



HAWKWELL VILLAGE

New Community at North West Bicester

Description of Development (including Development Parameters)

December 2021



**Hallam Land
Management**

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1.0 DESCRIPTION OF DEVELOPMENT

The Applicants

- 1.1 This application is submitted by Hallam Land Management (*hereinafter referred to as 'the Applicant'*).
- 1.2 Hallam Land Management is the strategic land and planning promotion arm of the Henry Boot Group of Companies. Hallam's role is to promote and develop land opportunities and the company has a substantial and extensive track record of the delivery of strategic land for a variety of developments, spanning over 30 years. Working in partnership with Local Planning Authorities and other stakeholders (such as local authorities, providers of affordable housing, Homes and Communities Agency), Hallam Land have brought forward a significant number of sites which has led to the successful implementation of a number of large scale strategic developments, with strong sustainability credentials and where new communities have thrived.

Application Site

- 1.3 The historic market town of Bicester has a population of 30,854 residents (census 2011). Local Planning Policy documents identify Bicester as one of two dominant towns within the district and it has been identified as an area of growth.
- 1.4 The Site is located on the northern edge of Bicester, 2.5km to the north west of Bicester Town Centre and almost 1km away from the small village of Bucknell. 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. Approximately 3.4km or 15-minute cycle south of the site lies Bicester Village Railway Station. Bicester North Railway Station is on the Chiltern Main Line and services are operated by Chiltern Railways.
- 1.5 The Site encompasses Bucknell Road/Bicester Road and is bordered to the west by the London to Birmingham Railway, and to the south by the A4095. The predominate uses are agricultural land and farm buildings including those of its surroundings. To the east of the Site lies Elmsbrook, the first phase of the North West Bicester development. To the south the site abuts Bicester itself.
- 1.6 Two watercourses mark the boundaries of, or cross the site, merging into the River Bure which flows to the south.
- 1.7 The substantial majority Site is in substantial part allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1), adopted in 2015, which identifies the Site as a parcel within the North West Bicester allocation.
- 1.8 The northern boundary of the allocation in the Cherwell Local Plan is arbitrarily drawn having no relationship with any identifiable physical or landscape boundaries on the ground. The application site extends beyond the allocation boundary for three principal purposes: to employ existing field boundaries and/or definable features within the western part of the site, to accommodate additional primarily open green uses within the site as well as the photovoltaic systems to make a substantial contribution towards the delivery of sustainability aspirations and to provide

certainty to the residents of Bucknell village that the NW Bicester development will not encroach further, as the green buffer creates an enduring edge to the development. The revised boundary enables the establishment of a landscape led Master Plan which builds upon the existing landscape features of the site and a substantial expansion of green infrastructure.

1.9 The application site comprises some 177 hectares in total.

Description of Development

1.10 The Description of Development for the Planning Application captures its mixed use nature and is as follows:

"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 Gaggle 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".

1.11 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.

1.12 The proposal includes up to 30% affordable housing. The final quantum and mix of affordable housing uses will be agreed in discussion with the Local Planning Authority.

1.13 The application for planning permission is made in outline with all matters reserved for future approval other than access. The details of the access arrangements for the development are to be approved as part of the application.

2.0 ADDITIONAL DEVELOPMENT PARAMETERS

Layout and Quantums of Development

- 2.1 The layout of development remains a sensitively designed, well planned scheme which respects the site’s physical setting but also creates a strong relationship with the adjoining elements of North West Bicester allocation. The proposal is consistent with the North West Bicester Vision and Master Plan adopted by Cherwell as a Supplementary Planning Document in 2016 and satisfies policy Bicester 1 of the Cherwell Local Plan.
- 2.2 The proposal responds to the features of the site retaining where possible existing important landscape elements. Indeed the master plan is the outcome of a landscape led design approach which retains existing and creates new landscape characteristics and where retained development is offset from such features which are incorporated into the green infrastructure proposals for the development. The landscape led approach and change to the development boundary provides a clear and logical edge to the development with the incorporation of open green uses towards this edge, a green buffer and separation to the village of Bucknell is secured.
- 2.3 Community and commercial facilities are proposed at a key node in the movement network to be created within the site. As such the need to make journeys by car as opposed to other modes is minimised.
- 2.4 The broad description of development and quanta of development are set out above. Further information on the quantum of other uses is provided below.

