

**Redevelopment of Bryan House
Chapel Street, Bicester**

Informal Development Principles



December 2008

Planning and Affordable Housing Policy

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxfordshire

OX15 4AA

1 INTRODUCTION

1.1 The purpose of this document

- 1.1.1 Bryan House, Chapel Street, Bicester is owned and managed by Sanctuary Housing Association. It falls short of current standards for accommodation and is to be demolished and replaced by affordable housing to meet local needs. Chapel Street public car park is located immediately to the east of Bryan House on land vacated by cleared dwellings in the mid 20th century, since which time it has created a gap in the frontage of Chapel Street. It is owned and managed by Cherwell District Council and provides a total of 43 short stay places.
- 1.1.2 There is the opportunity to look at the future of these two sites together, so that the Chapel Street frontage can be restored through the development of residential accommodation, and the public car parking be provided on land to the rear, between this and the redevelopment of Bryan House. Sanctuary Housing Association is seeking to construct social rented apartments and family homes to meet local needs on the site.
- 1.1.3 The purpose of this document is to set out the planning context, constraints to development and what the Local Planning Authority considers appropriate in terms of amount and character of redevelopment, to inform a high quality redevelopment within the conservation area.

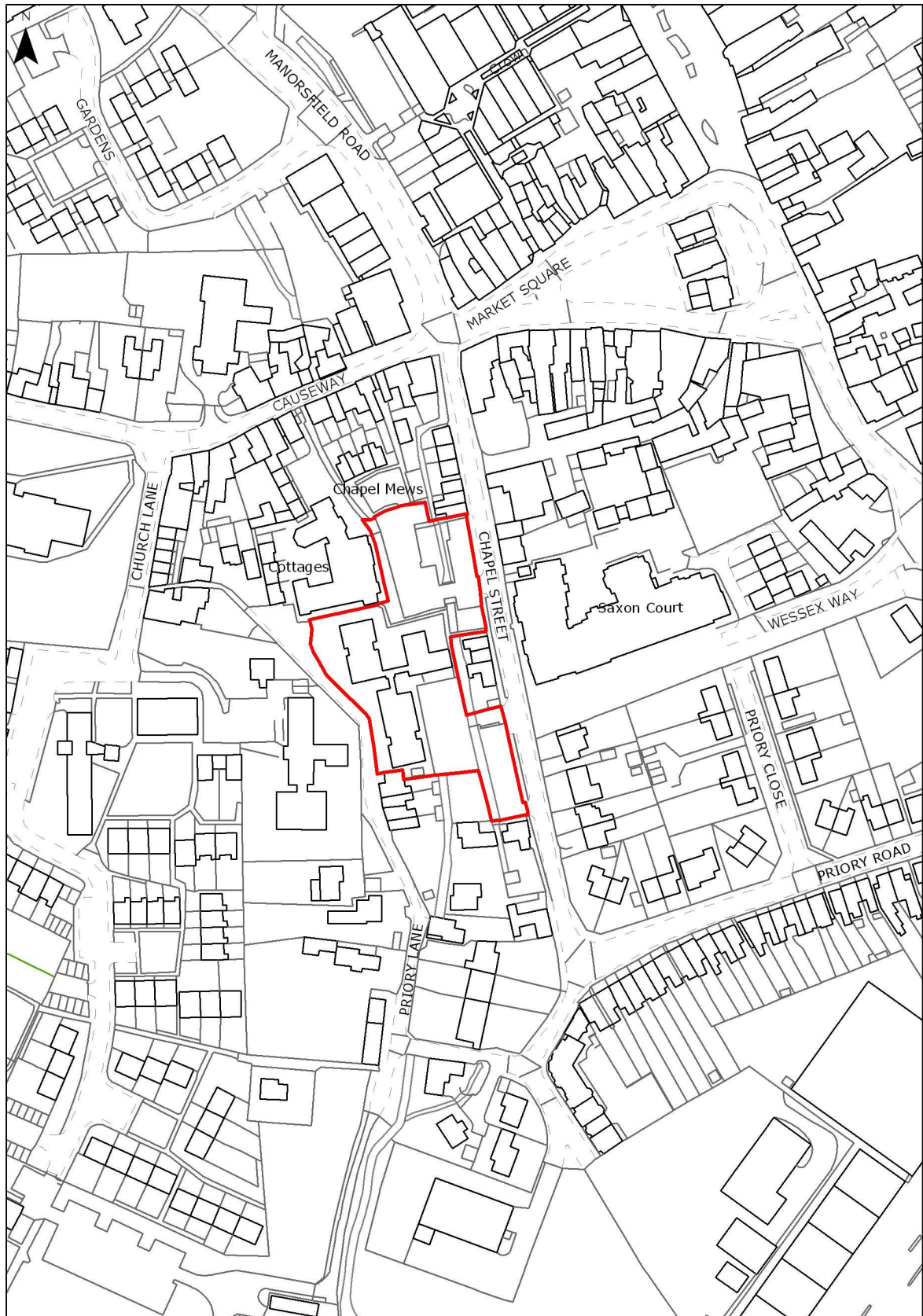
1.2 Planning Policy context

- 1.2.1 Part of the site, that between the River Bure and Chapel Street and also Chapel Brook car park in the north of the site, is located within Bicester Conservation Area.
- 1.2.2 The Development Plan comprises the Draft South East Regional Spatial Strategy, the saved policies of Oxfordshire County Structure Plan 2016 and the saved policies of the adopted Cherwell Local Plan 1996. A list of relevant policies is listed at Appendix B. The northern part of the site is identified in the adopted Local Plan as being suitable for shopping / business use and is covered by Policy S14 in that Plan, which links this redevelopment to the provision of a town centre link road, a proposal that has now been dropped.
- 1.2.3 The Non Statutory Cherwell Local Plan 2011 was approved by the Council as interim planning policy for development control purposes in December 2004 and, although of limited weight, relevant policies are listed at Appendix B also. The entire site is identified in Policy H1 of the Non-Statutory Plan as being suitable for Affordable Housing. Other relevant guidance is listed at Appendix C.

