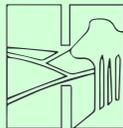


HAWKWELL VILLAGE

New Community at North West Bicester

DESIGN & ACCESS STATEMENT

December 2021



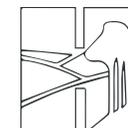
**Hallam Land
Management**

HAWKWELL VILLAGE



TABLE OF CONTENT

PART 1 INTRODUCTION	5
PART 2 ASSESSMENT	11
PART 3 VISION & DESIGN PRINCIPLES	43
PART 4 INVOLVEMENT & ENGAGEMENT	53
PART 5 DESIGN & PLACEMAKING	57
PART 6 ACCESS & MOVEMENT	87
CONCLUSION	95





PART 1

INTRODUCTION

This section sets out the description of the development, the purpose and structure of the document and an introduction to the site and its location.

The Team

Hallam Land Management (HLM) is the land promoter bringing forward the proposals at Hawkwell Village and have an extensive track record of delivering similar schemes across the UK.

Hallam Land Management are supported by a team of experienced professional consultants including:

Planning: David Lock Associates

Masterplanning: David Lock Associates

Landscape Assessment & LVIA: FPCR Environment & Design

Ecology and Biodiversity: FPCR Environment & Design

Arboriculture: FPCR Environment & Design

Transport: Jubb

Energy, Utilities, Air Quality & Drainage: Brookbanks Consulting Limited

Noise: RSK Acoustics

Archaeology and Heritage Assessment: Orion Heritage

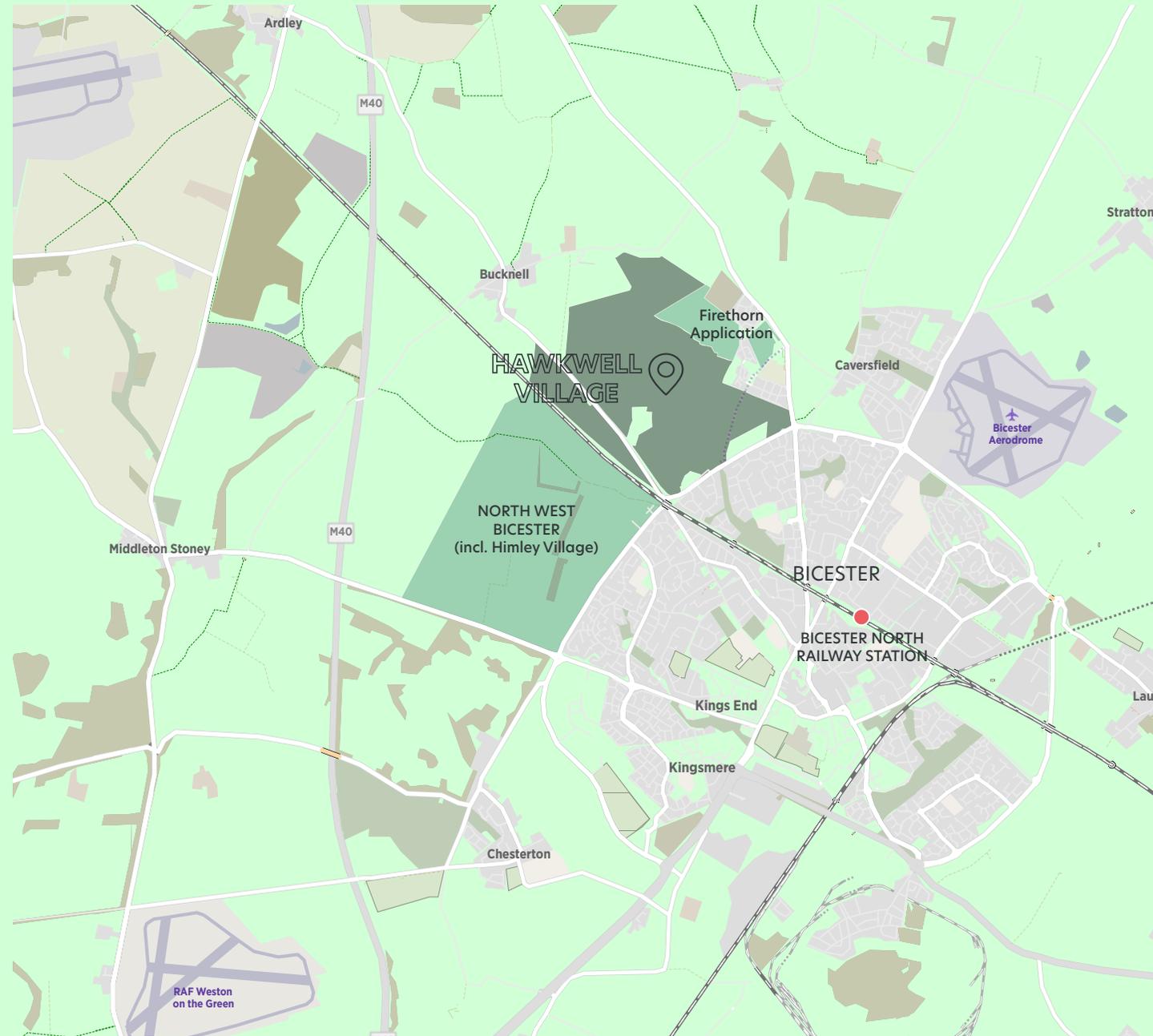
Community Engagement: David Lock Associates & HLM

INTRODUCTION

BACKGROUND

Land at Hawkwell Farm is a significant opportunity to deliver a sustainable and high quality neighbourhood, of up to 3100 homes.

