



HAWKWELL VILLAGE

New Community at North West Bicester

Statement of Community Involvement

December 2021



**Hallam Land
Management**

Prepared By:

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1.0 INTRODUCTION

1.1. This Statement of Community Involvement (SCI) has been prepared by David Lock Associates (DLA) on behalf of Hallam Land Management Limited (HLM) ('the applicant'). The SCI has been produced to outline and explain the approach that was taken to engage stakeholders and the local community in the proposed residential development of Hawkwell Village, North West Bicester.

1.2. The application site is located on the north-western edge of Bicester. Bicester is a town and civil parish in the Cherwell district of north-eastern Oxfordshire.

1.3. The formal description of the development comprises

"Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising Commercial, Business and Service Uses, residential uses, C2 uses, Local Community Uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); Learning and Non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); Green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays ; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition

1.4. The SCI outlines the consultation that has been undertaken and has informed the formulation of the now proposed scheme. The SCI:

- Describes the engagement process;
- Includes details of consultation material;
- Summarises the responses that have been made throughout the consultation;
- Summarises the responses made to the previously submitted applications; and
- Indicates how the application proposals have and will continue to respond to the outcomes of the consultation process.

1.5. It is important that the SCI is read in conjunction with other documents submitted with the application, which outline the specific details of the application proposals and discuss the specific planning, design and technical issues.

2.0 POLICY CONTEXT

National Policy Guidance

The Localism Act

2.1. The Localism Act 2011 introduced an amendment to the Town and Country Planning Act 1990 establishing a requirement to carry out pre-application consultation. The Government's intention was to strengthen the role of local communities and wider stakeholders in the planning process. In encouraging developers to consult before submitting applications, local people are afforded a chance to comment when there is still genuine scope to influence and ultimately make changes to emerging proposals.

The National Planning Policy Framework (NPPF)

2.2. Chapter 4 of the newly revised NPPF (July 2021) promotes the use of pre-application engagement and front loading. Paragraph 39 particularly notes that early engagement can improve the efficiency and effectiveness of the planning system for all parties and likely yields better coordination between public and private resources, leading to better outcomes for all involved and most importantly the local community.

2.3. Paragraph 40 encourages applications to take up any pre-application services offered by the local planning authority, as well as to think about who else, where they are not already required by law to do so, to engage with, including the local community, statutory and non-statutory consultees.

2.4. Paragraph 43 explains that the right information is crucial to good decision-making, particularly in instances where an Environmental Impact Assessment is required, such as in this Outline Planning Application. Applicants should discuss what information is needed with expert bodies as early as possible.

Local Policy Guidance

North West Bicester Supplementary Planning Document (2016)

2.5. Paragraph 6.9 states that in the preparation of an Outline Planning Application, applicants should partake in pre-application consultation with statutory consultees, and that, genuine public consultation should take place.

Adopted Cherwell Statement of Community Involvement (2016)

2.6. CDC adopted its SCI in 2016, and in 2020 due to the ongoing COVID-19 pandemic, the Council made some temporary amendments, and published an SCI addendum for guidance in conjunction with the previously adopted SCI.

2.7. Table 6 within the adopted SCI states that:

“Developers of larger sites will generally be expected to engage with local communities
– residents and community associations and relevant interest groups and statutory

consultees or service providers. The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a ‘statement of community involvement’. This will ensure that the standard requirements for involving the local and/or wider community are met.”

3.0 APPROACH TO ENGAGEMENT

3.1. This section of the SCI sets out the methodology for engagement, the devices employed, the processes undertaken, and the groups and people involved with the consultation undertaken to date.

Consultation Strategy

3.2. The consultation strategy aimed to communicate with as a wide a variety of stakeholders as possible, including statutory consultees, local residents, community organisations and councils. The applicant also considered community responses to other developments and applications on the wider North West Bicester site, so as to be able to see what may be needed as part of future development. The consultation was seen as part of a long running engagement process including a wide section of the community and of stakeholders through plan formulation and successive applications for development at North West Bicester. A key stage of the engagement process - undertaken by A2Dominion - culminated in the allocation of the North West Bicester proposal in the Cherwell Local Plan.

Consultation with Statutory Consultees

3.3. As part of the pre-application process the applicants have undertaken an Environmental Impact Assessment (EIA). As part of this, a scoping report was completed, which included consultation requests to statutory consultees, from which responses were received by:

- Bicester Town Council;
- Caversfield Parish Council;
- Conservation - Cherwell District Council
- Environmental Protection - Cherwell District Council;
- Land Drainage - Cherwell District Council;
- Landscaping - Cherwell District Council;
- National Highways;
- Historic England;
- Natural England;
- Oxfordshire County Council;
- Sport England; and
- Thames Water.

3.4. For more detailed information on the responses from the statutory consultees please see planning application 21/03040/SCOP, which also includes the Councils Final Scoping Opinion Decision.

Consultation with local stakeholders

3.5. The applicant has contacted local councils, parish chairs and clerks and ward members to inform them of the virtual public exhibition conducted in October/November but also to extend an invitation for such bodies/individuals to provide views on the emerging proposals. The councils/stakeholders contacted were:

- Bicester Town Council (events and ward members);
- Bucknell Parish Council;
- Caversfield Parish Council;
- Cherwell District Council;
- Chesterton Parish Council;
- Elmsbrook Community Association; and
- Oxfordshire County Council

Development Website

3.6. A website was made available as a point of information for interested parties and due to the ongoing COVID-19 concerns, the website was used for a virtual exhibition and consultation.

3.7. The website address is <https://www.hawkwellvillage.com> and the website included information about Hawkwell Village, contact information, exhibition boards, and downloadable exhibition boards.

3.8. The virtual exhibition was scheduled to run for a two week period between the 25th October to 5th November, however it was extended until the 12th November 2021 (and has been held open since that date). The site has over 140 visitors visit during this period.