Building Heights

- 2.5 Whereas variation in building heights across the site will be appropriate to support the character of the new development a number of basic parameters are proposed within the application as follows:

Mixed use area, school(s), employment area	up to 14.0m
Residential areas	up to 12.5m
Residential areas along primary street	up to 12.5m
Photovoltaic systems	up to 4.0m

- 2.6 The maximum building height (e.g.14m) is measured from ground level to ridge line excluding any point features.

Education

- 2.7 The application proposals make provision for new capacity to delivery primary school education within the application site. Specifically this comprises:
- A new 2FE primary school located in the most accessible part of the site;
 - Land to allow the expansion of Gagle Brook Primary school located immediately to the east of the application site. The academy is presently 1FE with the additional land intended to allow expansion to 2FE through the delivery of school pitches within the application site.

2.8 In respect of the secondary education, it is not anticipated that the application site will be required to make specific provision. In accordance with the North West Bicester SPD, the preferred location for the delivery of secondary education within North West Bicester is on land to the west of the railway line. Accordingly Application 14/01641/OUT (Land Adj To Bicester Road and South West Of Avonbury Business Park Howes Lane Bicester) sets aside the land necessary to serve the wider NW Bicester development. The secondary school is intended to deliver 8 Forms of Entry.

Transport and Movement

2.9 The application proposals include a comprehensive movement network that facilitates movement by non car modes. Specifically the following are proposed:

- Walking and cycling Strategy
- Public Transport Strategy
- Vehicle Access Strategy.

2.10 The North West Strategic Link Road – the realignment of the A4095 – is located within and to the south of the site. Phase 1 of the scheme has been completed and has delivered the rail underbridge to accommodate the realigned Howes Lane and a separate underpass which will provide a new route for pedestrians, cyclists and horse riders.

2.11 In more detail:

- a) A permeable network of high quality built cycle and walking routes will be provided across the application site and connecting to existing and planned provision in the area;
- b) High quality bus routes will be provided, diverting into the site, to facilitate frequent and direct bus connection to the rest of the NW Bicester allocation and to other key local destinations;
- c) A primary route alignment (for which consent is sought) is proposed within the site to accommodate all modes of travel including public transport;
- d) Connection of the primary route to the wider highway network will result in the principal access points into the site. The principal access points are to be taken off the realigned; A4095 to the east of Bucknell Road and also off the A4095 approximately 200 metres to the west of its roundabout junction with the B4100. Both are proposed to be signalised;
- e) The primary street will be complemented by a permeable network of secondary streets of 4.8 metres in width plus tertiary routes, shared surfaces and private drives;
- f) Secondary access will be obtained from the Bucknell Road in a location adjacent to the proposed primary school;
- g) A low key access of Bainton Road is proposed to facilitate maintenance of the photovoltaic arrays and potentially low key access to the green infrastructure

- h) Traffic calming measures are proposed along Bucknell and Bicester Road along with pedestrian crossings to reduce traffic flows towards Bucknell; and
- i) The southern most section of Bicester Road, south of the new strategic link road, will be downgraded to a footway and cycleway.

- 2.12 The realignment of the Bucknell Road as part of the transport proposals in the area, together with the provision of traffic management and/or calming measures on Bucknell Road, will effectively reduce traffic numbers and ensure the avoidance of local traffic impacts eg in Bucknell.
- 2.13 The development would facilitate the construction of an access into the adjoining Elmsbrook development to the east.
- 2.14 The movement proposals build on, and are consistent with, the highway and transport measures being delivered through the other NW Bicester developments.
- 2.15 Further on site improvements to the footpath and cycle links connecting to points beyond the site, e.g. along Lords Lane and to and through Bure Park, are proposed.

