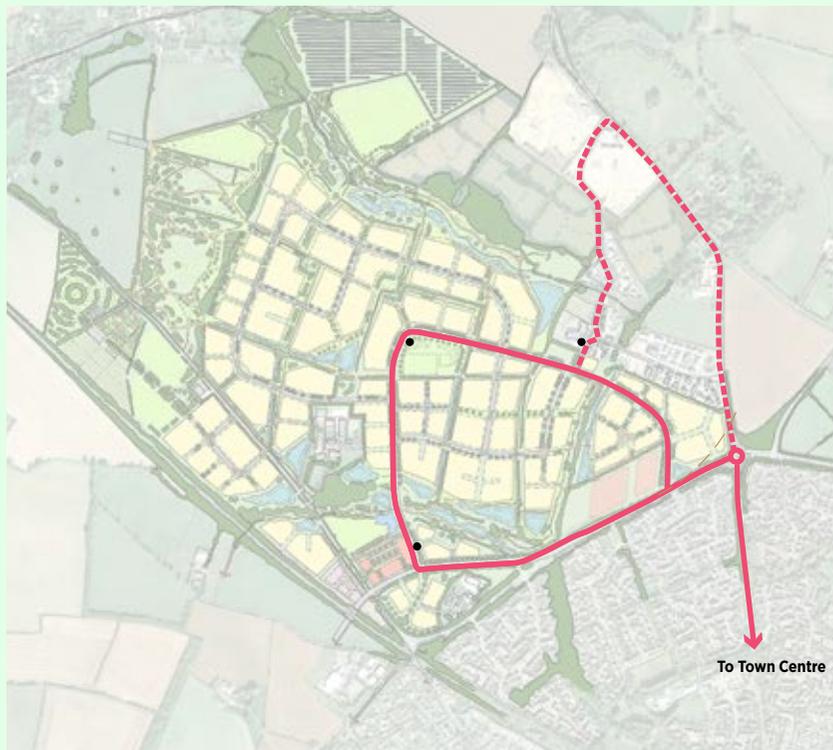


## PUBLIC TRANSPORT

- High quality bus routes will be provided, diverting into the site, or facilitated to support frequent and direct bus connection to the rest of the NW Bicester allocation and to other key local destinations;
- The majority of the dwellings will be within 400 metres of a bus stop with all dwellings within 600 metres of a bus stop.



- Bus Stops
- Bus Route
- - - Potential alternative route

## WIDER CONNECTIONS

- High degree of integration and connectivity between new and existing communities and local facilities.
- These can be accessed via foot and cycle links.
- Bus route passing through the site.
- New rail underbridge's offering improved connectivity.



## HEALTH AND WELLBEING

- Allotments and potential for community farm to provide exercise and a source of local food.
- Access to green space to encourage informal and formal recreation.
- Green routes encourage active modes of transport.



## HOUSING

- Range of housing types including affordable to encourage social cohesion.
- High quality design
- Provision for accessible and adaptable dwellings
- Designed to accommodate home working



## BLUE INFRASTRUCTURE

- Existing watercourses allow the creation of blue infrastructure across the site contributing to attractive parkland.
- Provision of SuDs including swales and ponds across the site.
- Creation of wetland habitats which will enhance biodiversity
- New native tree planting and scrub/shrub habitats



## RECREATION STRATEGY

- Within the site's green spaces will be a comprehensive range of leisure and recreation facilities, which will cater to the needs of a wide range of users.
- These will include formal and informal play equipment for a range of age groups.



## EDGE OF DEVELOPMENT

- Create a high quality new urban edge to Bicester which relates positively to its rural setting and affords good access to the countryside.
- The north western edge includes a community park, green burial ground and allotments to screen any prospect of views of the development from Bucknell Village.
- Minimise impact of development when viewed from the surrounding countryside
- Offering a permanent and enduring buffer to Bucknell Village.

Artist perspective of community park at Hawkwell Village





# PART 4

## INVOLVEMENT & ENGAGEMENT

In the preparation of the application we have sought to engage with stakeholders and envisage ongoing liaison through the application process.

Full details of the consultation process are set out in the Statement of Community Involvement (SCI), which accompanies this planning application. However, this section provides a brief overview and highlights the issues raised.

# INVOLVEMENT & ENGAGEMENT

As part of the design process we have engaged with stakeholders and the local community which has helped shape the masterplan.

Full details of the consultation process are set out in the Statement of Community Involvement (SCI), which accompanies this planning application.