3.9. To improve accessibility to the site, it was designed to be accessed via different types of devices, including desktop, mobile and tablet, which proved to be beneficial as just under half of the site traffic was from mobiles.

3.10. Visitors to the site were encouraged to complete an online questionnaire albeit there was only a limited number of visitors who went on to complete the questionnaire.

3.11. The virtual exhibition and methods employed to advertise the exhibition are highlighted in the appendices to this statement. The exhibition was advertised by a variety of means including as follows:

- a) Writing to local councils and residents groups (22 October 2021)– see above
- b) Sending a reminder to such councils and groups (4 November 2021) and advising that the exhibition had been extended for a further week
- c) Advertisement online and in hard copy in the Bicester advertiser
- d) Press release

- e) Posters provided to Bicester Library, Bicester Town Council and Sainsbury's in Bicester Town Centre – each having agreed to display same

Review of previous Consultations

Statement of Community Involvement Report (July 2014)

- 3.12. The applicant has considered the previous outline application for the site, including the Statement of Community Involvement Report undertaken by A2Dominion in 2014. Through analysis of this document, the new proposal has maintained several key themes and development concepts which were supported by the local community and councils albeit again a limited formal response was received.
- 3.13. Key themes and development concepts:

Zero Carbon development

The site's aspect provides the potential for reduced carbon use and renewable energy generation through a range of measures potentially including roof mounted Photovoltaic cells on each dwelling and other buildings. Built form, density and massing also have potential for solar gain to generate energy. Ground mounted photovoltaic arrays now proposed as part of the application. Further and fuller details are set out in the Energy Strategy report that accompanies the application.

Proposed pedestrian and cycle links for existing residents:

New footpaths and cycleways will be integrated throughout using circular loops and linear parks allowing easy access to the green spaces and countryside promoting opportunities for healthy lifestyles.

Up to 30% affordable housing:

- Hawkwell village also proposes up to 30% affordable housing across the development
- Extra care housing – the application proposals seek consent for the development of extra care or residential with care or care home uses.

Statement of Community Involvement (April 2021) – Firethorn Developments

- 3.14. The SCI prepared by PD&I on behalf of Firethorn Developments Limited for the Land at North West Bicester has also been considered.
- 3.15. Key themes and development concepts:
- Zero carbon homes;
 - Up to 30% affordable homes; and
 - 40% multi-functional green space - More than 40% of the total gross site area will comprise of green infrastructure of which over half will be publicly accessible. The high-quality green and open spaces will be well managed and linked and well

connected to the surrounding open countryside to facilitate easy access to the countryside and promote the opportunity for healthy lifestyles. The multi-functional GI will provide a range of green spaces which will be accessible for sports, play and recreation, walking and cycling, local food production in allotments, support wildlife and maximise biodiversity.

4.0 CONSULTATION FEEDBACK AND DEVELOPER RESPONSES

- 4.1. The questionnaire was divided into eight questions, which gave respondents the opportunity to comment on the proposals, the full form can be found in Appendix C. The first three questions were aimed at gathering data to be able to characterise the respondents: Q.1 Postcode, Q.2 Age and Q.3 Home ownership. Just two respondents completed the form.

Q.4 Do you agree with our vision, principles, and proposals for the site?

- 4.2. Neither of the respondents were supportive of the vision, principles or proposals for the site, with one 'disagreeing' and the other 'strongly disagreeing'.
- 4.3. Although neither of the respondents were supportive of the vision, principles or proposals for the site, when looking at the more detailed responses to the consultation, the applicant considers that many of the concerns outlined have been addressed through the development process.

Q.5 Our proposals include over 40% green space to help encourage sustainable and healthy lifestyles. Please indicate: (tick up to 3)

- Retained Woodland and Hedgerows
 - Allotments and other edible landscapes like community orchards
 - Areas for informal play and recreation
 - A network of accessible walking and cycling routes (1)
 - New habitats and planting to improve biodiversity
 - Opportunity for off lead dog walking
 - Maintaining existing stream corridors
 - Other (Please Specify)
- 4.4. Response: The proposal reflects the respondent's preference for a network of accessible walking and cycling routes throughout the development.

Q.6 The illustrative masterplan includes proposals for a Primary School and Local Centre which will include community, local retail, employment opportunities as well as residential uses. Do you have any suggestions for what you might wish to see in the Local Centre?

- 4.5. Comment: Accessible electricity for car charging points / A pub, there is currently poor provision for evening leisure.
- 4.6. Response: The applicant expect that the provision of EVCP will be incorporated. A mixed-use local centre including opportunities for leisure, has been put forward as part of the application.

Q.7 Do you have additional suggestions or comments you would like us to consider relating to our proposals?

- 4.7. Comments: The 40% green space should cut through the estate and not count for what is surrounding the area. There are not enough trees being planted to absorb any CO₂ lost by land being built on. / There is no mention of DfT document LTN1/20. All cycleways should be designed in accordance with this document. I strongly believe that all primary cycleways should be segregated from the road to achieve the targeted active travel rate. The exemplar phase has shown that on road cycling is not sufficient for most users.
- 4.8. Response: Cycling provision has been included within the outline application, which 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.

Q.8 Do you have any additional comments or suggestions relation to our illustrative Masterplan?

- 4.9. Comment: I hope the houses aren't designed like in Kingsmere as the Elmsbrook project would have then been a complete waste of time in trying to combat global warming. How are these houses being heated in the winter? How many shops are being built? Where does all the primary school children go to when they move up to secondary school? / There's is not much indication as to the density of housing, other than meeting 40% green space. It is also important to create streets that feel light and open, as in Elmsbrook. Particularly with pocket parks and playgrounds within the urban area, not just on the fringes
- 4.10. Response: Hawkwell Village has been designed to incorporate a broadly based approach to deliver a wide range of sustainable approaches and initiatives (please see climate change chapter of the ES including Energy Strategy).
- 4.11. The number of shops has not yet been confirmed, with the specifics of the local centre to be designed a later stage of the application.
- 4.12. A range of densities and house types are proposed across the site. Walkable neighbourhoods have been proposed, to create streets which feel light, safe and open. Green corridors have been proposed throughout the development which connect green space within urban areas and not just the fringes.