1.3 The status of this document

- 1.3.1 This Development Principles document has been prepared by the District Council's Design and Conservation Team as informal guidance in relation to land at Chapel Street, Bicester. It has been the subject of public consultation and has been amended in response to comments received and subsequently approved by the Council's Executive. The document therefore carries some weight as a material consideration in the determination of planning applications on the site.
- 1.3.2 It will not have the status of a Supplementary Planning Document, as to do so would require its preparation to be identified in the Council's Local Development Scheme, the preparation of a Sustainability Appraisal, public consultation in accordance with the Council's adopted Statement of Community Involvement, and the process could take up to 12 months. The purpose of this document is to respond quickly to provide guidance on the potential redevelopment of the area and to guide the application of Development Plan Policy when planning applications for the site are considered.

1.3.3 The document is issued without prejudice to the detailed consideration of any planning application on the site.



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0 10 20 Metres

Fig 1: The site

2 THE SITE

2.1 Site context

2.1.1 The site is located south west of Bicester Market Square between Chapel Street and Priory Lane within the medieval historic core of the town. Priory Lane marked the boundary of the medieval priory and is an area of archaeological interest. A letter from the County Archaeologist is attached at Appendix A. The eastern section of the site, east of Town Brook, is located within Bicester Conservation Area. Although there is recent development immediately to the west, north and east in the form of Older Persons Care Homes and a retirement home respectively, these are later incursions; the context is historically one of small scale, fine grained urban form, comprising 2 - 3 storey stone cottages, some now with commercial uses at ground floor along Causeway and Market Square and virtually all listed Grade II. Two buildings opposite the site are Grade II listed: the former Old Chapel, and 1 Chapel Street. Numbers 1 – 4 Priory Terrace are unlisted buildings that make a positive contribution to the conservation area.



Existing public car park in front of the Willows, existing trees and canalised watercourse

2.2 Site description

- 2.2.1 The site is 0.4736 hectares in extent in total, comprising 0.2087 hectares of land currently occupied by Bryan House and 0.2687 hectares of land currently occupied by public car parking.
- 2.2.2 The site is relatively flat and low lying, ranging between 68.43 AOD and 70.09 AOD. The River Bure runs north – south through the site in two channels, Town Brook, which is heavily canalised, and Back Brook to the west, which is culverted
- 2.2.3 Once Bryan House is demolished there will be no features of note on this part of the site, aside from the River channels, an historic stone wall along its western boundary with Priory Lane and three mature trees established adjacent to the River Bure in Chapel Brook Car park each with a with significant canopy spread.
- 2.2.4 The public car parking comprises two areas: Chapel Brook contains 29 spaces east of The Willows (which includes 9 spaces covenanted to The Willows) and Chapel Street car park further south contains 14 spaces, totalling 43 spaces.



Listed buildings on Chapel Street and Priory Terrace on Priory Lane

2.3 Site Constraints

2.3.1 **Existing car park:** The Council is willing to make its public car parking areas available for development subject to the same number of spaces being re-provided in the centre of the site. Therefore approximately 43 car parking spaces, including 9 covenanted to The Willows (in a location convenient to residents and acceptable to the Housing Association) will need to be accommodated on the site in addition to those associated with the proposed development.

Ideally the development should be phased to enable the provision of the public car parking spaces to be provided before the existing ones are taken out of use, however the difficulties of this on a tight site, whilst also needing to accommodate a builders' compound, are acknowledged. Phasing should also allow for the due legal processes for consultation, advertising and dealing with any objections. Full account will need to be taken of proper signage and ticketing machines in accessible locations and the costs of locating these.

2.3.2 **River Bure:** The presence of the Town Brook and Back Brook, which are both classified as main rivers, running through the site poses a significant constraint. Town Brook is contained within an unattractive concrete banks and Back Brook is culverted underground. There is an opportunity here to improve upon the existing situation and to enhance the visual and ecological value of both water courses by de-canalising and softening the banks of the Town Brook and de-culverting and opening up Back Ditch.

2.3.3 **Flood Risk Assessment:** The Council commissioned a Flood Risk Assessment to accurately assess the flood plain in this area, since the site is indicated on the Environment Agency's Flood Plain map as being located within Flood Zone 3. The results of modelling show that for the 1:100 year flood event including climate change flood flows in both channels remain in bank and do not cause any land adjacent to the channels to be flooded and therefore the site lies within Flood Zone 1 where PPS25 table D1 states all land uses would be acceptable. The report makes the following recommendations:

- A lateral overflow weir and relief culvert is proposed from Town Brook to Back brook across the site with the level of the weir at 69.1AOD. This will reduce the risk of flooding both on site and further down stream.
- Finished floor levels should be set at 69.64 AOD, at least 300mm above the flood water level calculated for a conservative flood event (in excess of 1:100 with an allowance for climate change).
- No off site compensation is required.

