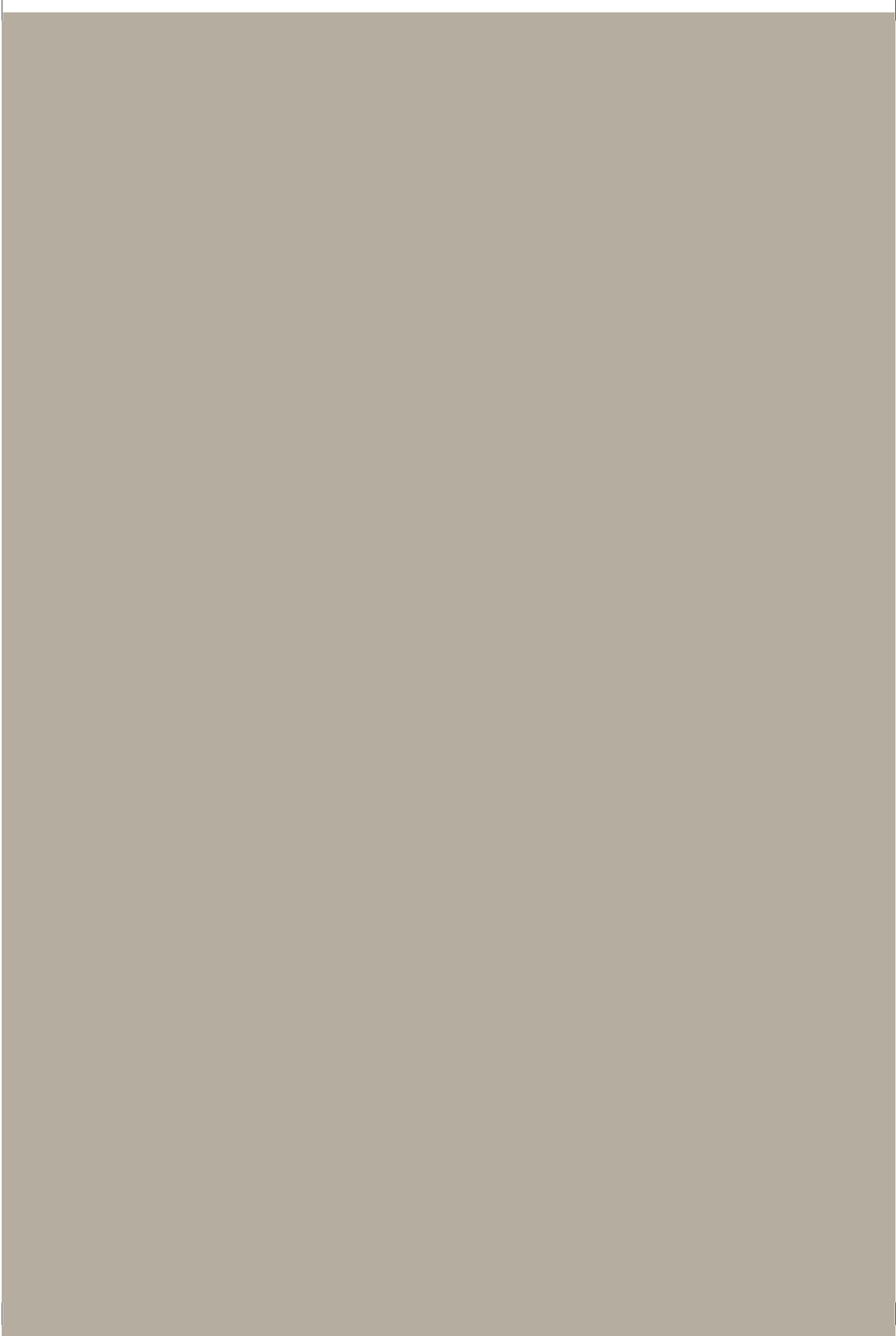


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1 Introduction

1.1.1 This design and access statement has been prepared for Countryside Properties (Bicester) Ltd, henceforth referred to as Countryside, in support of their application for outline planning permission for 1,585 new homes, new schools, a mixed-use local centre, commercial developments, healthcare uses and public open space on land at Whitelands Farm south-west of Bicester, Oxfordshire.

1.1.2 The site is located to the south west of Bicester. It is bounded to the east by the A41 Oxford Road, to the north by the B4030 Middleton Stony Road and to the west by the A4095. The northern

boundary and part of the eastern boundary abut the built-up edge of Bicester. The southern boundary of the site is open fields that abut Gagle Brook to the north of Chesterton village. The application area extends to some 117.6 ha. It is gently undulating and contains three small copses and is crossed by two public footpaths. Pingle Brook runs across the north-east corner of the site.