5.0 ONGOING ENGAGEMENT ACTIVITY

- 5.1. The virtual exhibition will remain online and will be updated accordingly, so that those interested in the development can continue to be informed throughout the application.
- 5.2. Furthermore, the applicant will seek to gather additional views and opinions through community engagement with councils and community-based organisations where possible.
- 5.3. The applicants have approached local Councils (parish and district), ward members, residents associations with an invitation to arrange meetings to discuss the proposals. The applicants would anticipate that such engagement would be ongoing.
- 5.4. In addition, further consultation will take place with statutory consultees in relation to detailed elements of the outline applications to be submitted to Cherwell District Council.

6.0 SUMMARY AND CONCLUSIONS

- 6.1. This Statement of Community Involvement (SCI) has been prepared by David Lock Associates on behalf of Hallam Land Management Limited. The SCI has been prepared as part of an Outline Planning Application for the development of Hawkwell Village.
- 6.2. The SCI demonstrates that substantial and meaningful consultation exercise has been undertaken by the applicants with the local community and the surrounding area, relevant representatives of the Local Planning Authority, Oxfordshire County Council, other statutory consultees and technical stakeholders. This, including by others, has been over many years as well as through recent bespoke consultation events.
- 6.3. This has been a key aspect of the applicants' approach to the design and form of the Application proposals. Hallam Land is are committed to continued consultation and engagement with all stakeholders as the development of the Application Site progresses.
- 6.4. Finally, this SCI has clearly set out the instances in which matters arising from the consultation process have been incorporated within the design and form of the Proposed Development, or has otherwise provided a reasonable justification as to why they have not.

7.0 APPENDICES

Appendix A: Virtual Consultation Poster



The poster features a dark grey top section with a repeating pattern of icons representing various aspects of community and environment: a car, a bicycle, a shopping basket, a building, a recycling symbol, a leaf, a tree, and a house. In the center of this section is a stylized logo composed of parallel lines in shades of green and white, forming a shape that resembles a cluster of trees or a modern building facade. Below the logo, the text 'HAWKWELL VILLAGE' is written in a large, white, outlined font, and 'New Community at North West Bicester' is written in a smaller, white, solid font below it.

Virtual Consultation
25th October - 5th November 2021

Hallam Land Management are seeking feedback on proposals for the site at North West Bicester.

Please visit the virtual exhibition to view and feedback on the emerging proposals.


www.hawkwellvillage.com

Our website will allow you to view a virtual exhibition of the proposal, make comments via a questionnaire and download the exhibition material if required.

All feedback generated will help to form the outline planning application.




Hallam Land Management



HAWKWELL VILLAGE

New Community at North West Bicester



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Hallam Land Management

Appendix B: Public Consultation Flyer



The flyer features a dark header with a stylized logo of green and white diagonal lines. Below the logo, the text 'HAWKWELL VILLAGE' is written in large, white, outlined letters, with 'New Community at North West Bicester' underneath in smaller white text. The main body of the flyer is an aerial photograph of the Bicester area, with a red outline highlighting the Hawkwell Village site. Various locations are labeled with black boxes and white text: 'BUCKNELL', 'LAND BEING PROMOTED BY FIRETHORN TRUST', 'ST. LAWRENCE'S CHURCH', 'ELMSBROOK, CAVERSFIELD (EXEMPLAR)', 'GAGLE BROOK PRIMARY SCHOOL', 'BURE PARK NATURE RESERVE', and 'REMAINDER OF NORTH WEST BICESTER ALLOCATION'. Road names like 'M40', 'BAINTON RD', 'BEEFER ROAD', 'LORDSLANE', and 'RAILWAY LINE NORTH (TO BIRMINGHAM)' are also visible. The bottom section of the flyer has a light green background and contains the Hallam Land Management logo, a description of the company, and information about a virtual consultation website.

Hallam Land Management

Hallam Land Management Limited (Hallam) is the strategic land and planning promotion arm of the Henry Boot Group of Companies.

We promote and develop land opportunities throughout the UK, working with communities, stakeholders and local planning authorities to create and deliver well designed and sustainable new developments.

Hallam has been acquiring, promoting, developing and trading in strategic land for over 30 years and we operate throughout England, Scotland and Wales.

Virtual Consultation

To ensure the community and stakeholders have the opportunity to view and provide feedback on our proposals, we will be launching a virtual public consultation website:

WWW.HAWKWELLVILLAGE.COM

Further details can be found on the reverse of this newsletter regarding how to take part in our consultation.

WIDER NW BICESTER ALLOCATION

 **HAWKWELL VILLAGE**

- A. Elmsbrook/Firethorn
- B. Bicester Heritage
- C. Link 9
- D. Wretchwick Green
- E. Graven Hill
- F. Town Centre
- G. Bicester Office Park
- H. Bicester Gateway
- I. Kingsmere
- J. North West Bicester / Himley Village



OUR PROPOSALS

The proposed site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan.

Our emerging proposals include the following:

- **Up to 3,100 homes including up to 30% affordable housing provision** to ensure a wide range of house types and sizes to meet a variety of needs.
- **40% green space** - to provide a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas, ecologically rich meadow areas, sustainable urban drainage systems (SuDS) and productive landscapes.
- **New pedestrian and cycle routes.**
- **A new 2 Form Entry primary school** and expansion land for Gagle Brook primary School.
- **A new local centre** providing retail, community and employment opportunities
- **A new cemetery**
- **Allotments and a community farm**
- **Recreation facilities**
- A scheme informed by the design and **place making principles of the adopted SPD.**
- Energy enhancements to **reduce carbon** through the life of the development.