However, this section provides a brief overview and highlights the issues raised before showing how the design has responded to them.

## KEY STAKEHOLDERS CONVERSATIONS

In addition, a virtual exhibition was held online between October to November 2021 to engage with the local community to understand their views and what they wanted to see from the development.

Ongoing involvement with key stakeholders will include:

- Bicester Town Council;
- Bucknell Parish Council;
- Caversfield Parish Council;
- Cherwell District Council;
- Chesterton Parish Council; and
- Oxfordshire County Council



Extracts from Hawkwell Village virtual consultation

## VIRTUAL EXHIBITION

A virtual exhibition was conducted due to the ongoing COVID-19 pandemic, which included the development of a website available via different devices. The website can be found at <https://www.hawkwellvillage.com>. It included downloadable exhibition boards, contact information, as well as the questionnaire used for the consultation.

The virtual exhibition had over 140 visitors over the consultation period.

## FEEDBACK

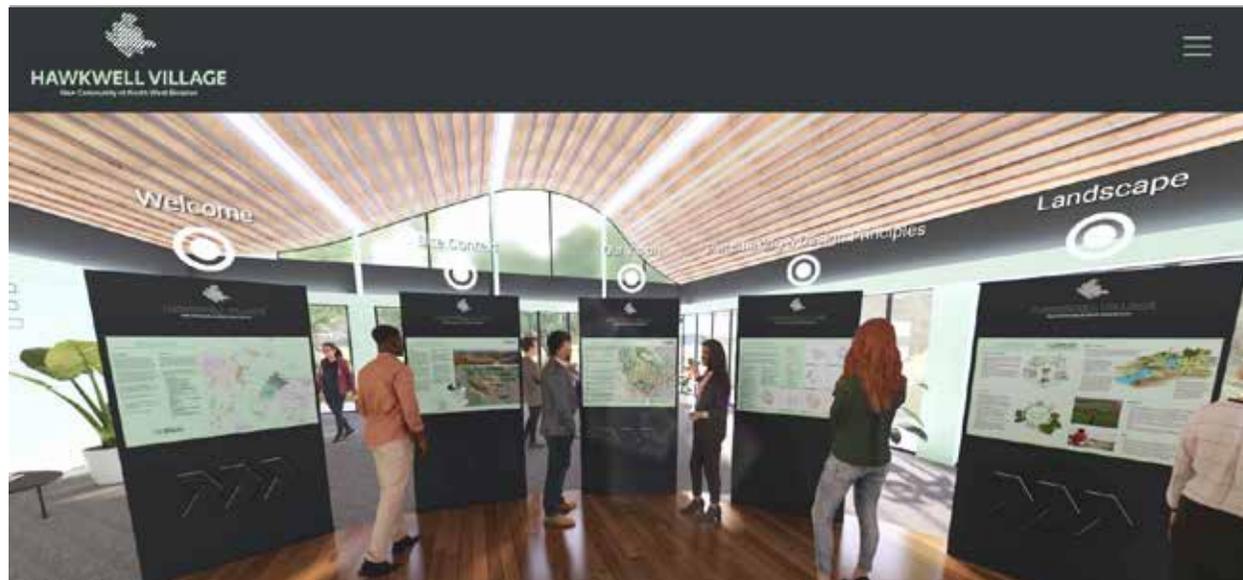
The primary concerns from the consultation feedback included ensuring the provision of green infrastructure and the environmental credentials of the development emulated those of the original eco-village proposals. This included the provision of Solar pv, electric vehicle charging points, green space, cycle networks and connectivity to surrounding developments.

Reference to the exemplar development were also included within the feedback received, raising concerns over how the larger development may reduce effectiveness and/or success of the developments environmental principles.

## RESPONSES TO FEEDBACK

The 40% green space provision includes tree-lined streets, as well as green corridors which run throughout the development.

Cycling provision has been included within the outline application, which will enable cycling and active transport across a significant amount of the development, as well as connections to the surrounding developments and Bicester through cycle entry points to the development. Further details will be provided with opportunity for consultation alongside the reserved matters applications. Tree lined streets and walkable neighbourhoods have been proposed, to create streets which feel light, safe and open. Green corridors have been proposed throughout the development which connect garden squares and village parks, providing green space within urban areas and not just the fringes.





# PART 5

## DESIGN & PLACEMAKING

This section of the document provides details of the design of the scheme. It focuses largely on the key spaces within the scheme including the land use parameter plan, green infrastructure, built form, climate change and cultural wellbeing strategy.