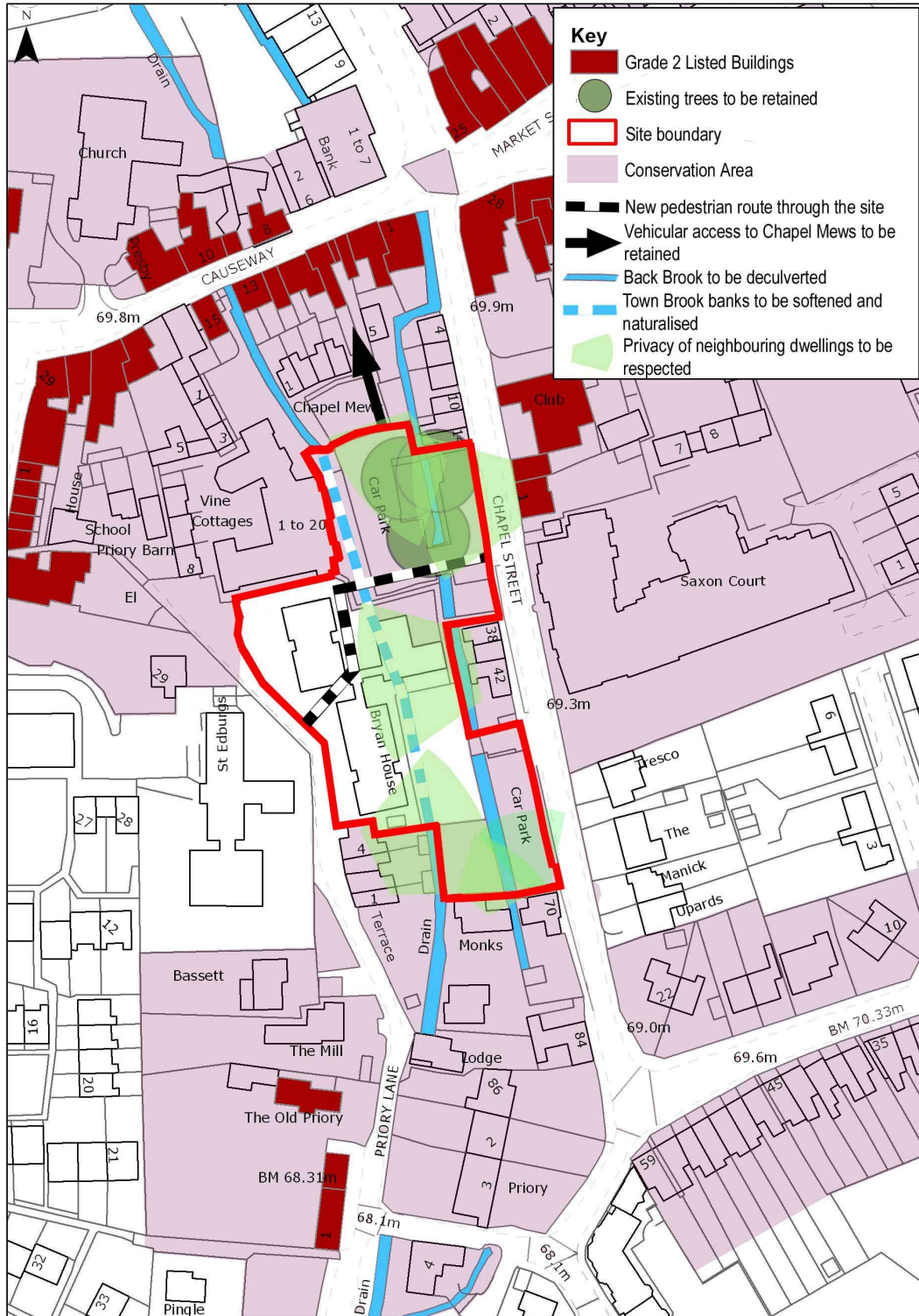
The Environment Agency has accepted the conclusions of the FRA.

2.3.4 **Requirements of the Environment Agency:** The EA requires the following:

- The provision of dry access route to all the development
- The provision of a safe overland flood route in the event that the design storm is exceeded
- Finished floor levels being above the top water level during the extreme (design) event of 69.64m AOD
- The applicant submitting a sequential test with the planning application. The EA has accepted that it will be possible to demonstrate that this is the only site available for this use.
- The applicant submitting a Flood Risk Assessment with the planning application. Most of the work required for this has already been undertaken and the EA accepts that fluvial matters have been demonstrated as adequate and that it will be possible to demonstrate that non fluvial matters (for example sewerage and ground water) will not cause flooding

- Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the main river..

If this is done, all the tests within PPS25 will be satisfied hydraulically and as far as the Environment Agency are concerned there will be no impediment to this redevelopment.



