

# SITE BACKGROUND

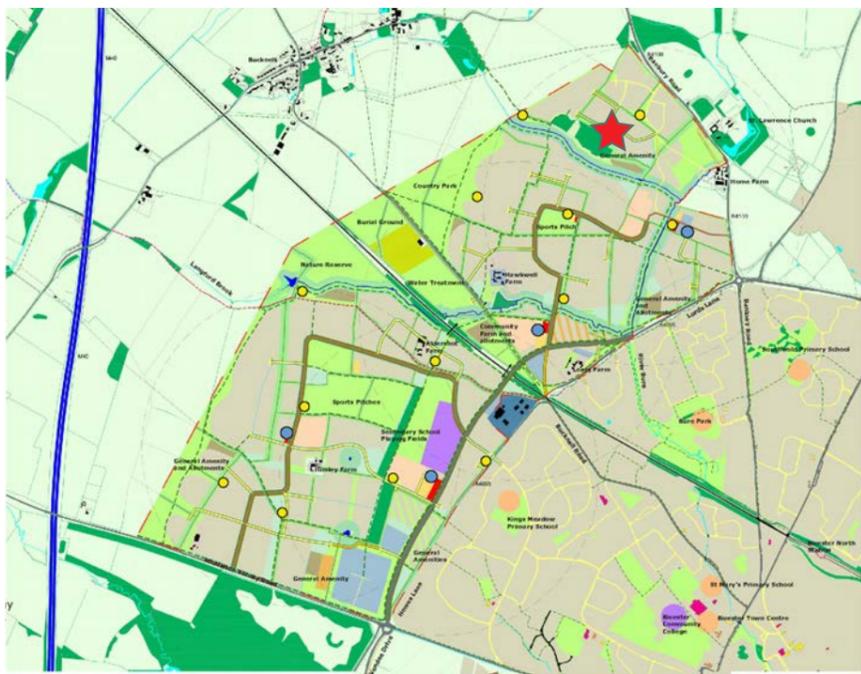


## The Site

The Site comprises two parcels of land totalling approximately 22 hectares (ha) of uncultivated agricultural land. The Bicester Exemplar scheme lies to the south east and north east of the Site. The north eastern boundary of the Site is bounded by the B4100 which links Bicester with junction 10 of the M40. To the east of the Site lies Home Farm (Grade II listed building) and to the north east St Laurence's Church.

Land adjacent to the Site has planning consent for residential development with construction ongoing, the planning context for which is discussed below.

The Site already benefits from proximity to a range of amenities within the immediate area such as a primary school, play areas and workspace. Other facilities in Bicester town centre, 2.5km to the south, include supermarkets, a doctor's surgery, independent High Street shops, a post office, pubs, and restaurants as well as a shopping centre and retail parks.



North West Bicester SPD Framework Masterplan allocation site

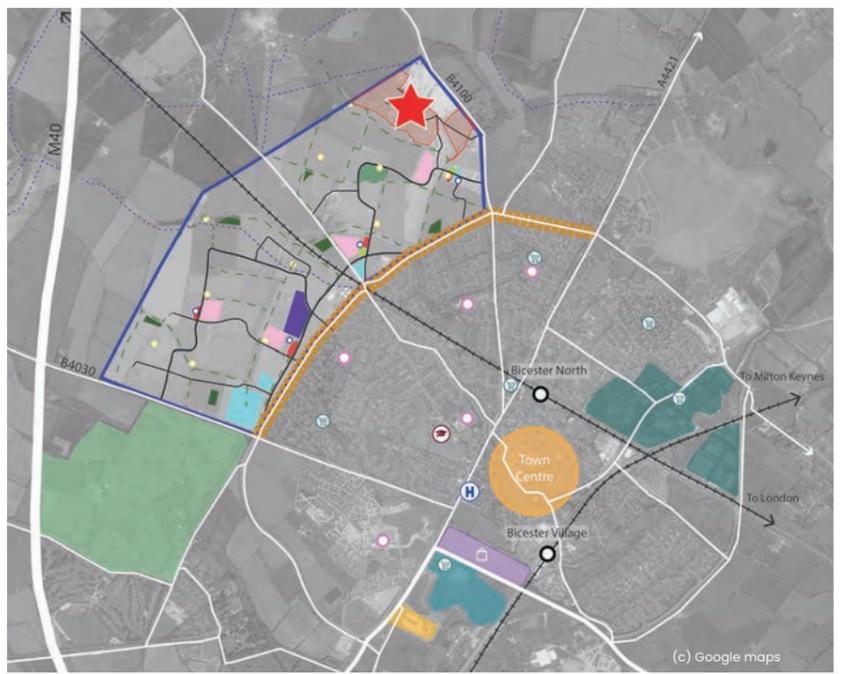
## Planning Policy and North West Bicester

### Supplementary Planning Document (SPD)

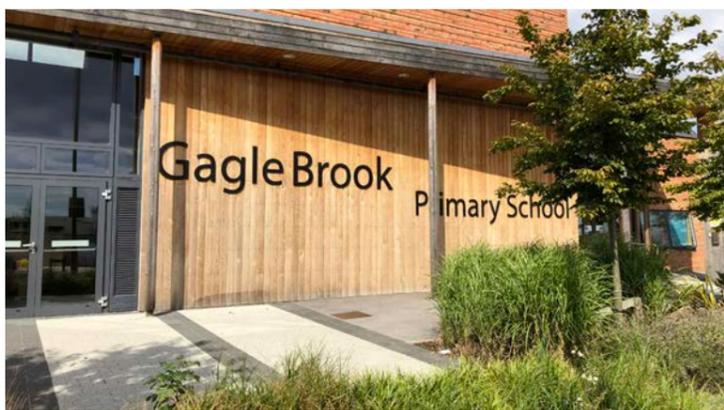
The Site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan with an accompanying framework plan and Supplementary Planning Document (SPD).

The overarching vision for North West Bicester is to deliver a high-quality low carbon development, which is well integrated with the existing town, providing new homes, jobs, and local services in an attractive landscape setting. It must seek to conserve and enhance heritage assets, including historic landscape features, increase biodiversity and address the impact of climate change.

The extensive pre-application process to date has included meetings and engagement with Officers of Cherwell District Council, Oxfordshire County Council, local interest groups and key stakeholders. Ongoing communication will continue to inform the emerging proposals whilst considering the key planning policy and SPD requirements as detailed above.



North West Bicester SPD Framework Masterplan allocation site and its relationship to Bicester town centre



Gagle Brook Primary School is close to the Site



Apartments at the Exemplar Site



Terraces at the Exemplar Site



Edible landscapes at the Exemplar Site

- ★ The Site
- North West SPD Outline
- Town Centre
- Bicester Shopping Village
- East Bicester Industrial Estate
- Proposed Bicester Business Park
- Retail Outlet
- Bignell Park
- Ⓜ Bicester Community Hospital
- Ⓜ Bicester Community College
- Ⓜ Supermarket Food Store
- Ⓜ Existing Primary School
- Ⓜ Railway Station
- ⋯ Public Right of Way
- ▬ West Bicester Ring Road
- Proposed (north west SPD):
- Off Road Footpath/ Cycleways
- Play
- Energy Centre
- Social / Community
- Retail Areas
- Primary School
- Secondary School
- Allotment
- Commercial / Business



New homes under construction in phases 3 and 4 for the Exemplar Site