1.1.3 At the centre of the site are the buildings of Whitelands Farm. From this point, the Bicester town centre is around 1.5km to the north-east, and to the south-west is the small village of Chesterton.



Whitelands Farm

1.2 Scope and content of design and access statement

1.2.1. This statement explains and justifies the master plan. The proposed design of, and access to, the new quarter are explained through a description of the assessment and evaluation of the site and surroundings, how public involvement has taken place and how these factors have informed the design of the master plan. The design process included the following steps:

Assessment and evaluation

1.2.2 This stage assessed the physical, social, economic and policy context. Both the immediate surroundings and the wider context were considered. The information of the site was then evaluated and the opportunities and constraints identified. This is set out in Section 2 of this statement.

Community engagement

1.2.3 The consultation undertaken included consultation with the local community and with local planning and transport officers. How the findings of the consultation have been taken into account and how this part of the design process has informed the master plan is set out in section 3 of this statement.

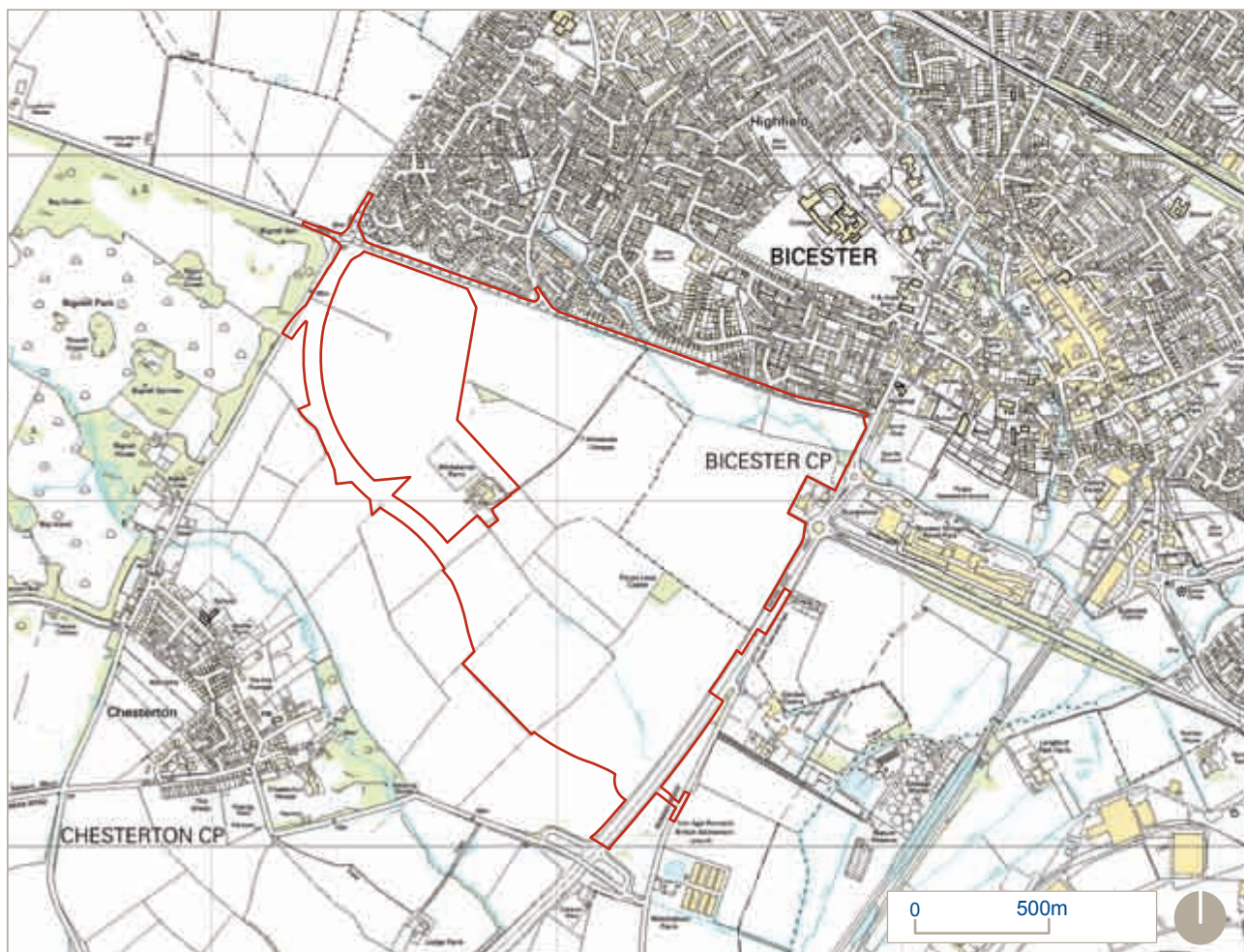


Figure 1.1 Site location plan. The red line shows the planning application boundary