How to get involved in our Virtual Consultation

Our virtual consultation will be running from 25th October to 5th November 2021.
You can view and comment on our proposals by visiting our dedicated project website:

WWW.HAWKWELLVILLAGE.COM

This includes a virtual exhibition section, online feedback facility and options to download the consultation materials.

Appendix C: Virtual Consultation Feedback Form



Hawkwell Village Feedback Form

Please fill out the online questionnaire below and let us know your thoughts.

We are interested in your opinions on our proposals at Hawkwell Village, which will help Hallam Land Management refine the scheme.

The information we collect will be used by David Lock Associates only and will only be kept for the duration of the project and will not be passed on to a further third party.

1. Postcode

2. Age

Under 18

18-24

25-34

35-44

45-54

55-64

65+

3. Home Ownership

Owner Occupied

Private Rented

Social Rented

Living with Family

Other (please specify)

4. Do you agree with our vision, principles, and proposals for the site?

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly disagree

5. Our proposals include over 40% green space to help encourage sustainable and healthy lifestyles. Please indicate: (please tick up to 3)

- Retained Woodland and hedgerows
- Allotments and other edible landscapes like community orchards
- Areas for informal play and recreation
- A network of accessible walking and cycle routes
- New habitats and planting to improve biodiversity
- Opportunity for off lead dog walking
- Maintaining existing stream corridors
- Other (please specify)

6. The illustrative masterplan includes proposals for a Primary School and Local Centre which will include community, local retail, employment opportunities as well as residential uses. Do you have any suggestions for what you might wish to see in this Local Centre?

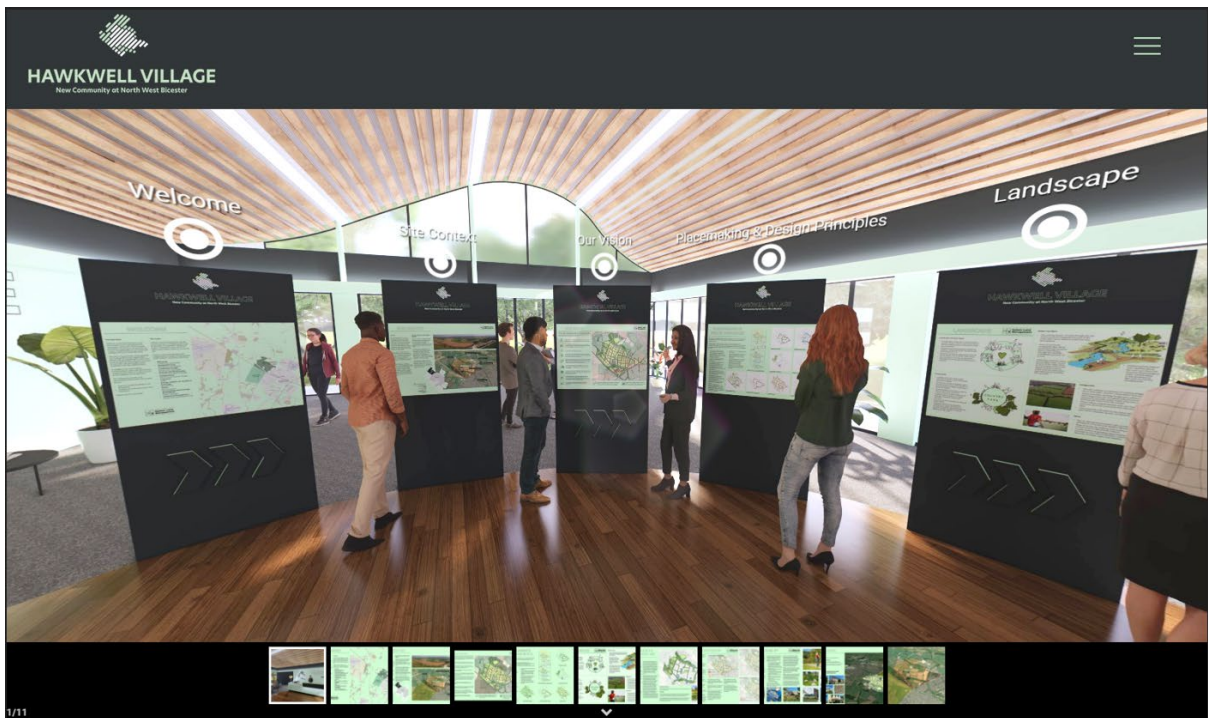
7. Do you have additional suggestions or comments you would like us to consider relating to our proposals for?

8. Do you have any additional comments for suggestions relating to our illustrative Masterplan?



Done

Appendix D: Virtual Exhibition








HAWKWELL VILLAGE
New Community at North West Bicester





OUR VISION



Hawkwell Village will become part of the new sustainable extension for Bicester that will support a mixed new community that is focused around creating a sustainable future and healthy lifestyles whilst benefitting from the proximity to Bicester, its facilities and services.


-  A development that will complement the character of Bicester drawing upon the sites individual characteristics.
-  New and improved footpaths, cycleways, connecting people and places encouraging healthy lifestyles as well as reducing reliance upon the motor car.
-  Local community facilities (incl. primary school), local employment and retail.
-  Provide up to 3,100 high quality homes including space for home working or future-proofed for adaptability / flexible working arrangements.
-  40% green space to provide a network of multi-functional green infrastructure that supports a range of informal and formal activities including natural play areas for younger children, ecologically rich meadow areas, sustainable drainage.
-  A large variety of house types and tenures to suit a wide range of housing needs which promotes mixed communities.
-  A range of measures to reduce the carbon footprint of the development as well as supporting technologies or other measures that will reduce energy demand.
-  Connecting people to nature by providing orchards and allotments and promoting biodiversity through monitoring and enhancing existing green infrastructure and habitats as well as re-wilding areas.
-  Incorporating sustainable drainage systems for channeling surface water and reducing localised flood risk.