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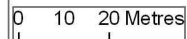


Fig 2 Site constraints

- 2.3.5 **Existing Trees:** The mature willow and horse chestnut trees in the north of the site make a positive contribution to the character and appearance of the conservation area and must be retained. Their canopy spread and associated tree root protection zone effectively rule out redevelopment of the part of the car park to the north of the northern access and it is therefore suggested that this should be retained as public car parking.
- 2.3.6 **Historic context:** The location within and adjacent to the conservation area and opposite two listed buildings, means that the council will be seeking development that preserves and enhances the character and appearance of the area and which does not cause harm to the setting of the listed buildings. A high standard of design, materials and workmanship will be expected. A staged programme of archaeological investigations will be required in advance of development.
- 2.3.7 **Access across the site:** the vehicular and pedestrian access to The Willows Older Persons Home and Vine Cottages is currently via the public car park and this must be retained, with a direct pedestrian route defined across the retained car parking to the main entrance. Vehicular access to Chapel Mews also needs to be retained.
- 2.3.8 **Neighbour amenity:** There are a number of existing dwellings close to the site boundary and the amenity of existing residents must not be adversely affected in terms of loss of internal or external privacy, daylight or sunlight.
- Number 70 Chapel Street has a window in the north facing gable, which provides the principal source of day light and the only source of direct light to the kitchen – dining room. A minimum of 8 metres of undeveloped land should be retained directly in front of this window. This may be used for car parking associated with the proposed new dwellings on Chapel Street. The original suggestion was that integral garaging would be appropriate along Chapel Street but, if off street parking can be provided here for 2 -3 dwellings, this number of dwellings, comprising those closest to number 70, should be reduced in scale to 2 storey by virtue of not needing to accommodate a garage at ground floor.
 - The pedestrian access to Monks Retreat should be retained, demarcated by a low fence, trip rail or wall. In order to minimise over looking of the garden to the north of this property, the 2 or 3 new dwellings constructed immediately to the east should be restricted to 2 storeys in height and should not have living rooms at upper floors.
 - Rooms at The Willows face south towards Bryan House. New development on the approximate footprint of Bryan House should not be wider or taller than the existing building, so as to not worsen any existing overshadowing, nor should any windows of habitable rooms face towards The Willows.
 - A sun path analysis of emerging development proposals for a variety of times of year and times of day will be required to demonstrate the impact on neighbouring properties.
- 2.3.9 **St Edburg's Older Persons Home:** The redevelopment of the site of St Edburg's Older Persons Home, which is located directly west of Priory Lane, is being promoted by Oxfordshire County Council. The District Council has prepared a brief to guide the redevelopment and this seeks a limit to the height of buildings fronting Priory Lane to three storeys in addition to the fact that the existing ground level is lower within the site than along Priory Lane. Redevelopment of the Bryan House site should respect the recommended scale for the land on the west of Priory Lane. Additionally this Council is seeking a new footpath link from the redevelopment of St Edburg's Older Persons Home onto Priory Lane and this should be continued through the Bryan House site to Chapel Street approximately on the route indicated on the indicative master plan to minimise nuisance to residents of the Willows.