# DESIGN & PLACEMAKING

## INTRODUCTION

This section of the report focuses on design and placemaking and is broken down into the following sections:

- Land Use Parameters
- Development Framework Plan
- Illustrative Framework Masterplan
- Built Form
- Green Infrastructure
- Climate Change
- Cultural Wellbeing Strategy

The design strategy underpinning the development proposed, is to provide a sustainable extension to Bicester which will support a mixed new community.

The NW Bicester SPD set out a Masterplan Framework which has been largely followed, taking into account adjacent developments since 2016.

An initial focus on retaining and enhancing the existing green and blue infrastructure on site, provided the framework from which the proposed development has evolved. This has been reinforced by the provision of a green edge to the north west of the site.

From this, walkable and sustainable neighbourhoods have evolved with access to a local centre, employment and schools with a focus on pedestrian and cycle access. The aim is to create a community with a distinct sense of place and supportive of health and wellbeing.

The illustrative framework masterplan (submitted in support of the planning application) provides visual representations of the design strategy. This chapter of the DAS provides character guidelines to inform the interpretation of these plans.

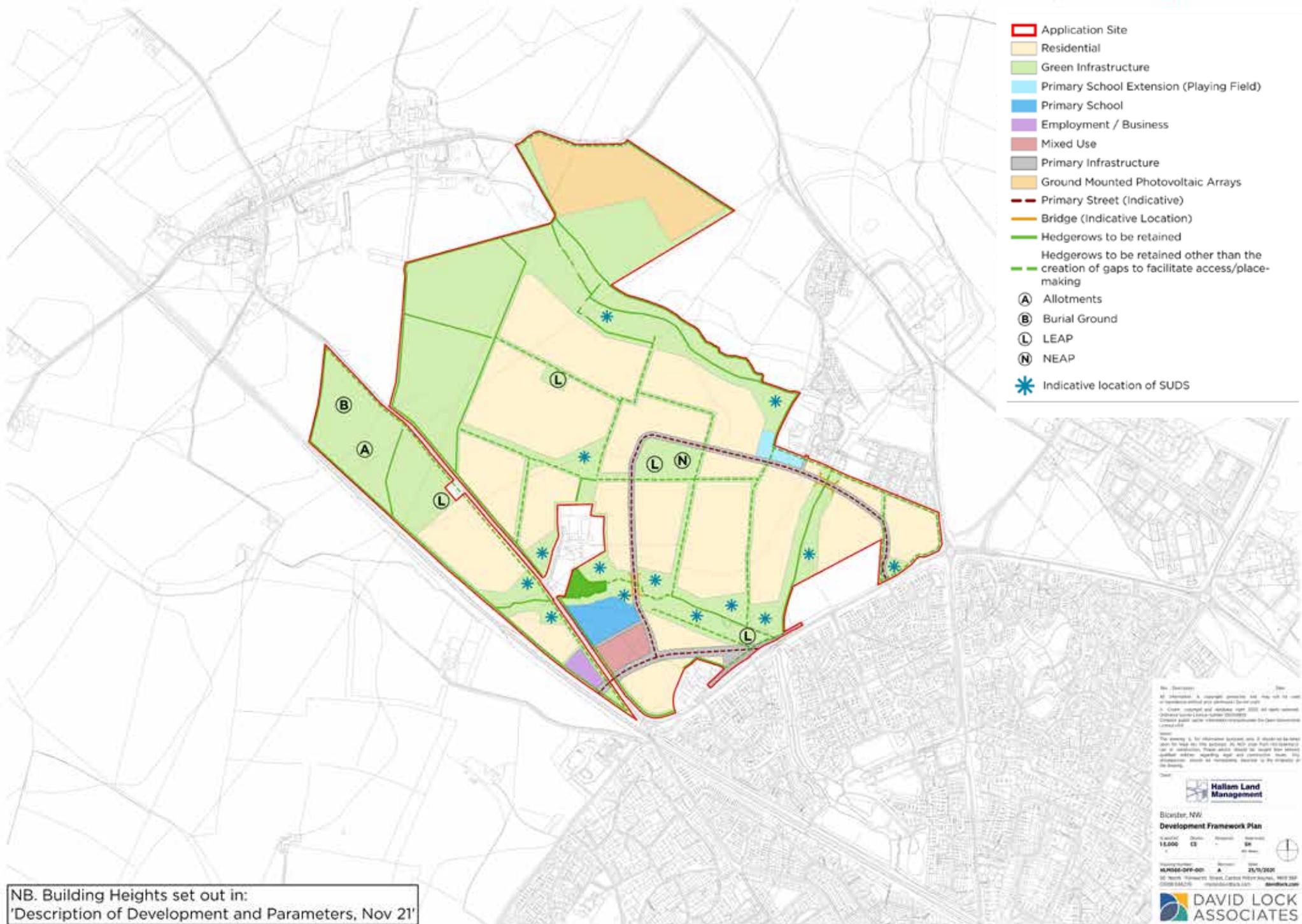
Density varies across the site with a higher density anticipated lining the primary street and around the local centre. There will be opportunities for lower densities fronting onto Bucknell and Bicester Road, retaining a rural character.

