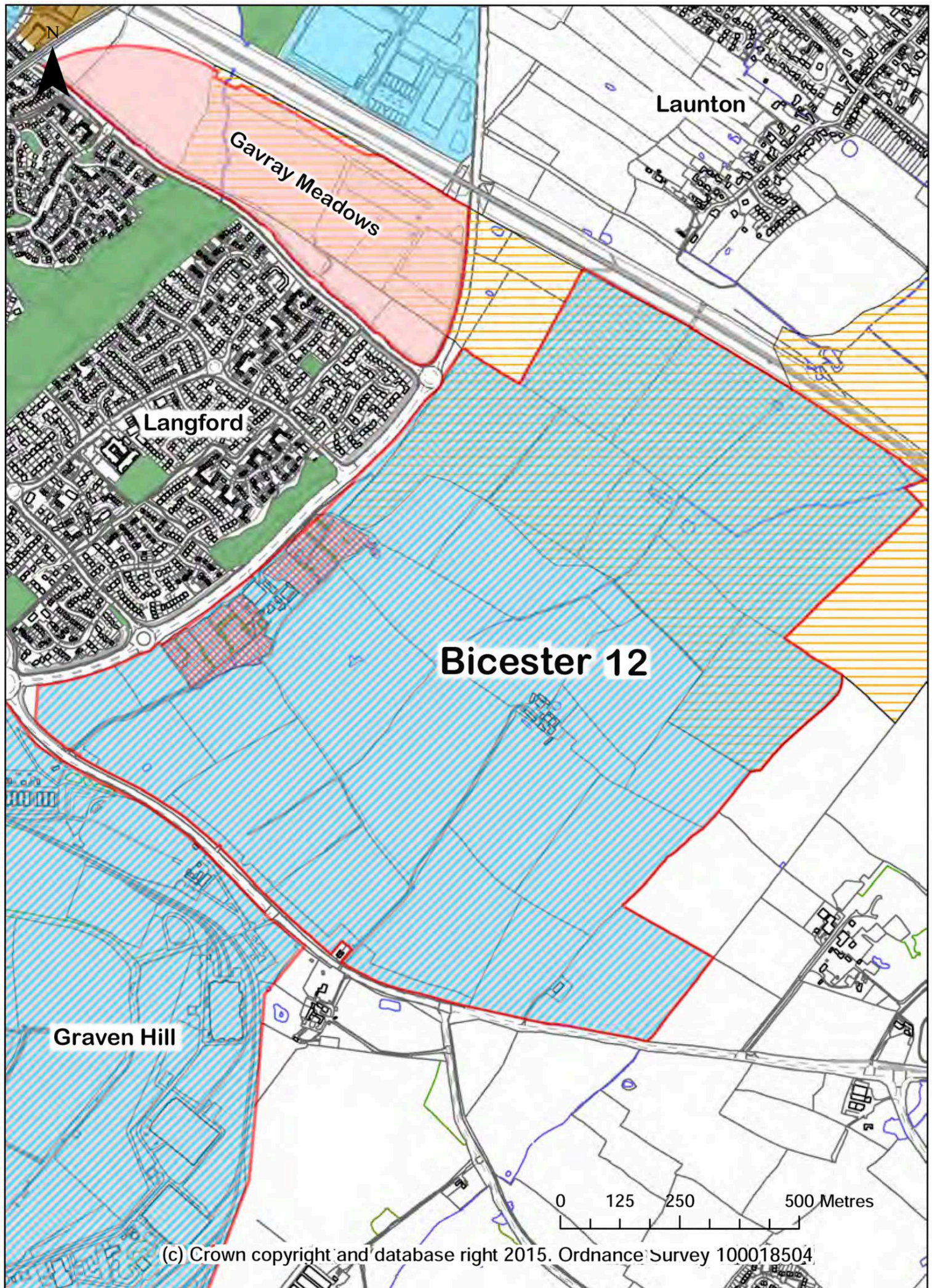


Bicester 12: South East Bicester



Strategic Development: Bicester 12 – South East Bicester

C.102 The site at South East Bicester consists of mainly open farmland. It is adjacent to a Scheduled Ancient Monument (Wretchwick Deserted Medieval Settlement) and is in the vicinity of the Ray Conservation Target Area which extends into the site to the north. Development on this site will require careful design consideration, due to its location next to the historic asset and proximity to an ecologically important area.

C.103 The landscape studies found the site to have medium-high capacity to accept development in areas apart from those with ecological and archaeological importance. The Council considers the site offers an opportunity for mixed use development to the South East of Bicester that will enable the delivery of important infrastructure in the area to support wider proposals for the town.

