

1. The Existing Planning Permission

1.1. The Council purchased the site from the MoD in August 2014 with a vision to provide up to 1900 homes, including the UK's largest self-build housing development, as well as state of the art commercial space delivering 2000 jobs, and a new recreation offer for Bicester of extensive open space including woodland, cycle paths, sports pitches and recreation and play areas.

1.2. The planning permission, reference 11/01494/OUT, is described as for:

"..demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totaling 1358sqm, 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) 1000sqm and parking areas; employment floorspace comprising B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure."

1.3. Condition 26 of the Outline Planning Permission states:

"... a master plan and design code shall be provided covering at least such matters as the distribution of land uses, character areas, forms of buildings, street hierarchy, measures to support sustainable travel, strategic landscape, building typology, materials, servicing, parking and sustainability features. The Design Code shall be approved in writing prior to the submission of reserved matters and thereafter the reserved matters shall be made in accordance with the agreed Code." (my emphasis)

1.4. Other conditions set requirements in terms such matters as housing mix, landscaping areas, the height of buildings and phasing; the s106 agreements sets requirements regarding the provision of affordable housing, and the description of development defines the amount of different types of development.