 Provides a comprehensive development utilising the best use of the land, whilst providing an enduring natural and permanent green edge to Buckwell Village.


 Delivery of much needed new Affordable and Market homes, and unlock NW Bicester as a place where people want to live, work and enjoy. Up to 30% of homes will be affordable homes.

Previous Board <



>

1/11



Appendix E: Virtual Exhibition Boards

WELCOME

Introduction

Hallam Land Management and the project team are pleased to welcome you to this virtual public exhibition relating to proposals for a new neighbourhood at Hawkwell Village at North West Bicester.

We are in the process of preparing an Outline Planning Application, which will be submitted this Autumn and as part of that process we wish to consult with the public, local residents and key stakeholders.

In addition we are holding conversations with Cherwell District Council and Oxford County Council as we develop our proposals.

The following boards and associated information will enable you to:

- Gain an understanding of our proposals
- Provide us with your views and feedback (please see questionnaire).

Thank you for your time.

The Team

Hallam Land Management are 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
- Assessment:** Orion Heritage
- Community Engagement:** David Lock Associates & HLM
- 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

SITE CONTEXT

The Site

The site comprises 177 hectares of agricultural land to the north west of Bicester and adjoins the A4095 (Lords Lane) on its southern boundary and is to the north east of the Marylebone-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.

An Exemplar Scheme, known as Elmsbrook lies to the north east of the site, comprising 393 homes and a primary school. An application has also been submitted by Firethorn Developments Ltd for 530 dwellings to the north east of the site.

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.

Planning Policy and North West Bicester

The Site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan with an accompanying framework plan and Supplementary Planning Document (SPD).





The allocation of NW Bicester is covered by Policy Bicester 1 of the Cherwell Local Plan 2011-2031, a strategic allocation for 6000 new homes. The NW Bicester Supplementary Planning Document 2016 sets out further detailed design and place making principles.

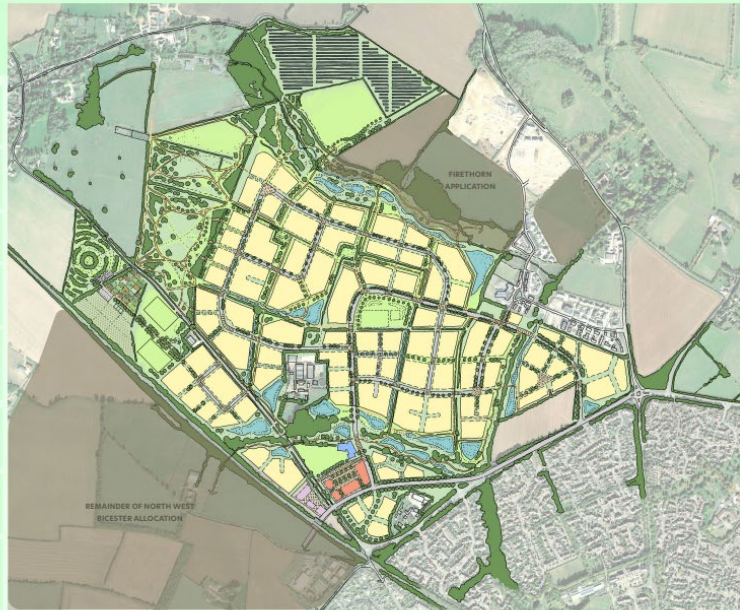
The development also aims to incorporate the objectives of the Bicester Healthy New Town Project and reduce carbon in response to Cherwell District Council's declared climate emergency.



OUR VISION



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-  A development that will complement the character of Bicester drawing upon the sites individual characteristics.
-  New and improved footpaths, cycleways, connecting people and places encouraging healthy lifestyles as well as reducing reliance upon the motor car.
-  Local community facilities (incl. primary school), local employment and retail.
-  Provide up to 3,100 high quality homes including space for home working or future-proofed for adaptability / flexible working arrangements.
-  40% green space to provide a network of multi-functional green infrastructure that supports a range of informal and formal activities including natural play areas for younger children, ecologically rich meadow areas, sustainable drainage.
-  A large variety of house types and tenures to suit a wide range of housing needs which promotes mixed communities.
-  A range of measures to reduce the carbon footprint of the development as well as supporting technologies or other measures that will reduce energy demand.
-  Connecting people to nature by providing orchards and allotments and promoting biodiversity through maintaining and enhancing existing green infrastructure and habitats as well as re-wilding areas.
-  Incorporating sustainable drainage systems for channeling surface water and reducing localised flood risk.



-  Provides a comprehensive development utilising the best use of the land, whilst providing an enduring natural and permanent green edge to Bucknell Village.
-  Delivery of much needed new Affordable and Market homes, and unlock NW Bicester as a place where people want to live, work and enjoy. Up to 30% of homes will be affordable homes.

PLACEMAKING & DESIGN PRINCIPLES

The design of Hawkwell Village will be guided by a set of design principles as outlined in the North West Bicester SPD (2015) prepared by Cherwell District Council.

These principles take account of the site's existing qualities and characteristics whilst also responding to specific development requirements - all the while ensuring they deliver high standards of design and a commitment to the creation of a sustainable new community for North West Bicester.