The strategic allocation of North West Bicester was identified in Policy Bicester 1 of Cherwell Local Plan 2011-2031, adopted in 2015. 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 6000 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 proposed neighbourhood also promotes the objectives of the North West Bicester Supplementary Planning Document as well as Cherwell District Council's (CDC) NHS Healthy Town Initiative.



Strategic allocation



Exemplar scheme (Elmsbrook, Bicester)

DEVELOPMENT DESCRIPTION

The proposal comprises:

An outline planning application for up to 3100 dwellings
Residential and care accommodation
Mixed use local centre (including commercial, business and service uses, residential use, local community uses, hot food takeaways, public house and wine bar)
An employment area
A primary school
Land to allow extension of existing Gagle Brook primary school
Green infrastructure (including recreational/ playing fields, allotments, landscape, biodiversity, amenity space)
Burial ground
Outdoor play space
Changing facilities
Ground mounted photo-voltaic array
Sustainable drainage systems
New highways
Cycle and pedestrian routes and associated infrastructure.

DOCUMENT PURPOSE

This document comprises the Design and Access Statement (DAS), one of a suite of documents that has been submitted in support of the outline application for the site. The aim of a DAS is to present a coherent explanation of the proposed development of the application site, how the proposals have been conceived and how the development is influenced by its context.

This Design & Access Statement has been prepared by David Lock Associates on behalf of Hallam Land Management. In the preparation of the application we have sought to engage with stakeholders and envisage ongoing liaison through the application process.

CONTENTS & STRUCTURE

This Design and Access Statement has been structured as follows:

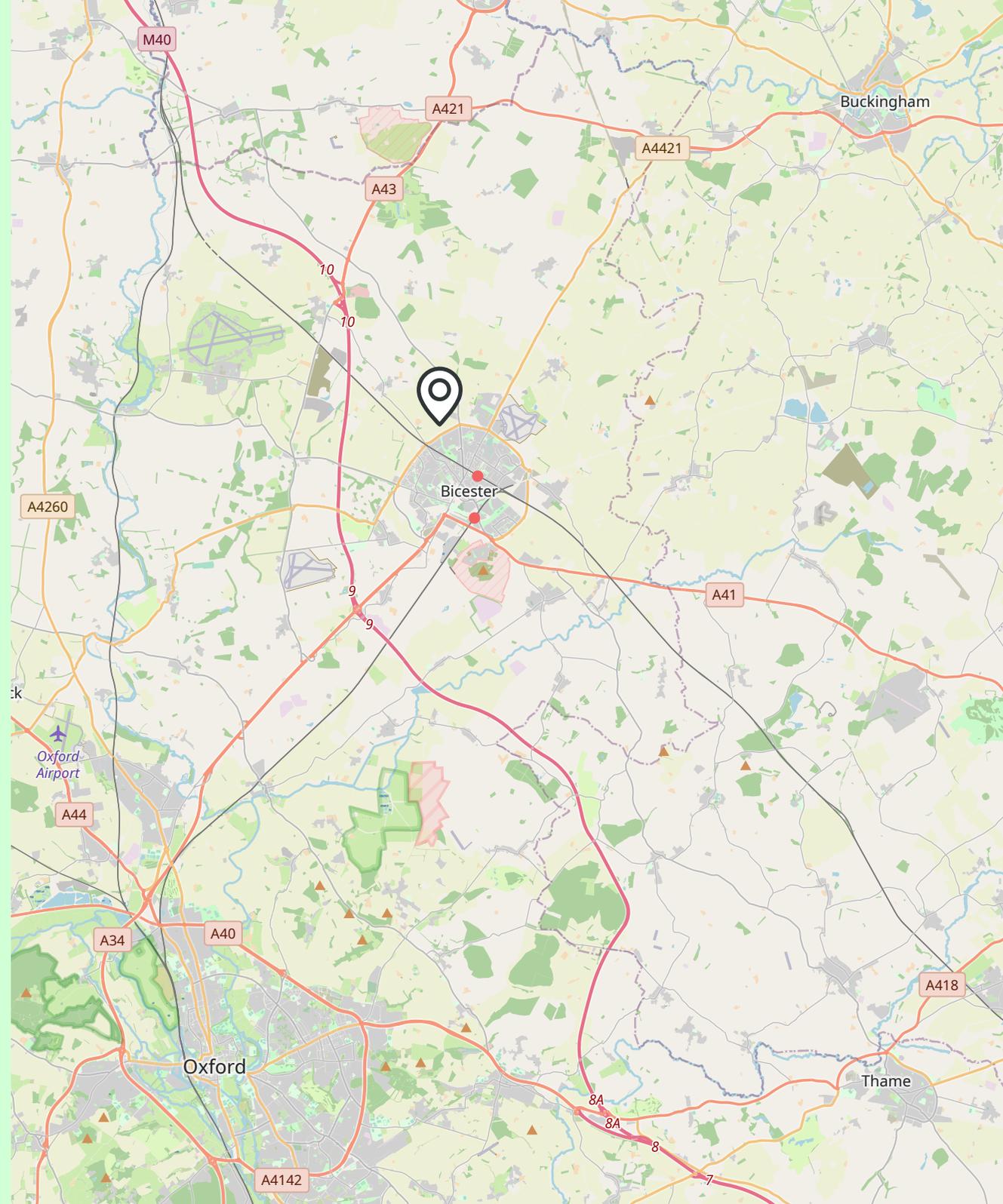
- **Section 2.** Assessment - this provides an analysis of the strategic and site based context.
- **Section 3.** Vision and Design principles - this section sets out Hallam Land Management's vision for the site and the key design principles that convey how this vision can be delivered spatially.
- **Section 4.** Involvement and Evaluation - this provides an explanation of the consultation process, which has informed the design.
- **Section 5.** Design and Place-making - this provides details of the design including the land uses, development parameters and further information relating to the green infrastructure, built form and cultural well being approach.
- **Section 6.** Access and Movement - this provides details of the movement network.