Policy Bicester 12: South East Bicester

Development Area: 155 hectares

Development Description: A mixed use site for employment and residential development to the east of the ring road to the south east of Bicester

Employment

- **Land Area – Approximately 40 hectares**
- **Jobs created – Approximately 3,000**
- **Use classes – Mixed B1, B2 and B8 uses (primarily B8 uses).**

Housing

- **Number of homes – 1,500**
- **Dwelling mix – to be informed by Policy BSC4: Housing mix**
- **Affordable Housing – 30%**
- **The provision of extra care housing and the opportunity for community self-build affordable housing.**

Infrastructure Needs

- **Health – No on site requirements are anticipated**
- **Open space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in Policy BSC11: Local Standards of Provision – Outdoor Recreation**
- **Access and Movement – contributes to improvements to the surrounding local and strategic road networks. Safeguarding of land for future highway capacity improvements to peripheral routes.**
- **Community facilities – Mixed use local centre to include a multi-use community hall, convenience store and small scale employment premises**
- **Schools – to include the provision of a primary school on site and financial or in kind contributions to secondary school provision**
- **Utilities – off site improvements to utilities may be required.**

Key site specific design and place shaping principles

- **Proposals should comply with Policy ESD15.**
- **The development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, English Heritage, the Local Nature Partnership (Wild Oxfordshire) and local communities.**
- **Commercial buildings with a high quality design and finish, with careful consideration given to layout, architecture, materials, colourings and to building heights to reduce overall visual impact.**
- **Development proposals should protect cultural heritage and archaeology, in particular the Grade II listed Wretchwick Farmhouse and Wretchwick Deserted Medieval Settlement, a Scheduled Ancient Monument, and incorporate an appropriate landscape buffer, to maintain the SAM's open setting. In consultation with Historic England, appropriate public access and interpretation facilities should be provided.**
- **Provision of open space in accordance with Policy BSC 11: Local Standards of Provision – Outdoor Recreation, particularly to allow for access to the monument.**
- **Retention and enhancement of hedgerows and the introduction of new landscaping features that will ensure the preservation and enhancement of biodiversity. resulting in an overall net gain. Development should demonstrate the enhancement, restoration or creation of wildlife corridors.**
- **A well designed approach to the urban edge, which relates development at the periphery, and affords good access, to the countryside.**
- **The provision of public art to enhance the quality of the place, legibility and identity.**
- **A proposal that is well integrated, with improved, sustainable connections between existing development and new development on this site.**
- **New footpaths and cycle ways should be provided for that link to existing networks and the wider urban area. This includes links from the site into Bicester town centre and to facilitate access to railway stations, secondary schools, other community facilities and places of employment. Connectivity with Launton Road, Langford Village and London Road should be improved.**
- **A legible hierarchy of routes should be established to encourage sustainable modes of travel and the development layout should maximise the potential for walkable neighbourhoods and incorporate cycle routes.**
- **Protection of the line and amenity of existing Public Rights of Way. Connectivity and ease of access from the development to the wider Public Rights of Way network.**
- **Good accessibility to public transport services should be provided for, including a through route for buses between the A4421 Charbridge Lane and the A41 Aylesbury Road, with effective footpaths and cycle routes to bus stops, including a financial contribution towards the provision of a bus service through the site and new bus stops with effective footpaths and cycle routes to bus stops from dwellings and commercial buildings.**
- **A transport assessment and Travel Plan to accompany development proposals.**

- **Public open space to form a well-connected network of green areas suitable for formal and informal recreation.**
- **Provision of opportunities for Green Infrastructure links within and beyond the development site to the wider town and open countryside including appropriate improvements to connectivity between areas of ecological interest.**
- **Adequate investigation of, protection of and management of protected habitats and species on site given the ecological value of the site, with biodiversity preserved and enhanced.**
- **The preparation and implementation of an Ecological Management Plan to ensure the long term conservation of habitats and species within the site.**
- **A scheme, to be agreed with the Council, for the protection of existing wildlife habitats and species during construction of the development.**
- **Ensure that there are no detrimental impacts on downstream sites of Special Scientific Interest through hydrological, hydro chemical or sedimentation impacts.**
- **The northern section 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 ESD 11 to secure a net biodiversity gain.**
- **Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments.**
- **Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.**
- **A flood risk assessment should include detailed modelling of the watercourses. Development should be excluded from flood zone 3 plus climate change and public open space/recreation areas located near watercourses to create 'blue corridors'.**
- **Take account of the Council's Strategic Flood Risk Assessment for the site.**
- **The incorporation of SUDS (see Policy ESD 7: Sustainable Drainage Systems (SuDS)), taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Detailed site specific analysis and ground investigation to determine whether infiltration SuDS techniques are acceptable; due to underlying geology and groundwater vulnerability attenuation techniques are likely to be required.**
- **Development that considers and addresses any potential amenity issues which may arise – including noise impact from the rail line to the far north. The introduction of buffers/barriers/screening and the location of uses should be carefully considered to mitigate potential nuisances.**
- **The provision of a scheme, to be agreed with the Council, for the appropriate retention and re-use of existing farm buildings.**
- **An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary.**
- **A soil management plan may be required to be submitted with planning applications.**
- **An archaeological field evaluation to assess the impact of the development on archaeological features.**