3 DEVELOPMENT OPPORTUNITIES

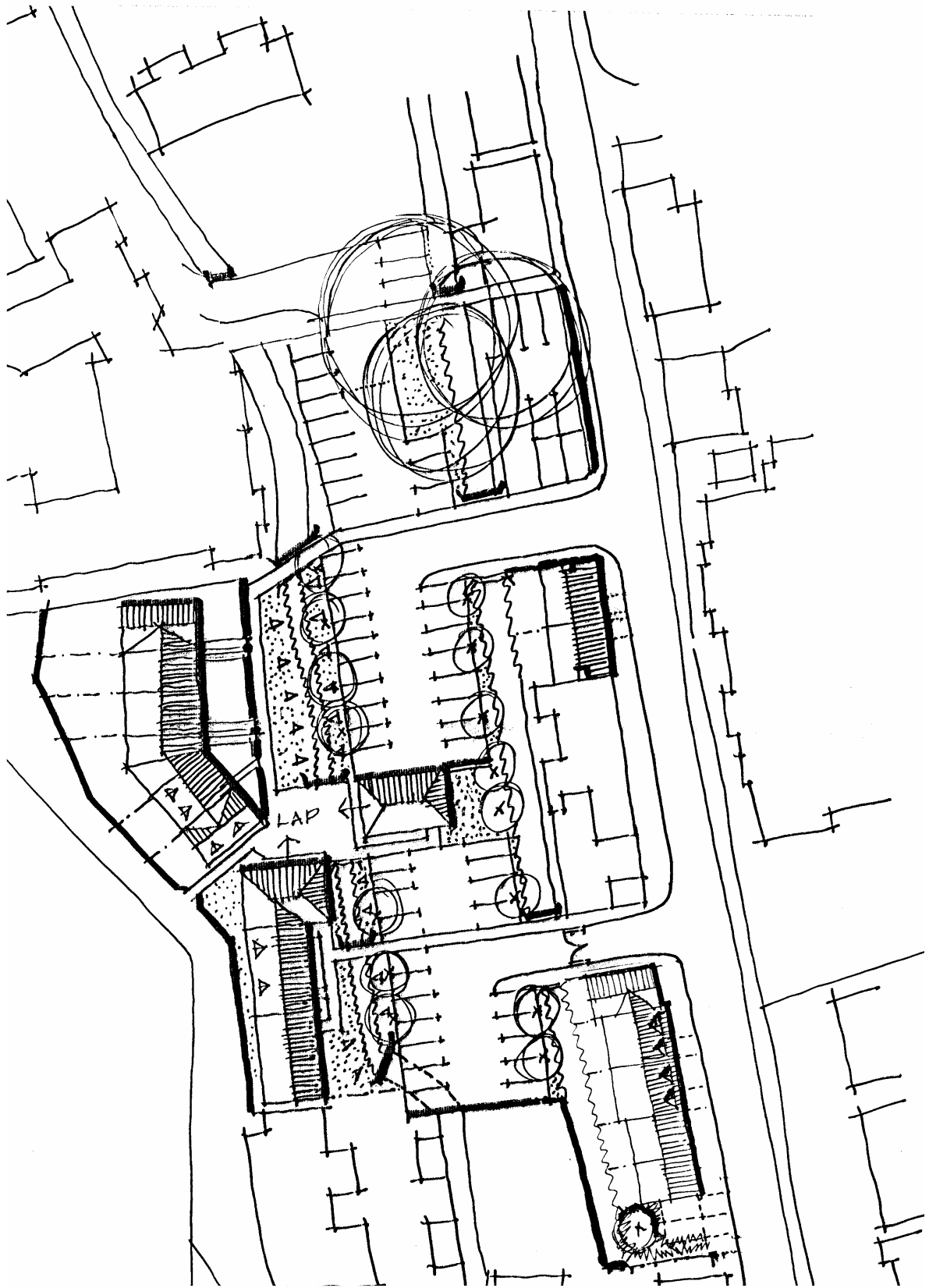


Fig 3 Indicative master plan

3.1 Potential for new development

- 3.1.1 A pre-requisite of the environment Agency's approval to redevelopment is betterment in terms of the existing water courses. The EA has agreed that the Town Brook be de-canalised and its banks softened and that the Back Brook be de-culverted and that its alignment may be modified to suit the layout of the development.
- 3.1.2 It is proposed that the frontage of Chapel Street should be rebuilt between numbers 42 and 70, leaving a minimum of 8m of undeveloped land immediately north of the gable of no 70, and also north of number 38, whilst allowing for the existing vehicular entrances to remain.
- 3.1.3 The building line established by Priory Terrace on Priory Lane should also be continued to the north.
- 3.1.4 It is proposed that the public car parking be located between these two development zones, and between the two opened river courses. Forty three spaces will be required for public car parking, including 9 for The Willows, and it is recommended that these should be predominantly located in the north of the site closest to the town centre. Car parking for the dwellings fronting Chapel Street should include integral garaging for 21/2 storey dwellings in the northern part of this terrace and grouped off street parking immediately north of number 70 Chapel Street for the remainder. Car parking for the new dwellings on the site of Bryan House should be unallocated and grouped in a discrete area, physically separate from the public car parking and with barrier access to prevent misuse by the public. Ninety degree parking spaces are illustrated in Figure 3, however chevron parking would also be acceptable, as this would reduce the overall width required by almost 2 metres, so assisting with softening the river banks. It would however require a one way flow of traffic and so would make it more difficult to separate out the public from the private parking whilst re-using the existing entrances and so this is not the preferred option.

3.2 Development form

- 3.2.1 The development along Chapel Street should effectively knit back the eroded streetscape and should address Chapel Street, with pedestrian and vehicular access on this elevation. The building line should be as close to the back of footway as the sight-lines from garages will allow (see paragraph 3.3 below). Dwellings could have small private rear space overlooking the watercourse or could be dual fronted with dwellings (either houses, duplex units or apartments) alternating access from east and west elevations, subject to pedestrian access here being acceptable to the EA.
- 3.2.2 Development along the western boundary should have an aspect onto Priory Lane and some active frontages, although it is acknowledged the primary entrances to this block will be from the east.
- 3.2.3 There should be surveillance of all car parking from both areas of development.

3.3 Access

- 3.3.1 Due to the central and sustainable location of this development it is to be hoped that the majority of trips to and from the site will be by foot.
- 3.3.2 No vehicular access should be obtained from the un-adopted Priory Lane. The existing vehicular access points from Chapel Street should be retained and re-used to avoid additional expenditure in the provision of new crossings of the River Bure. However, the existing unsightly bridge parapets and guard rails should be replaced with more sympathetic designs.

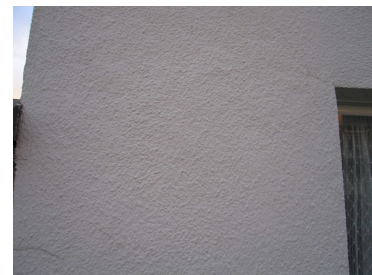
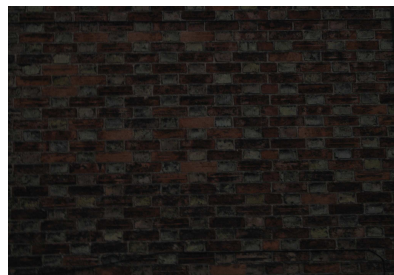
- 3.3.3 A direct pedestrian route should be created from Priory Lane to Chapel Street using the northerly car park entrance, approximately along the alignment shown on the Indicative master plan. Other pedestrian routes should be provided into the site from Chapel Street adjacent to the vehicular entrances.