SITE LOCATION

SITE LOCATION

Bicester is a town in the Cherwell district of north eastern Oxfordshire. This historic market town is one of the fastest growing towns in Oxfordshire. Development has been favoured in this location, due to its proximity to junction 9 of the M40 motorway linking it to London and Birmingham. The Site is some 2.5km to the north west of Bicester Town Centre which includes a full range of facilities including supermarkets, a doctor's surgery, independent High Street shops, a post office, pubs, restaurants as well as Bicester Retail Outlet Village.

Bicester has two railway stations, one at Bicester Village and the other at Bicester North, to the north of the town centre, both are on the Chiltern Main Line. The site is well situated in relation to Bicester North Railway Station, which lies broadly 2.3km (approximately 10-minute cycle) from the centre of the site, to the south. Bicester Village links to London Marylebone (48 minutes), Birmingham (1 hour 50 minutes) and Oxford (15 minutes). Bicester North links to London Marylebone (55 minutes), Birmingham (1 hour), Banbury (12 minutes), Leamington Spa (35 minutes) and High Wycombe (25 minutes). Proposals for the Bicester - Oxford line to extend to Cambridge under the East West Rail project are being progressed.



SITE DESCRIPTION

The site comprises 177 hectares of agricultural land to the north west of Bicester and adjoins the A4095 (Lord's Lane) on its southern side and is to the north east of the Marleybone-Birmingham railway line. To the north east is a section of the B4100 which links Bicester with junction 10 of the M40. To the north west is Bucknell village. The site excludes land parcels around Hawkwell Farm in the centre of the site and Lord's Farm to the south of the site.

An Exemplar Scheme, known as Elmsbrook, lies to the north east of the site, comprising 393 homes and a primary school. Land immediately to the north-east of the site is the subject of an outline application submitted for Firethorn Developments Ltd for up to 530 dwellings, open space, infrastructure and engineering works (21/01630/OUT).

The site lies within the catchment of the River Ray, three tributaries of which flow through the site. The River Bure runs through the eastern part of the Site on a north-south axis before turning south to join a second watercourse (known as Langford Brook) running through the southern part of the Site. The Bure then continues south through the Bure Park Nature Reserve and Bicester town.

The primary existing landscape features within the site are the woodlands or trees located alongside Lord's Lane and also the railway line (respectively the southern and



eastern boundaries of the sites) and along the stream corridors within the site. Immediately beyond the site are the wooded areas to the north (between the site and the village of Bucknell) and to the north east.

The site is not subject to any national, regional or local landscape or ecological designations. The Environment Agency Flood Map identifies only the area of land immediately adjacent to the River Bure as falling within Flood Zones 2 and 3, with the remaining majority of the site falling within Flood Zone 1.

The Bure Park Nature Reserve, located approximately 60 metres to the south at the closest point, is designated as a Local Nature Reserve (LNR).

The nearest Site of Special Scientific Interest (SSSI) is the Ardley Cutting and Quarry located some 600 metres to the north west at the closest point. Beyond that are the Ardley Trackways (approximately 2km to the north west) and the Stratton Audley Quarries (approximately 2km to the east).