- A community which embeds high standards of sustainable development throughout the new community - and across all disciplines: social, economic, and environmental.
- A community which promotes health and wellbeing for its residents.
- A community focussed around establishing a sense of place, building upon the site's existing features as well as new opportunities to create character areas arising from new development.
- Context, place-specific, design response which puts green and blue infrastructure at the heart of the new community.
- An accessible, permeable, and legible environment which connects to existing Bicester and the wider landscape.
- Promote active travel through prioritisation of walking and cycling.
- Create a site-wide green infrastructure framework which retains and enhances existing high quality/value features and provides new landscape features.
- Embed 15-minute neighbourhood principles.
- Create a high quality new urban edge to Bicester which relates positively to the surrounding landscape and the rest of NW Bicester.
- Create opportunities for habitat creation throughout the new development in mutually beneficial ways both for environment and people.
- Equality of access to facilities, amenities, open space, homes, and jobs.



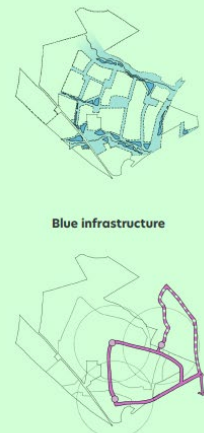
Green infrastructure



Placemaking and design layers



Tree lined streets



Blue infrastructure



Primary vehicular access



Active travel



Land use

LANDSCAPE



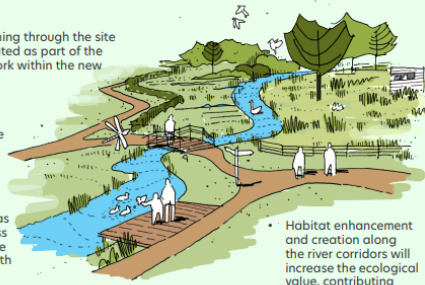
Landscape and open space

- A landscape led masterplan shaped by context and a place specific design response which puts green and blue infrastructure at the heart of the new community.
- People focused development prioritising walking, cycling and public transport over travel by private car.
- Equality of access to open space, with all homes being close to public open space.
- Play provided across the development, integrated within the green infrastructure network.



Water Corridors

- The existing stream running through the site will be positively integrated as part of the wider open space network within the new development.
- Areas of particular ecological value will be protected from excessive human disturbance through the carefully-considered provision of access.
- Other less-sensitive areas may enable closer access as part of the wider drive for increased contact with nature and the natural world, and the restorative and educational benefits this provides.



- Habitat enhancement and creation along the river corridors will increase the ecological value, contributing to the Biodiversity Net Gain across the development.

Country Park

- Creation of a new country park providing amenity value for existing and new residents.
- To include a variety of habitat types for recreational and visual amenity to benefit people as well as providing a home for wildlife.
- To include areas of amenity grass for informal play and recreation.
- A network of accessible walking and cycling routes to cater for a wider diversity of people's needs and activities.
- Provision of areas suitable for off-lead dog walking.
- Extensive areas of tree planting comprising a variety of species to provide ecological value and resilience against climate change as well as Biodiversity Net Gain.



Hedgerows

- The site contains a network of existing hedgerows of varying ages, species composition and quality.
- Where possible existing hedgerows will be retained and integrated into the green infrastructure network to provide ready-made structure and biodiversity value from the outset.
- These will be supplemented with new hedgerow and tree planting to expand this important habitat type.
- The proposals will seek to use native species as part of a rich site-wide mosaic of habitats.



Recreation

- The on-site recreation provision will contribute to the promotion of active and healthy lifestyles and complement provision planned elsewhere within NW Bicester, at Himley Village.
- Ease of access by walking and cycling will promote active travel as the primary means.
- A wide variety of sporting opportunities will be provided across the masterplan catering for a diversity of needs, ages and abilities.

GREEN & BLUE INFRASTRUCTURE

The green and blue infrastructure frameworks have been developed together to maximise the benefits each can provide for the environment, wildlife, the existing residents of Bicester and nearby settlements and future residents of Hawkwell Village.

The green and blue infrastructure networks extend throughout the new development as valuable components of day-to-day life. Their multi-functional nature will provide capacity for collecting, storing and conveying stormwater as well as providing a mosaic of habitats for insects, animals and birds, providing access for walking and cycling and contributing to valuable visual and recreational amenity for people.

The open space network has evolved around the existing hedgerows, most of which are retained. These will be supplemented with new and additional hedgerow, tree and grassland planting. These will be further supplemented with the creation of new aquatic and semi-aquatic habitats as part of the SuDS (Sustainable Drainage System) where practical to provide additional biodiversity enhancement and placemaking.

The management of the green and blue infrastructure will play a key role in its future success and this will be subject to more detailed work in due course. The aspirations are for the management to be carried out in ways which benefit people, wildlife and the environment. Working within a flexible framework, management approaches can then be adapted to reflect changes in practice, technology, climate and societal needs.

Three water courses flow through the site within shallow valleys. The new SuDS network will extend through the wider open space network as integrated features including swales, rills and basins. The general approach of 'slow the flow' will be applied across the development, from individual buildings at the micro scale, through to streets and neighbourhoods, and upwards to the macro scale which considers the whole site. The SuDS network will capture and store stormwater, improve its quality through natural filtration and treatment before discharging in a controlled way from the development. The controlled discharging of stormwater in this way will ensure that peak flow rates from the development will not be increased from the current greenfield conditions and take account of climate change.



- Country Park
- Sports pitches
- Tree planting
- New Cemetery
- Allotments
- Watercourse
- SuDS (sustainable urban drainage system)

Watercourse systems

The site lies within the catchment of the River Ray, three tributaries of which flow through the site.

Flood risk

In terms of fluvial flood risk, the majority of the site lies within Flood Zone 1 and a small area is within Flood Zone 3. The site has a low probability of flooding from overland flow, ground water and sewer flooding.

No built development is proposed within Flood Zones 2 and 3. Development is proposed outside of surface water flooding zones, with these areas typically being incorporated as part of the green and blue infrastructure and open space network.