3.4 Height, scale and massing

- 3.4.1 The established scale and massing of existing buildings in the vicinity, being predominantly 2 – 3 storeys but with diminishing ceiling heights at 2nd floor or with dormer windows set within the roof space, should be respected in the new development.
- 3.4.2 The eaves and ridge height of the new development should not exceed that of existing neighbouring development and should vary to generate interest in the street scene. It is suggested that along the Chapel Street frontage 2 storeys is appropriate closest to number 70 and 2.5 storeys further north. The acceptability of scale and massing will need to be assessed through photo-montages from verified view points to be agreed. Along the Priory Lane frontage it is suggested that 2 storey development should predominate, rising to a potential 2.5 – 3 storeys before dropping down to 2 storeys adjacent to The Willows, subject to verified photo-montages illustrating an acceptable impact.
- 3.4.3 The shallow depth of about 7m of adjacent traditional building typologies restricts the span of roofs and, where pitched roofs are proposed, these should accord with this typology. Any additional depth required should be provided through projecting external rear wings.

3.5 Local distinctiveness

- 3.5.1 Bicester has a very distinctive local palette of building materials. The local light cream - grey cornbrash limestone is brought to narrow courses. The traditional protective lime wash has, in the main, been superseded by render, mainly in pale creams and greys, and the majority of buildings in the centre of the town are now rendered. Warm red brick is also found and is used to give definition to window and door openings and for rear extensions as well as for entire buildings. The burnt headers of the local red brick are also evident, laid in Flemish bond in solid 9" brick walls and this gives an attractive chequer-board effect.



Locally distinctive materials

- 3.5.2 The traditional thatched roofs have been almost entirely replaced with Welsh slate and plain clay tile, with more modern inappropriate man-made materials appearing since the mid 20th century.
- 3.5.3 It is important, in this Conservation Area location, that this locally distinctive palette of materials is reflected in the materials used in the new development. Contemporary materials may be acceptable, provided that these respect the established colour palette and are sensitively employed. Reconstituted stone is not considered appropriate here, where it will be viewed in close proximity to natural stone. Materials should not be mixed vertically within an elevation and the rear and side elevation should be treated the same as the front elevation.



Locally distinctive styles of fenestration

3.6 Design

3.6.1 There is no expectation that the design of adjacent buildings be replicated on the site. However, high quality architecture is expected, whether this is contemporary, drawing inspiration from and re-interpreting local building traditions and materials, or whether it is accurate reproduction of the local vernacular. Policy D4 of the Non-Statutory Cherwell Local Plan specifically advises against pastiche architecture, and seeks design that demonstrates an understanding and respect for the sense of place and architectural language of the area. Poor quality pastiche will not be acceptable. Whichever design approach is chosen, the rationale for the amount of development, the layout, scale, landscape and appearance will need to be explained and justified in the accompanying Design and Access Statement. When considering whether to approve any application on the site, regard will be had to the conservation area location and to the setting of the statutory and locally listed buildings. The question “Is it good enough to approve?” will be asked, not “Is it bad enough to refuse?”

3.6.2 The pattern of fenestration in traditional vernacular buildings demonstrates a high volume of solid to void, a vertical alignment, with either double, balanced side-hung casements or vertical sliding sashes. Window openings tend to diminish in scale as they rise up the building. Small dormer windows are found, generally launched off the purlin, within the main body of the roof. Modern pre-fabricated dormers tend to be overly heavy and clumsy in both construction and appearance. Semi dormers flush with the face of the elevation are less frequently found and false dormers, where only the apex breaks the eaves, are not appropriate.

3.6.3 Lintols and sills are usually expressed. In vernacular buildings these can be timber and tile or brick respectively. In more polite and later architecture, stone predominates or rubbed brick lintols and bull-nose brick cills. A characteristic feature of vernacular buildings in particular is the use of local red brick to form window and door openings, giving a crisper definition than the cornbrash can achieve.

3.6.4 Within the conservation area timber windows will be expected and will be encouraged in preference to UPVc units in other parts of the site.

3.7 Housing types

This is a town centre site and, in accordance with PPS3, density should maximise the development potential of this previously developed land in a sustainable location, subject to amenity, visual and other constraints. Sanctuary Housing Association will be seeking to develop social rented dwellings that meet the requirements of the Council's Local Housing Needs Survey to include apartments and family homes. It is recommended that family homes, some with integral garaging be constructed fronting Chapel Street and a mix of family homes and apartments to enable some dual aspect to Priory Lane on the site of Bryan House.

3.8 Code for Sustainable Homes

Being close to the town centre the site is accessible by public transport. The Council will expect development on this site to achieve at least Level 3 of the Code for Sustainable Homes.

The Council has adopted supplementary Planning Guidance called *Building in Harmony with the Environment, published in 1998*, that seeks to encourage sustainable construction. In particular the Council will encourage:

- The use of durable materials with long life and low maintenance
- Locally sourced building materials where possible
- Recycling of materials arising from the demolition of existing buildings, including on site crushing of masonry for use as hard core, where appropriate.
- Grey water recycling
- Water butts
- Utilising natural lighting and ventilation.
- Low energy heating sources and electrical fittings.
- Flexible buildings to facilitate future alternative uses and lifestyles
- High levels of insulation
- Specifying condensing boilers.

3.9 Parking standards and accommodating the parked car

3.9.1 Oxfordshire County Council parking standards require, for central areas, a maximum of 1 space per dwelling for dwellings with up to 2 bedrooms and for dwellings with more than 2 bedrooms, spaces on merit. There is no scope for additional parking on adjacent streets and it is not desirable for residents to utilise public car parking spaces as these would then not be available for shoppers; therefore the number of parking spaces sought will be given careful consideration, depending upon the size and tenure of the units.