The site has some local archaeological interest. The farmhouse at Hawkwell Farm is a traditional building but is not listed. In the surrounding area, St Lawrence's Church in the grounds of Caversfield House is an important local landmark building (Grade 2* listed). Its setting is important in the local landscape.



PART 2

ASSESSMENT

This section comprises a review of the planning policy context, an assessment of the surrounding area, a review of the site's historic, landscape and visual, ecological, transport and movement, contexts and a townscape analysis.

PLANNING POLICY

NATIONAL GUIDANCE

NATIONAL PLANNING POLICY FRAMEWORK (2021)

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021.

At a strategic level the relevant national policy includes: Achieving sustainable development, Delivering a sufficient supply of homes, Promoting healthy and safe communities, Promoting sustainable transport, Supporting high quality communications, Making effective use of land, Achieving well-designed places, Meeting the challenge of climate change, flooding and coastal change and conserving and enhancing the natural environment.

The NPPF states that 'the purpose of the planning system is to contribute to the achievement of sustainable development' which includes net gains across economic, social and environmental objectives. At the heart of the Framework is a presumption in favour of sustainable development.

BUILDING BETTER, BUILDING BEAUTIFUL COMMISSION (2020)

The Building Better, Building Beautiful Commission (BBBBC) was an independent body that advised government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

The Commission was responsible for developing practical measures that will help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities. The Commission published its final report, 'Living with Beauty', on 30 January 2020.

In particular, the BBBBC promoted the following place making principles that are relevant to North West Bicester.

- **Neighbourhoods:** create places not just houses. Develop more homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.
- **Nature: re-green our towns and cities.** Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Encourage street trees, create new community orchards and open and restore waterways. This will assist the government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.

NATIONAL DESIGN GUIDE (2021)

The National Design Guide (NDG) forms part of the governments planning practice guidance. It sets out 10 characteristics for well designed places and demonstrates what good design means in practice. These include context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place. Good design considers how a development proposal can make a contribution towards all of them.

The principles of the NDG have been addressed in the vision for Land at North West Bicester as well as more locally led design principles in the North West Bicester SPD.

NATIONAL MODEL DESIGN CODE (2021)

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.

ECOTOWN (2009)

In 2009, the site at North West Bicester was identified as having potential as an eco-town location in the Planning Policy Statement (PPS): Eco-towns a supplement to PPS1. The Eco-towns PPS set out a range of criteria to which eco-town developments should respond and which aimed for eco-towns to be exemplars in good practice and provide a showcase for sustainable living.

In April 2014, the "Locally-led Garden City Prospectus" (Department of Communities and Local Government) superseded the ecotown initiative and led to Bicester being awarded Garden Town status.

LOCAL GUIDANCE

CHERWELL LOCAL PLAN 2011-2031

The substantial majority of the Site is allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1), adopted in 2015, which identifies the Site as one parcel within North West Bicester Eco-Town.

Policy Bicester 1: North West Bicester Eco-Town allocates the land North West of Bicester town for 'A new zero carbon mixed use development including 6,000 homes will be developed on land identified at North West Bicester'. The Local Plan includes other relevant policies, including those on sustainable development, open space and local standards (BSC10 and BSC11) and infrastructure (INF1).

The policy details key aspects of development that are expected to be delivered across the whole of the North West Bicester development including: employment, housing, infrastructure needs, monitoring, key site-specific design and place shaping principles.

Elements of the policy include the following:

- up to 6,000 new homes, 30% being affordable;
- employment opportunities providing some 3000 new jobs across the whole allocation;
- up to four primary schools and one secondary school;
- burial ground;
- green infrastructure comprising at least 40% of the site, half of which should be publicly accessible;
- pedestrian and cycle routes;
- new links under the railway line and to the existing town;
- local centres and community facilities to serve the new and existing communities;
- a variety of policy aspirations to secure high quality development including zero carbon development; and
- integration with existing communities.