Variation in building heights across the site will be appropriate to support the character of the new development but the maximum building height (from ground level to building ridge line) within the residential parcels is proposed to be 12.5 metres (excluding any point features). Within the mixed use area (schools, employment area) maximum heights are proposed to be up to 14m.

## LAND USES AND PARAMETERS

The planning application seeks permission for a mix of uses and an amount of development per use that is consistent with the parameter plan and planning policy requirements. The open green space across the site is a minimum

| Land Use   | Approx Area (hectares ha) |
|--|---------------------------|
| Residential (including affordable and C2)          | 74.5                      |
| 2 FE Primary School                                | 2.2                       |
| Gagle Brook Primary School playing field extension | 0.9                       |
| Mixed Use Local Centre                             | 1.5                       |
| Employment Area                                    | 0.7                       |
| Green Infrastructure including:                    | 81.6                      |
| <i>Burial Ground</i>                               | 4.0                       |
| <i>Allotments and Community Farm</i>               | 3.7                       |
| Photo-voltaic Arrays                               | 10                        |
| Parking Infrastructure                             | 5.6                       |
| TOTAL  | 177.1ha                   |



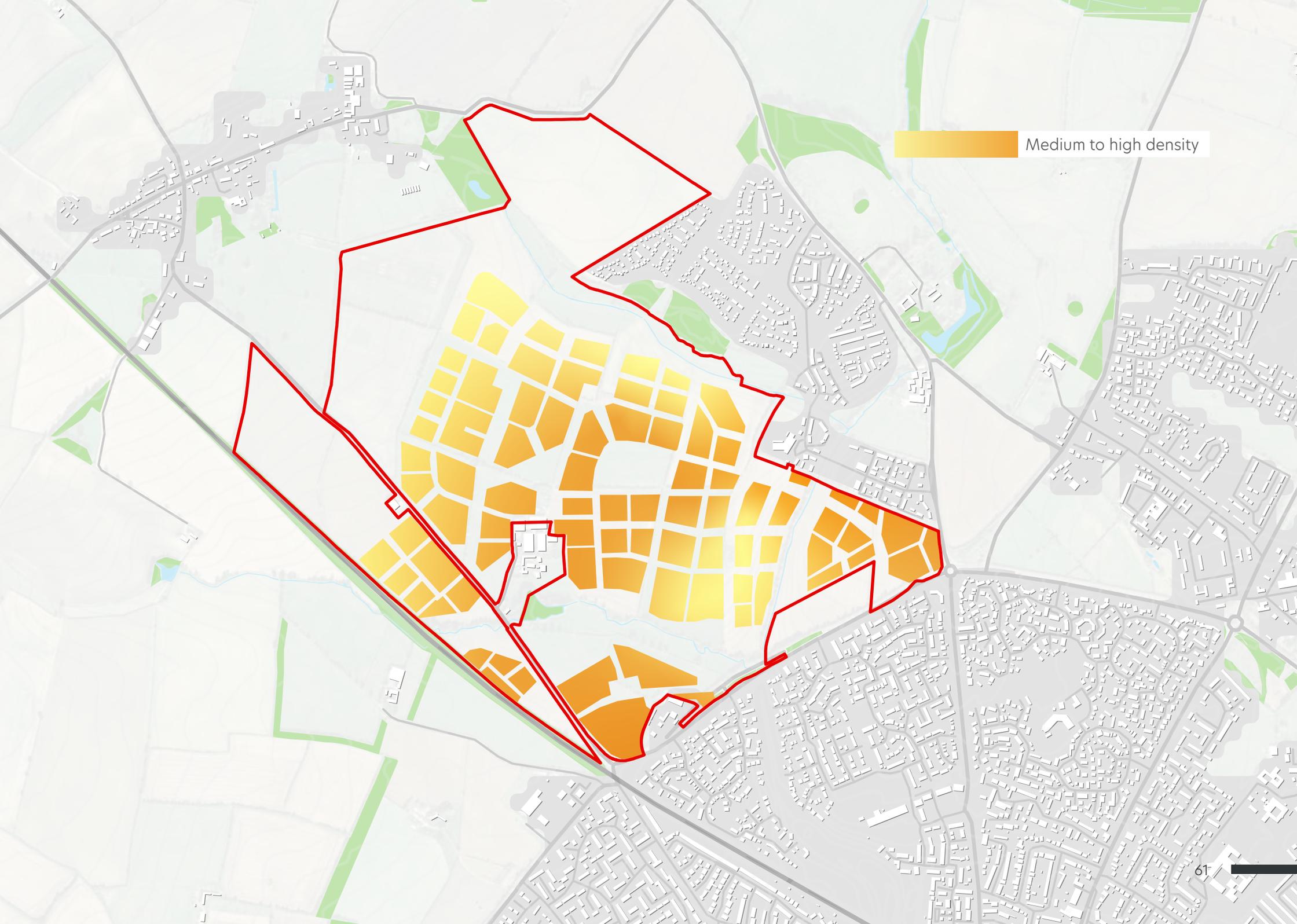
NB. Building Heights set out in:  
'Description of Development and Parameters, Nov 21'