3.9.2 Recent research has revealed that for owner occupied houses and flats in Bicester car ownership ranges from 0.6 – 1.75 and for rented houses and flats 0.4 – 1.0 vehicles per dwelling, depending upon the number of habitable rooms. It is the intention that this empirical data is used to formulate new locally responsive parking standards. In the interim, having regard to the outcomes relative to proposed dwelling types, size, location and tenure, it is appropriate for a standard of one space per dwelling to be applied to this site, as there is convenient public car parking available for visitors.

3.9.3 It is recommended that the properties fronting Chapel Street should be served by a mixture of integral garaging in the north and off plot parking spaces accessed from Chapel Street adjacent to 70 Chapel Street. *Manual For Streets* indicates visibility splays of 2.4 x 40m for 30mph, and the Highway Authority advises that these could be reduced subject to the outcomes of a speed survey. It is recommended that the area in front of the garaging should be the minimum acceptable to the highway authority, to encourage the use of the garage for car parking so that they do not obstruct the footway. To avoid the need for vehicles to block the highway whilst the garage door is opened, remote opening mechanisms will be required.

3.9.4 The dimensions of garages should be sufficient to allow car doors to be opened comfortably within the garage, for cycles to be stored along side the parked car, for 3 wheeled refuse bins to be stored along side the car and for space at the rear to be used for other storage. For this reason internal minimum dimensions of 3.5m by 6.6m will be required. Due to the conservation area location, timber doors will be sought.

- 3.9.5 It is recommended that car parking associated with the dwellings to the west of the site should be in a specially identified area within the central car parking area, gated or in some other way visually and physically separated from the public car parking, to ensure it is not abused by members of the public. Ideally the spaces should be unallocated to ensure maximum efficiency of use. They should be well overlooked by dwellings. The Indicative master plan suggests separation into two courtyards by a central two storey block of flats.
- 3.9.6 Research into visitor and delivery patterns revealed that an extra allowance of an unallocated 0.25 spaces per dwelling should cater for this, but in this central location, with public parking within the site itself, visitor parking within the public car park will be considered acceptable.

3.10 Secured by Design

The development should be designed to minimise crime and anti-social behaviour and so developers should discuss their proposals with the Thames Valley Police Crime Reduction Design Advisor at an early stage. Key principles to be followed include:

- Clearly defined public and private areas, with public areas well overlooked
- Active frontages to the public domain
- No through vehicular route
- Internal pedestrian routes that are well overlooked and lit
- Secure parking areas, overlooked and lit.

3.11 Accommodating meters, wheeled refuse bins, satellite dishes, external storage and bicycles

- 3.11.1 External meter cupboards should not be located on the front elevation of the buildings but mounted at ground level, within a recessed porch, recessed garage access or on a side elevation.
- 3.11.2 The Council operates an ambitious recycling scheme that requires 3 wheeled refuse bins per dwelling.
- For all new houses provide suitable storage at each property for three 240 litre wheeled bins (one for the collection of dry recyclables, one for residual waste and one for the collection of garden waste material). For those dwellings fronting Chapel Street it is essential that this is accommodated with easy access from or within the garage to prevent bins being left out on the footway.
 - For apartments the developer must provide a suitable bin storage area. The bin storage area should contain space for two 240 litre wheeled bins per apartment (one for the collection of dry recyclables and one for residual waste). A bin storage area should contain bins for no more than five apartments thus a maximum of 10 bins, (bin dimensions: 0.6m wide x 0.8m depth x 1.1m height per bin). Space to accommodate these unobtrusively must be designed in to the scheme from the outset. It is suggested that the most convenient way of achieving this would be a brick built screened area for the bins and a covered store for bicycles to be provided within the car parking area so that they can be accessed from within the public car park.
- 3.11.3 Due to the restricted space available adjacent to the watercourse and the EA's requirement to keep open access to it, as well as the potential visual impact on the public car parking, the Council will be seeking a restrictive covenant to prevent the erection of garden sheds, washing lines and other structures on the east bank of the River Bure within private curtilages

- 3.11.4. Due to the location within a Conservation Area, satellite dishes will not be allowed on elevations fronting the public domain. Ideally these should be located within the roof space and for apartments communal dishes could be provided by the Housing Association.

3.12 Landscape Infrastructure

- 3.12.1 An arborecultural survey will be required that plots the location, canopy spread, height, girth, species and condition of the three existing trees together with recommendations regarding remedial works. The existing trees should be retained and there should be a presumption against any building or ground works including hard surfacing, services, drainage and walls within 2 m of their canopy spread. Due to the conservation area location the Council will require 6 weeks notice of any works to trees. All trees are to be protected by stout protective fencing in accordance with BS5837 prior to commencement of any development, including site infrastructure, on site.
- 3.12.2 New landscape planting should avoid encroaching on or overshadowing existing or proposed dwellings or adjacent gardens. Planting within or adjacent to parking spaces should avoid species that cause dripping sap to damage vehicles.
- 3.12.3 Every opportunity should be taken to increase the biodiversity of the site, particularly along the watercourses. The banks of Town Ditch must be softened and Back Ditch must be opened up and its alignment could be adjusted to make best use of the site. The banks should be softened and include the planting of appropriate species.