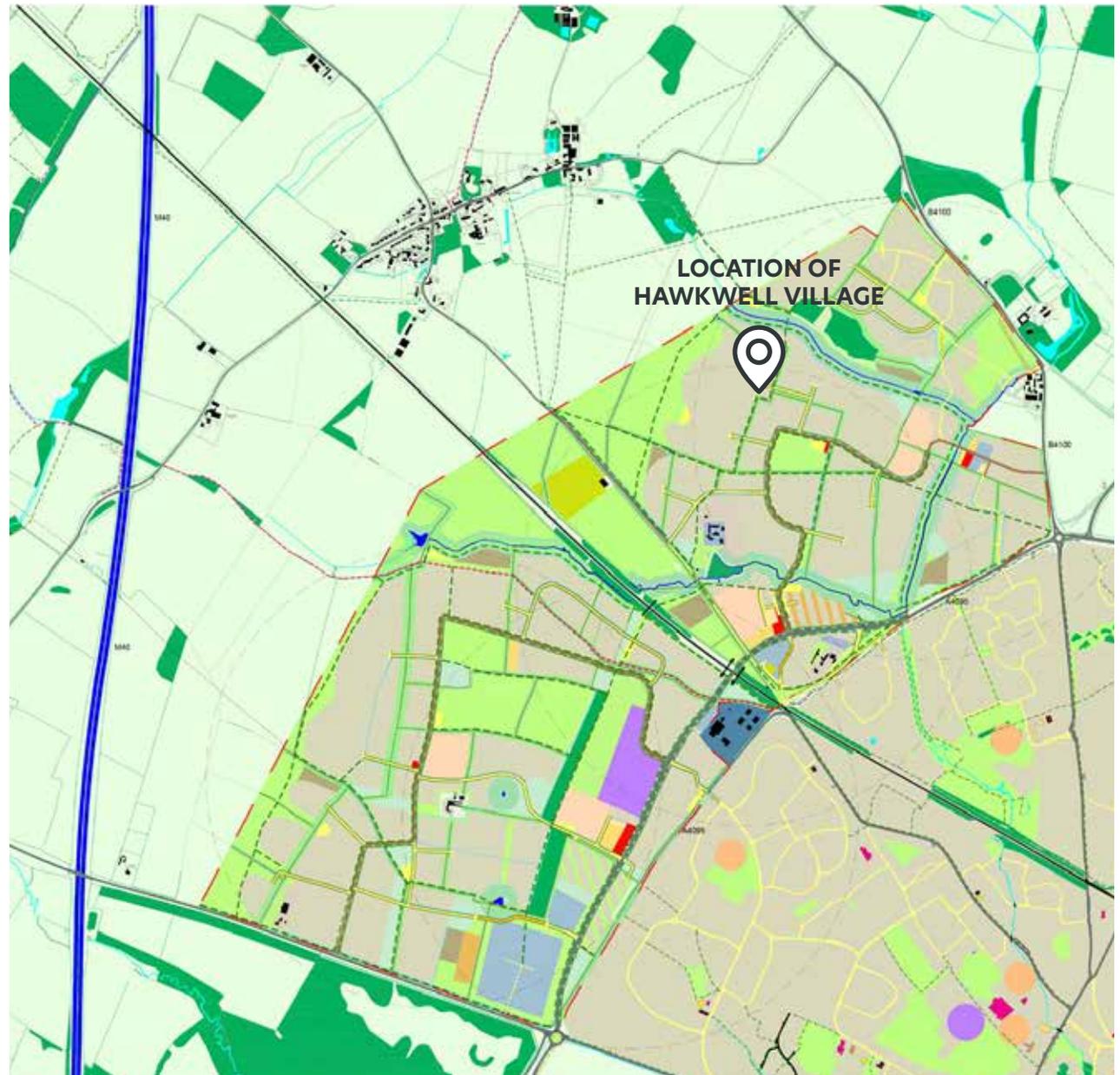
The Local Plan sets out the housing trajectory up to 2031 including the projected delivery of new homes at North West Bicester.

NORTH WEST BICESTER SUPPLEMENTARY PLANNING DOCUMENT (SPD 2016)

The North West Bicester Supplementary Planning Document (2016) sets out a master planning approach for the whole allocation, including this Site. The SPD responds to the Garden Town status awarded to development plans for North-West Bicester, which was initially led by the “Locally-led Garden City Prospectus” (Department of Communities and Local Government). The document expands upon Policy Bicester 1 of the Local Plan.

The SPD outlines a number of key elements to guide developers and decision makers including: an indicative masterplan; development and design principles aimed at delivering a high quality scheme; requirements for addressing sustainable design; requirements relating to the scheme’s delivery and implementation; and requirements which should be met at the detailed planning application stage and beyond to ensure adequate and consistent approaches to quality and delivery.

In summary, the SPD provides guidance on the type of development proposed across the whole of the North West Bicester allocation and seeks to deliver up to 6,000 homes; 4 primary schools; a secondary school; 40% green space; pedestrian and cycle links; new local centres, and links under the railway.



NW Bicester SPD Framework Masterplan Allocation Site

The SPD has a set of 14 development principles to guide development on the site including:



DEVELOPMENT PRINCIPLE 1 - MASTERPLANNING AND COMPREHENSIVE DEVELOPMENT

- Comprehensive development through master planning and accordance with SPD masterplan.



DEVELOPMENT PRINCIPLE 2 - "TRUE" ZERO CARBON DEVELOPMENT

- The net carbon dioxide emissions from all energy use within buildings on the eco-town development as a whole are zero or below.



DEVELOPMENT PRINCIPLE 3 - CLIMATE CHANGE ADAPTATION

- Green space and infrastructure will contribute to an urban cooling effect.
- Sustainable Urban Drainage Systems (SuDS) will be designed to respond to future extreme weather events including water neutrality measures.
- Buildings will be designed to be warm in winter and cool in summer employing sustainable construction techniques and passive management systems.