SuDS (sustainable urban drainage system)

ACCESS & MOVEMENT



Hawkwell Village includes a movement network that facilitates movement by non car modes, focusing on the following:

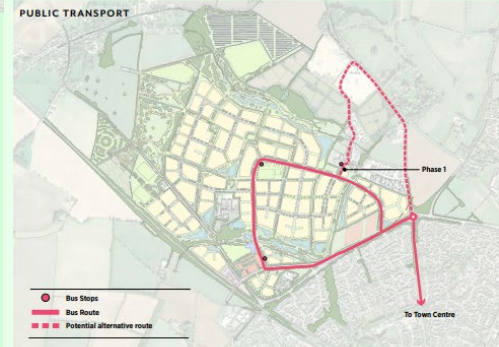
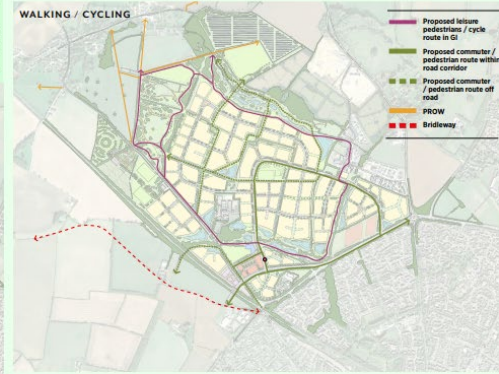
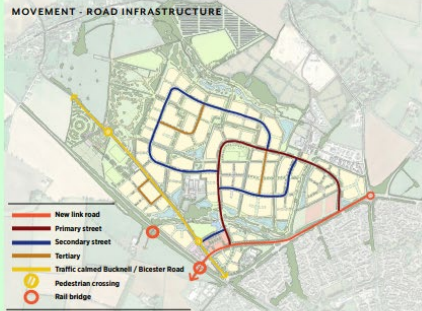
- Walking and cycling strategy
- Public transport strategy
- Vehicle access strategy

The North West Strategic Link Road (realignment of the A4095) within and to the south of the site, is now funded and being project managed by Oxfordshire County Council.

Links beneath the main line railway have also been provided to facilitate the construction of the North West Strategic Link Road, as well as walking and cycling routes to development and facilities, including the proposed secondary school south west of the rail line.

In addition, the proposals allow for:

- a) A permeable network of high-quality cycle and walking routes across the application site connecting to existing and planned provision in the area.
- b) Bus routes to facilitate frequent and direct bus connection to the rest of the NW Bicester development, including provision to connect to Elmsbrook and Bicester Town Centre.
- c) A primary route alignment is proposed within the site to accommodate all modes of travel including public transport.
- d) Connection of the primary route into the wider highway network will result in principal access points into the site. Two are proposed to be taken off the realigned A4095, one to the east of Bucknell Road and one approximately 200 metres to the west of the roundabout junction with the B4100. It is proposed to signalise both access points.
- e) The primary street will be complemented by a permeable network of secondary streets plus tertiary routes, shared surfaces and private drives.
- f) Secondary access will be obtained from Bucknell Road in a location adjacent to the proposed primary school.
- g) Traffic calming or management measures are proposed along Bucknell and Bicester Road along with pedestrian crossings. The Bucknell Road 'downgrading' will seek to deter/prevent traffic travelling towards Bucknell, and will in turn slow traffic speeds down through the vicinity of the development.
- h) The southern most section of Bicester Road, south of the new strategic link road, will be downgraded to a footway and cycleway.



SUSTAINABILITY



Cherwell District Council declared a Climate Emergency in July 2019, its declaration also laid out the goal for reaching Net Zero for the District by 2030. This was updated in October 2020 setting out how CDC will achieve net zero. Additionally, Oxfordshire County Council have declared a climate emergency.

Cherwell District Council prepared, in 2019, planning guidance in relation to Climate Change as set out in the Cherwell Local Plan 2011-2031 / Part A which includes policies which set out the Climate Change and Carbon Reduction ambitions for North West Bicester.

Policy Bicester 1 North West Bicester Eco-Town promoting a new zero carbon mixed use development

During the master planning stage the project team have considered, a number of design responses which can contribute to providing appropriate resilience to climate change. These include :-

- Local community/retail facilities and employment applications (including primary school)
- well-connected services and facilities that can be reached by walking and cycling thus reducing reliance on cars.
- Ample and secure cycle parking
- EV charging facilities
- the incorporation of sustainable urban drainage systems (SuDS), drought tolerant green infrastructure and public open spaces
- Ground mounted solar panels - to generate energy from a low carbon source
- On-plot roof mounted photovoltaics per plot
- Air Source Heat Pumps

The Government proposes a new Future Homes Standard be introduced by 2025. It advocates a "Fabric First" approach.

A "Fabric First" approach to building design enhances the performance, construction and materials that make up the building itself, such as improving insulation and reducing cold bridging. Measures will be adopted which also reduce energy demands in buildings, using energy more efficiently. These measures are split into two categories and a combination of both will be employed at Hawkwell Village.

Passive - These include design features such as building orientation, appropriate internal layouts and building fabric selections that reduce the building's energy requirements.

Active - Active measures include building services design and increase efficiency and reduce energy demands and these are mainly targeted towards non-residential buildings such as the local centre, shops, employment and schools.

An Energy Strategy will be submitted as part of the Outline Planning Application and all mitigation measures will need to be subject to detailed technical feasibility assessments and financial viability.



FEEDBACK



Feedback and Next Steps

Please complete a feedback form this can be completed here:

www.hawkwellvillage.com/questionnaire

Alternatively you can email us at: contact@hawkwellvillage.com

The feedback received will help inform the masterplanning process and the future Outline Planning Application to be submitted to Cherwell District Council.

Please provide feedback by Friday 5th November.

Thank you for viewing our virtual exhibition and proposals.