# BUILT FORM

## OVERALL APPROACH

As the application is in outline form, there is no fixed design for the built form. It is intended that a series of residential areas would be located on a connected network comprising of a primary route connected into the wider highway network. The primary street will be complemented by a permeable network of secondary streets plus tertiary routes. The local centre and commercial/employment areas are located to the south of the site adjacent to the railway line. The new 2FE primary school is also situated adjacent to the mixed use local centre and adjacent to the primary road network in the most accessible part of the site.





Medium to high density

## LOCAL CENTRE AND BUSINESS SPACE

Serving the new community at Hawkwell Village will be a new local centre located to the southern edge of the development, at the junction of the strategic new link road and the scheme's primary street. This will ensure it is well positioned and accessible by all modes of transport. Within the local centre will be mix of uses which will provide a range of services for both new residents but also existing residents, and local businesses.

The intention is that space will be designed to be flexible so that it can accommodate both present and future uses as the market dictates. Initial uses will include community space for use by new residents, opportunities for local food retail, as well as other retail space including café's, bar and restaurants. On the upper floors there will be opportunities for commercial space, such as small offices or shared service work space, as well as residential.

The inclusion of residential alongside other more public uses will ensure there is an active population providing vibrancy, but also surveillance of the public realm, to improve safety and security during the day and evening. Defining the local centre will be urban spaces defined by a high quality public realm, that will include soft landscaping and measures that increase opportunities for improving biodiversity and addressing climate change. The centre offers the opportunity for active uses to occupy the street scene, adding to the vitality of the local centre, such as outdoor seating areas which will be designed so that they can also be potentially used to host events such as a market or festive gatherings. Parking and servicing will be discretely designed to ensure it does not dominate the streetscene. Architecturally, the development will vary from 2 to predominantly 3 storeys with scope in certain locations for 4 storeys to be considered in terms of placemaking. The design will be of a high quality so that it creates a new recognisable gateway for Hawkwell Village.



View of the local centre gateway and primary route



Alongside business space being provided within the local centre, a dedicated new business area is also proposed close to the local centre accessed off Bucknell Road. This space will provide a range of business opportunities with the express intention that it will offer flexibility to match market demand and in particular reflect upon post-covid working practices – such as offering use of shared service space or meeting rooms.

The illustrative concept has been to adopt a rural aesthetic and layout with two storey buildings arranged around a courtyard, that can accommodate either open space or car and cycle parking. A direct pedestrian and cycle link with the local centre will ensure there is a convenient route to the nearest bus stop, but also to the facilities offered at the local centre.

Within the mixed use area and the employment area, permission is sought for some 9,000 sq metres of retail, commercial and community uses comprising:

- Up to 2,490 sq m (GEA) of commercial uses within Classes E(a) retail; E(b) food and drink; E9(c) services and the following sui generis uses hot food takeaways, public house, wine bar
- Up to 3,750 sq m (GEA) employment uses with Use Classed E(g), B2 and B8
- Community uses, nurseries etc within the use classes described above
- Residential uses as part of a mixed use scheme within the mixed use area.



Example of potential building design (Houlton, Rugby)

View of the local centre with proposed business space in foreground