DEVELOPMENT PRINCIPLE 4 - HOMES

- Layouts should ensure homes are located within 800 metres of primary schools.
- Homes should be set in a strong landscape framework.
- Safe, accessible neighbourhood streets to facilitate the creation of a community.
- Home design to encourage sustainable ways of living and support homeworking.
- 30% affordable homes, meeting local housing needs.



DEVELOPMENT PRINCIPLE 5 - EMPLOYMENT

- Employment opportunities to be provided on site to meet the skills of local residents.



DEVELOPMENT PRINCIPLE 6 - TRANSPORT, MOVEMENT AND ACCESS

- Cycling and walking to be first choice of transport
- Employ principles of filtered permeability and walkable neighbourhoods.
- Integrate with existing developments



DEVELOPMENT PRINCIPLE 7 - HEALTHY LIFESTYLES

- Promote healthy lifestyles through active travel (walking and cycling) and sustainability.
- Green spaces should include attractive areas for sport and recreation as well as local food production.



DEVELOPMENT PRINCIPLE 8 - LOCAL SERVICES

- Services proportionate to size of development including leisure, health and social care, education, retail, arts and culture.
- Local centres as part of the mixed use development including small retail units, offices, and community facilities.



DEVELOPMENT PRINCIPLE 9 - GREEN INFRASTRUCTURE AND LANDSCAPE

- New urban places connected by green space and green corridors utilising the existing landscape framework.
- Space should be multi-functional e.g. accessible for play and recreation, walking or cycling safely,
- and support wildlife, urban cooling and food management.
- Land to allow the production of food from community, allotment and/or commercial gardens.
- Tree planting
- Soft development edges
- Retaining and reinforcing the existing hedgerows, trees and woodland on the site for character and biodiversity reasons
- Provide buffers to woodland, hedgerows and streams
- 40% of the total gross site area to comprise green space.



DEVELOPMENT PRINCIPLE 10 - WATER

- Water efficiency across the development and efficient use and recycling of water



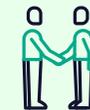
DEVELOPMENT PRINCIPLE 11 - FLOOD RISK MANAGEMENT

- No increased flood risk on or off site



DEVELOPMENT PRINCIPLE 12 - WASTE

- Comply with waste policy to reduce and reuse waste and increase recycling and composting.



DEVELOPMENT PRINCIPLE 13 - COMMUNITY AND GOVERNANCE

- Promote integration with existing community.
- Provision of a range of house types and tenures.
- Range of community and leisure facilities.

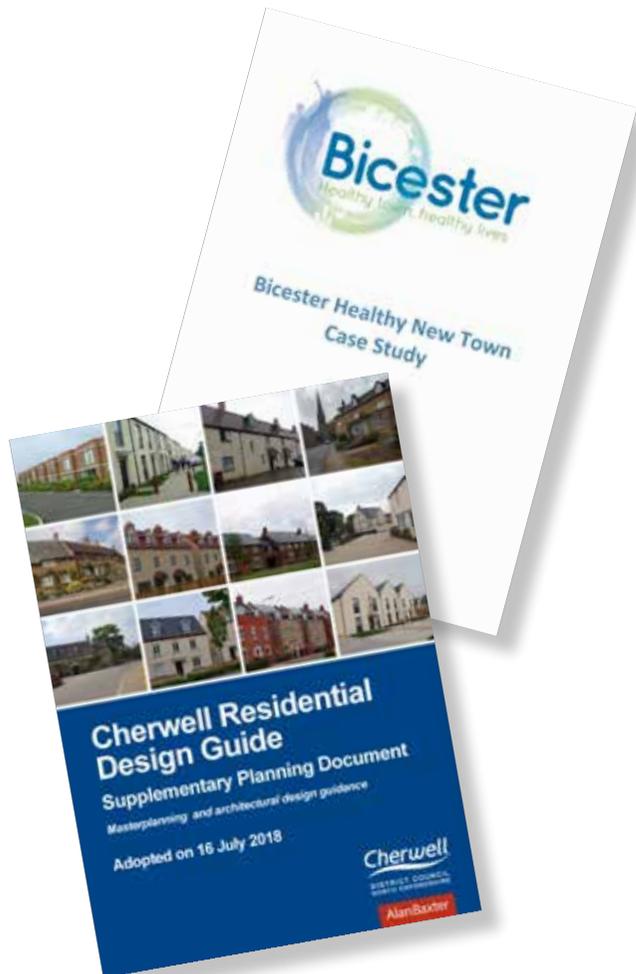


DEVELOPMENT PRINCIPLE 14 - CULTURAL WELLBEING

- Public art across the site
- Conservation and enhancement of the historic environment

CHERWELL DISTRICT COUNCIL (CDC) RESIDENTIAL DESIGN GUIDE (OCTOBER 2018)

This guide aims to promote good quality design and inspire high quality developments, by providing clarity to developers on the Council's approach to design.



