cannot be both for housing and for conservation. It is now important that the land is correctly identified as	No further modification recommended.	

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			<p>a Local Wildlife Site. Gavray Meadows Local Wildlife Site is noted for its biodiversity. The site has been allocated without consulting with the local community.</p> <p>Land at Gavray Drive should be preserved and designated a Local Green Space.</p> <p>Concern over impact ecological, environmental and historical impact of development at Gavray Drive.</p> <p>The amount of land allocated at Gavray Drive should be reduced.</p> <p>Revised wording proposed.</p> <p>Lack of Infrastructure.</p> <p>Support for allocation from site promoter.</p>		
90	130	New para C.101b	<p>Petition containing some 1,480 signatures received. Objection raised to the proposed allocation. The land at Gavray Drive has been recognised for many years to be of historical and ecological value and is part of the Ray Conservation Target Area as well as containing a Local Wildlife Site. The allocation of the site is as a result of the increased in housing figures from the SHMA. Most of the site is designated as a Conservation Target Area therefore the site cannot be both for housing and for conservation. It is now important that the land is correctly identified as a Local Wildlife Site. Gavray Meadows Local</p>	<p><del>The western part of the site may include improved grassland (a BAP priority habitat). The central and eastern section of the site contains lowland meadow. a There is an additional BAP priority habitat which is a lowland meadow in the centre of the site.</del> There are a number of protected species located towards the eastern part of the site. There are several ponds and a small stream, known as the Langford Brook, which runs from north to south through the middle of the site. A range of wildlife has been recorded including butterflies, great crested newts and other amphibians, reptiles, bats and birds.</p> <p>There are risks of flooding on some parts of the site therefore mitigation measures must be considered. There is also a risk of harming the large number of recorded protected species towards the eastern part of the site. Impacts need to be minimised by any proposal. Approximately a quarter of</p>	Clarification in response to representations

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			<p>Wildlife Site is noted for its biodiversity. The site has been allocated without consulting with the local community.</p> <p>Concern over impact ecological, environmental and historical impact of development at Gavray Drive.</p> <p>The site could not be developed without a net impact on biodiversity. The development should be deleted.</p> <p>Land at Gavray Drive should be preserved and designated a Local Green Space.</p> <p>Lack of Infrastructure</p>	the site is within Flood Zones 2 and 3 therefore any development would need to be directed away from this area.	
91	130	Bicester: Policy Bicester 13 Gavray Drive	<p>Petition containing some 1,480 signatures received. Objection raised to the proposed allocation. The land at Gavray Drive has been recognised for many years to be of historical and ecological value and is part of the Ray Conservation Target Area as well as containing a Local Wildlife Site. The allocation of the site is as a result of the increased in housing figures from the SHMA. Most of the site is designated as a Conservation Target Area therefore the site cannot be both for housing and for conservation. It is now important that the land is correctly identified as a Local Wildlife Site. Gavray Meadows Local Wildlife Site is noted for its biodiversity. The site has been allocated without consulting with the local community.</p>	<p><b>Policy Bicester 13 – Gavray Drive</b></p> <p>Development Area: 23 hectares</p> <p><u>Development Description</u> - 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</p> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Number of homes - 300 dwellings</li> <li>• Affordable Housing - 30%</li> </ul> <p><b>Infrastructure Needs</b></p> <ul style="list-style-type: none"> <li>• Education – Contributions sought towards provision of primary and secondary school places;</li> <li>• Open Space – to include general greenspace, play space, allotments and sports provision as outlined in Policy BSC11: Local Standards of</li> </ul>	In response to representations

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			<p>Concern over impact ecological, environmental and historical impact of development at Gavray Drive.</p> <p>Wording changes required to protect site.</p> <p>Land at Gavray Drive should be preserved and designated a Local Green Space.</p> <p>Number of houses should be reduced to 250.</p> <p>Wording changes including deleting reference to no development within the Conservation Target Area.</p> <p>Additional drainage infrastructure is likely to be required</p>	<p>Provision – Outdoor Recreation. A contribution to off-site formal sports provision will be required.</p> <ul style="list-style-type: none"> <li>Community – contributions towards community facilities</li> <li>Access and movement – from Gavray Drive.</li> </ul> <p><b>Key Site Specific Design and Place Shaping Principles</b></p> <ul style="list-style-type: none"> <li>Proposals should comply with Policy ESD16</li> <li>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.</li> <li>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.</li> <li>Protection of the Local Wildlife Site and consideration of its relationship and interface with residential and other built development</li> <li>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 <u>to be agreed with the Council in-consultation with local biodiversity interest groups.</u></li> <li><del>Development proposals to be accompanied by a landscape and visual impact assessment together with a heritage assessment</del> <u>Development proposals to be accompanied and influenced by a landscape and visual impact assessment and a heritage impact assessment.</u></li> <li>The preparation of a structural landscaping scheme, which incorporates and enhances existing natural features and vegetation. The structural landscaping scheme should inform the design</li> </ul>	

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				<p>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.</p> <ul style="list-style-type: none"> <li>• Provision of public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation</li> <li>• Provision of Green Infrastructure links beyond the development site to the wider town and open countryside</li> <li>• Retention of Public Rights of Way and a layout that affords good access to the countryside</li> <li>• 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.</li> <li>• <u>A linked network of footways which cross the central open space, and connect Langford Village, Stream Walk and Bicester Distribution Park.</u></li> <li>• <u>Ensure that there are no detrimental impacts on downstream Sites of Special Scientific Interest through hydrological, hydro chemical or sedimentation impacts</u></li> <li>• A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities</li> <li>• <u>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</u></li> <li>• <u>Additional bus stops on the A4421 Charbridge Lane will be provided, with connecting footpaths from the development. The developers will contribute towards the cost of improving bus services in the wider South East Bicester area.</u></li> <li>• Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment</li> </ul>	

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				<ul style="list-style-type: none"> <li>• Provision of public art to enhance the quality of the place, legibility and identity.</li> <li>• Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5</li> <li>• Take account of the Council's Strategic Flood Risk Assessment for the site</li> <li>• <u>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</u></li> <li>• <u>Housing must be located outside Flood Zone 3 and the principles set out in Policy ESD 6: Sustainable Flood Risk Management will be followed.</u></li> <li>• The provision of extra-care housing and the opportunity for community self-build affordable housing</li> <li>• An archaeological investigation to inform an archaeological mitigation scheme as required</li> <li>• <u>An archaeological field evaluation to assess the impact of the development on archaeological features</u></li> <li>• A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.</li> </ul>	