Appendix F: Press Release



4 November 2021

North West Bicester – Hawkwell Village

PUBLIC EXHIBITION

Hallam Land Management, the strategic land arm of Henry Boot plc, is preparing a new application for a substantial proportion of the North West Bicester development on that part of the site between the railway line to the west and the Elmsbrook development to the east.

A virtual exhibition setting out details of the scheme plus a questionnaire can now be readily found at the following web site: www.hawkwellvillage.com.

Hallam Land invites and encourages members of the public, and indeed organisations and groups, to view the proposals and to provide comments.

The exhibition website is live on Monday 25th October and will run until at least 12th November 2021. Please be sure to complete your responses by the 12th to ensure that they are considered.

The new planning application proposals for this part of North West Bicester development – suggested to be called Hawkwell village – are likely to be for up to 3,100 new homes (including affordable homes), new primary school (in addition to an extension to Gagle Brook School), local facilities and extensive green infrastructure (over 40% of the application site), landscaping, enhanced sustainable drainage systems and a substantial area of recreation, both formal and informal. Technical work and consideration of infrastructure and services is ongoing.

Andy Birch – Director of Hallam Land Management – said: *“Having been given the fantastic opportunity to work on this project, Hallam Land has benefitted considerably from understanding views expressed in relation to previous proposals for the site in North West Bicester. Equally we are keen to hear additional views from all members of the public and organisations within the areas and communities adjacent to the proposed development, but also from across Bicester town.*

Due to present COVID circumstances, we have set out our proposals in a Virtual Public Exhibition which we trust you will find an informative and comprehensive.

All responses will be considered carefully as the application proposals come forward.”

Should you wish to provide comments direct then please do so by submitting them by email to: contact@hawkwellvillage.com

ENDS

Notes to Editor.

The North West Bicester Development is set out in the adopted Cherwell Local Plan.

It comprises a series of developments that are being developed by different parties albeit in general accordance with the overarching North West Bicester Supplementary Planning Document.

Elmsbrook was the first and exemplar phase of the development.

Other phases such as Himley Village have planning permission.



Infrastructure works to enable links between the phases across the railway line have permission and have begun to be implemented by OCC.

A planning application for the land east of the railway line was lodged in 2014 by A2Dominion. Those land controls have been taken over by Hallam Land Management which is in the process of preparing a fresh planning application to enable the planned proposals to move forward.

Hallam Land Management is part of the Henry Boot Plc and an extremely experienced developer of strategic communities and their infrastructure.

A Context Plan of the application site is included on page 2 of the exhibition boards set out in the website.

For more information please contact:

Nick Freer
01908 666276
nfreer@davidlock.com

Ben Meynell
01454 625532
BMeynell@hallamland.co.uk

Appendix G: Email to Councillors

From: Nick Freer
Sent: 22 October 2021 15:11
To: Jacqui.cox@oxfordshire.gov.uk; joy.white@oxfordshire.gov.uk; louise.heavey@oxfordshire.gov.uk
Cc: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Ben Meynell <BMeynell@hallamland.co.uk>
Subject: FW: North West Bicester Virtual Public Exhibition

Jacqui, Joy, Louise

**North West Bicester – Hawkwell Village
VIRTUAL PUBLIC EXHIBITION**

I write on behalf of Hallam Land Management who are now promoting a substantial proportion of the North West Bicester development on land between the railway line to the west and the Elmsbrook development to the east. Thank you for your contributions to the Scoping Opinion recently issued in relation to the land.

As set out in the Scoping report Hallam Land Management is in the course of preparing a fresh planning application for this part of North West Bicester – suggested to be called Hawkwell village. The emerging proposals are for up to 3,100 new homes, new primary school, local facilities and extensive green infrastructure.

Public consultation is to be undertaken on the proposals prior to their submission to Cherwell District Council this autumn. Due to present circumstances, and to facilitate a broad response, a Virtual Public Exhibition and Questionnaire have been prepared. The exhibition website (www.hawkwellvillage.com) is intended to go live on Monday 25th October and run until 5th November 2021.

We have written today to advise District and Town Council members and Caversfield, Chesterton and Bucknell Parish Councils of the exhibition.

We intend to publicise the exhibition by a number of means including the Bicester Advertiser. I would be grateful for any other local suggestions you might have.

Please, if you have any queries, then please do not hesitate to contact me.

Kind regards

Nick Freer
Chairman

Appendix H: Example email sent to Parish Council

This example was sent to Caversfield Parish Council, full list of councils is seen in para.3.5.



Mrs Jane Olds
Clerk
Caversfield Parish Council

By email to: clerk@caversfieldpc.org.uk

22 October 2021
HLM063/nf

Dear Mrs Olds

North West Bicester – Hawkwell Village VIRTUAL PUBLIC EXHIBITION

I write on behalf of Hallam Land Management who are now promoting a substantial proportion of the North West Bicester development on land between the railway line to the west and the Elmsbrook development to the east. The land was formerly controlled by A2Dominium.

Hallam Land Management is in the course of preparing a fresh planning application for this part of North West Bicester – suggested to be called Hawkwell village. The proposals are for up to 3,100 new homes, new primary school, local facilities and extensive green infrastructure.

Public consultation is to be undertaken on the proposals prior to their submission to Cherwell District Council this autumn. Due to present circumstances, and to facilitate a broad response, a Virtual Public Exhibition and Questionnaire have been prepared. The exhibition website (www.hawkwellvillage.com) is intended to go live on Monday 25th October and run until 5th November 2021.

We intend to publicise the exhibition by a number of means. I would be grateful for any local suggestions you might have. For instance should you be willing we would welcome a brief notice on the Council's latest news section of its website. Would it also be possible to post a notice within the Skimmingdish Lane Notice Board.

I would be grateful if you could share this update with Caversfield Parish Councillors.

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

Yours sincerely,

A handwritten signature in blue ink that reads 'N. Freer'.

NICHOLAS FREER
CHAIRMAN
Email: nfreer@davidlock.com

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