BICESTER HEALTHY NEW TOWN (HNT) CASE STUDY (MARCH 2019)

The Bicester HNT programme has funding from the NHS to use opportunities presented by population growth to test innovations in the built environment, new models of care, and community activation to improve health and wellbeing.

The Bicester HNT programme developed three workstreams were established through which innovation and change will be delivered, in order to achieve the aims of the programme: Built environment, community activation and new models of care.

Built Environment - This workstream was led by Cherwell District Council, working together with the Town and County Councils and local community groups. The workstream aims are to improve and make the best use of Bicester's built environment to encourage healthy living for all ages.

It encompasses all of the five components identified by Public Health England as being related to health improvement: neighbourhood design, housing, food environment, natural and sustainable environment and transport.

Key objectives:

- To maximise the use of Bicester's green spaces for healthy living ('Going for Green')
- To create a walkable and bike-able community with a comprehensive network of dedicated walking and cycling routes
- To develop planning policies that support the creation of a healthy environment
- Energy efficient, lifetime adaptable homes
- Active and sustainable transport - cycle ways, walk ways and convenient public transport and
- Urban design, especially physical connectivity and accessibility, multi-active open spaces, green corridors and community assets.

CLIMATE EMERGENCY AND TRUE ZERO CARBON (JULY 2019)

In July 2019, CDC councillors unanimously declared a climate emergency. The council has reduced its carbon emissions by nearly 39% since 2008-2009 and are aiming to hit net zero by 2030.

DEVELOPMENT CONTEXT



ELMSBROOK

Elmsbrook is an exemplar phase for the North West Bicester Eco Town. The development has 393 homes, an energy centre, a local centre including A1/A2/A3/A4/A5/B1 and D1 uses. Adjacent to the southern boundary of the Elmsbrook development, outline planning permission has been granted for up to 75 homes, pedestrian and cycle routes, creation of a new access point from Charlotte Avenue, provision of open space, play space, allotments and an orchard.

NW BICESTER STRATEGIC ROAD

Of significant importance to the proposals in the Cherwell Local Plan for North West Bicester, was the need for changes and improvements to the existing orbital routes to facilitate the new development and, in particular, the integration of the development with Bicester, and across the NW Bicester site (including across the railway line). Planning permission was granted for the construction of a new road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive; the construction of a new crossing under the existing railway line north of the existing Avonbury Business Park; a bus only link east of the railway line; a new road around Hawkwell Farm to join Bucknell Road and retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south. The crossings under the railway have now been constructed.

NW BICESTER/HIMLEY VILLAGE

Other applications to the south west of the railway line and on the wider NW Bicester site, include Himley Village which comprises 1,700 residential dwellings, a retirement village, flexible commercial floorspace, social and community facilities, an energy centre and a primary school.

Also to the south west of the railway line, fronting Howes Lane is approval for an employment site including B1, B2 and B8 uses and no more than 150 residential dwellings.

A further application to the south of the railway and west of the proposed new strategic link road, has a resolution to grant consent for 900 residential dwellings, commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (class D1), one energy centre, a new primary school and a secondary school.

BICESTER HERITAGE

Bicester Heritage is a business park with a focus on historic vehicle specialists. It is on the former RAF Bicester airfield located to the north east of Bicester and to the south east of Caversfield village. The site has a Local Plan allocation for tourism development providing support for heritage tourism uses, leisure, recreation, employment and community uses including the development of hotel and conference facilities.

LINK 9

Located to the north east of Bicester, off the A41 is Link 9 Bicester. This is a new distribution, production and HQ development on 36 acres.

WRETCHWICK GREEN

Wretchwick Green is an allocation for 1500 homes to the south east of Bicester over 71.64 hectares, to include sports pitches, a primary school, employment land, a community facility and play areas.

GRAVEN HILL

Graven Hill is a 188 hectare site south of central Bicester. The site is a former Ministry of Defence base and will have up to 1,900 homes including self build and custom build homes, as well as apartments and affordable housing. There will also be a primary school, a pub, shops, cafes and green space with sports pitches and allotments.

TOWN CENTRE

Bicester is a traditional market town with a Market Square and historic shopping street of Sheep Street. The Town Centre has a range of independent and national shops, along with cafes, pubs and restaurants. More recent development in the Town Centre includes Pioneer Square with a Sainsburys, cinema and smaller retail units and restaurants.

To the south of the Town Centre and adjacent to the A41 is Bicester Village, a designer outlet shopping centre.

BICESTER OFFICE PARK

Bicester Office Park is an office development of up to 60,000 sq.m in a landscaped setting. It is located opposite Bicester Village and adjacent to the A41 South of Bicester.