3.13 Open space and children's play areas

- 3.13.1 A Local Area for Play will be required within the site. This area should be overlooked by the dwellings it serves and be located to not cause nuisance to residents of The Willows. Normally LAPs are required to consist of an activity zone of 11 sq m and a buffer zone of a minimum 5m depth; however a smaller area may also be acceptable provided that it can be demonstrated to be fit for purpose and not cause nuisance. Fixed equipment is not always needed; the Council has accepted games inlaid into the adopted surface elsewhere. A seat and a litter bin should be provided. Further information can be found in the Council's published Supplementary Planning Guidance *The Provision of Open Space in New Residential Development: LA Guidance Note. July 2004.*
- 3.13.2 Provision for older children's play can be made off site so a financial contribution will be required towards the cost of provision and maintenance of improvements to other facilities.
- 3.13.3 Financial contributions will also be required towards the provision and maintenance of off site sports and recreation facilities.

3.14 Public Art

The Council operates a public art policy that seeks the inclusion public art in the design of major developments. This could take the form of street furniture, play equipment, lighting or a bespoke sculpture or it could be integral to the design of a landmark building visible from the public domain.

3.15 Other planning considerations

In addition to on site provision of affordable housing and a Local Area of Play, developer contributions may be sought, *inter alia*, towards:

- Community facilities
- Youth facilities
- Ecumenical worship facilities
- Sports and recreation facilities

- Children's play facilities
- Primary health care facilities
- Nursery, primary and secondary education facilities
- Library facilities
- Off site highway and transport improvements.

Appendix A

Linda Rand
Design and Conservation Team Leader
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Archaeological Services
Central Library
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Tel: 01865 810185

Email: Richard.Oram@oxfordshire.gov.uk

My Ref: RO/0933

17th September 2007

Please ask for:

Richard Oram

Planning Archaeologist

Dear Linda,

Chapel Street, Bicester

We have been previously consulted on an application for this site on 16th March 2005 under the application number 05/00412/OUT. On this we recommended a staged programme of archaeological investigation starting with an evaluation to see what survives and in what areas. I have summarised the archaeological background below.

The site of proposed development is located within the core of the medieval settlement of Bicester. It lies close to St Egburg's Church, which dates to the early medieval period although documentary evidence shows that there was a church on the site during at least the later Anglo Saxon period. It is highly probable that it was a Minster church in the Anglo Saxon period. This site is also within the eastern side of the site of the Austinian priory that was founded between 1182 and 1185. Whilst not being an extensive monastic house it supported a Prior and eleven canons until its dissolution in 1536.

The area of the Bryan House site was the subject of limited archaeological investigations in September 1968, ahead of extension work to the TA Centre, which formerly occupied the site, which uncovered a large, medieval dated, wall, (D. A. Hinton, *Oxoniensia* XXXIV 1969:22). This was assumed to be the north wall of the north transept of the Priory's church. It is possible that other aspects of the Priory and its immediate environs will be encountered in the proposed building works.

To the north of the site is the Causeway that linked the medieval centres of Kings End and Market End appears to be at least C14th in origin. Evaluation and subsequent excavation by John Moore Heritage Service, immediately to the north of the proposal area around Vine Cottages (NGR SP 5841 2228) (PRN 16212), did not refute this and indicated that the land between the site and the causeway was low lying and marshy until it was deliberately levelled in the early post medieval period. From this it is likely that the Causeway was a raised track-way between the two settlements across this marshy lowland.

On the east side of Chapel Street an evaluation undertaken by Wessex Archaeology at the Kings Arms site revealed Anglo Saxon activity along the street frontage (NGR SP 5851 2223) (PRN 16137). The extent of this activity westwards is unclear but it is quite probable that it extended westwards on either side of the River Bure and was associated with the

Minster church. The presence therefore of medieval and earlier burials should not therefore be discounted within the grounds of Bryan House.

Excavations carried out on the rear of properties to the north of the site, on the Causeway, produced high status Roman pottery as well as flue and roof tiles. Possibly related to a high status Roman building somewhere in the near vicinity (NGR SP 5843 2231) (PRN 16268). It is possible therefore that the development of the proposal site could encounter archaeological remains of Roman date.

The areas immediately around Bryan House are likely to have been disturbed during the development of both the TA Centre and Bryan House and along the immediate edge of Chapel Street but large aspects of the two car parks appear to have been undeveloped as well as areas within the previous developments. I would therefore be looking to have a condition requiring a staged programme of archaeological investigation to be completed prior to the development.

If you have any questions then please do not hesitate to contact me.

Yours Sincerely

Richard

Richard Oram
Planning Archaeologist

Appendix B

Relevant Policies

Oxfordshire County Structure Plan 2016

G1
G2
EN4
H3
H4

Saved policies of Adopted Cherwell Local Plan 1996

H1
H4
H5
H17
C22
C23
C26
C28
C30
C31

Policies of the Non-Statutory Cherwell Local Plan 2011

D1
D2
D3
D4
D5
D9
D10a

EN40
EN44
EN45
EN45a
EN46
EN47

Appendix C

Other Guidance

Development in the Historic Environment
English Heritage 1995

Building In Context: New development in historic Areas
English Heritage CABE 2001

PPS 1

PPS 3

PPG15

By Design Urban Design in the Planning system: towards better practice
DETR, CABE 2000

Urban Design Compendium Volumes 1 and 2
English Partnerships, Housing Corporation 2007

Secured By Design:
Thames Valley Police

Bicester Conservation Area Appraisal
Cherwell District Council 1998