BICESTER GATEWAY

Bicester Gateway is a business park to the south of Bicester and located on the approach to the town off the A421 and next to the park and ride. The development includes office space, 273 residential units, a gym and a retail park of 7 units,

KINGSMERE

Kingsmere is located to the south west of Bicester. It comprises a residential development of 1,585 homes, with two primary schools, a secondary school, a retail park with pub, a village centre with shops and community centre, park and ride, potential sites for health care and an extra care facility and green space including play parks, a sports village and a community woodland.

SURROUNDING FACILITIES

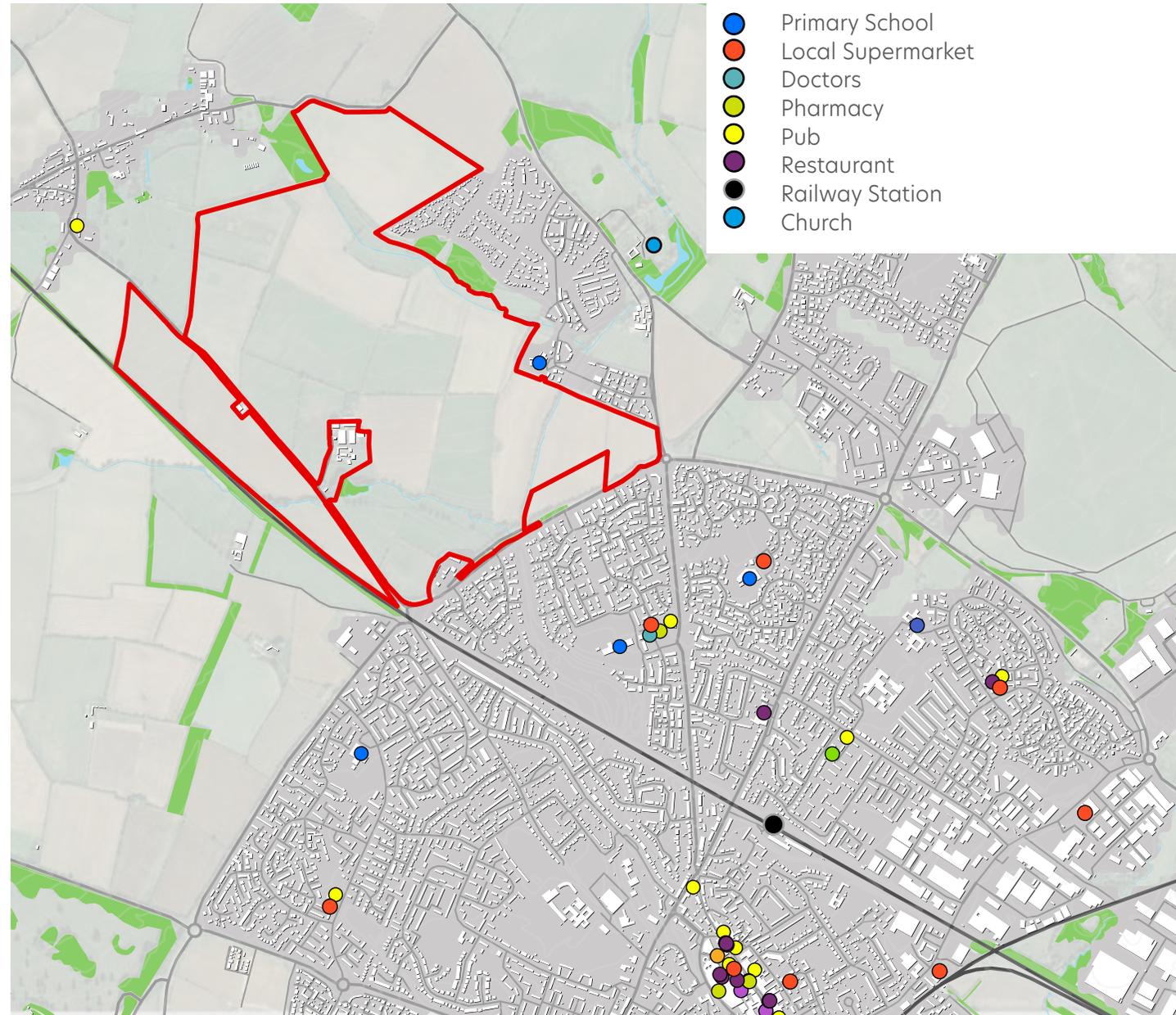
The site is close to a range of amenities within the immediate area such as a primary school, play areas and workspace. Other facilities in Bicester town centre, include supermarkets, a doctor's surgery, independent High Street shops, a post office, pubs, and restaurants, as well as a shopping centre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

The site is sustainably located within the wider development of North West Bicester with good access to a range of facilities nearby which include:

- Gagle Brook Primary School
- Office space
- Play areas, allotments and open space
- Bicester town centre which is accessible by public transport and pedestrian and cycle routes
- Supermarkets
- Restaurants and pubs



Gagle Brook Primary School



NW Bicester facilities