Green Infrastructure and Open Space

- 2.16 Important to the Master Plan for the application site is the Framework provided by the existing green infrastructure within the site (including streams and habitats) and therefore, every effort has been made to retain the majority of trees and hedgerows where possible and to design the proposals to include multi-use green infrastructure spaces, habitats and connections.
- 2.17 The primary existing landscape features within the site are the woodlands or mature trees located alongside Lords 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 between the application site and the "Firethorn" site.
- 2.18 Hedgerows of varying quality mark the boundaries of the fields that presently comprise the site.
- 2.19 With regard to the existing landscape features of the site, the development proposals:
- retain the existing woodland and water courses;
 - retain the substantial majority of existing hedgerows noting that there limited areas where trees or hedgerows need to be removed or broken as a necessity of creating a sustainable masterplan form including permeable movement network.
 - only a small number of hedgerows are to be removed in their entirety for instance to allow the establishment of the local centre
- 2.20 Where hedgerows are retained they are set in landscape corridors which are also intended to in a number of instances to support features such as ditches and swales that form part of the sustainable drainage system.

- 2.21 Additional landscape features are proposed comprising pockets of new woodland, and additional hedgerow and tree planting essentially within the structural landscape of the development. Additional appropriate planting will take place with the relevant development parcels.
- 2.22 The Green Infrastructure network will serve a number of functions: recreation (sport and informal) and leisure; movement by foot and cycle, health and wellbeing, supporting and enhancing biodiversity, sustainable drainage.
- 2.23 The Green and Blue Infrastructure Network, is designed as a series of interconnected corridors and spaces, each linked into the Network as a whole. The Riparian corridor is retained and reinforced to create a green and blue corridor within and around the site. Green spaces within the site – informal open spaces/country park, village green, are connected internally by green corridors based around hedgerow corridors. Green infrastructure assets immediately beyond the site are similar linked into the overall framework by the provision of linkages within the site to its edges.
- 2.24 Policy Bicester 1 in the Cherwell Local Plan seeks the provision of some 40% of the total site area within North West Bicester as Green Infrastructure – explicitly to include sports pitches, parks and recreation areas, play spaces, allotments, burial ground and SUDS. At least half of the green infrastructure should be publicly accessible.
- 2.25 The development proposals envisage the provision of some 80 hectares of green and blue infrastructure providing in excess of 40% as Green Infrastructure and will therefore meet the requirement in Policy Bicester 1 in the Cherwell Local Plan. Private garden land is not included in this assessment.
- 2.26 In terms of physical space the standards set out in the Cherwell Local Plan require the following areas to meet the needs of the resident population of 3,100 homes:
- Children’s Play – LEAPS/LAPS/NEAPS etc – some 5.6 hectares
 - Formal adult sports pitches – some 8.0 hectares
- 2.27 The Development Framework Plan shows how the needs for a childrens play area may be readily accommodated within the Green Infrastructure network of the site.
- 2.28 In respect of the sports pitches, it is not anticipated that the application site will be required to provide the pitches implied in the Council’s open space standards – although the Development Plan and Description of Development provides the flexibility to do so. In reality, the proposed Himley Village element of the North West Bicester development is expected to deliver the sports pitches to serve the entirety of North West Bicester. Application 14/02121/OUT sets aside the land necessary to serve the wider NW Bicester development. The focus in one location, enables a higher standard of provision and facilitates long term management and maintenance. In this eventuality – land identified as capable of accommodating sports pitches within the application site will revert to other open space uses.
- 2.29 The proposals for Green Infrastructure within the application site will result in a net biodiversity gain.

Sustainable Urban Drainage System

- 2.30 The application proposals include a sustainable urban drainage system to attenuate surface water run-off from the site allowing for climate change.
- 2.31 The proposals includes various means of conveying, cleaning and attenuating flows by sustainable means. The SuDs strategy is closely integrated with the green infrastructure proposals to facilitate recreation and biodiversity benefit also.
- 2.32 The proposals envisage a number of localised smaller scale attenuation areas allowing attenuation to be closely related to specific development parcels. Discharge will eventually take place into the existing streams on site.

Ground Mounted Photovoltaic Array(Solar Farm)

- 2.33 On the basis of a careful consideration of various options to secure energy generation as part of the application proposals, including consideration of the options within or adjacent to the site to generate electricity, from wind turbines, proposals have been developed for a large scale photovoltaic system (Solar Farm) in the northern part of the application site, sitting outside the Green Infrastructure Network.
- 2.34 The proposals for a solar farm will sit alongside other renewable options, for instance roof mounted solar panels and air source heat pumps, and will make a significant contribution towards the application proposals addressing climate change and carbon reduction.

Demolition

- 2.35 Two farm houses, Hawkswell Farm and Lords Lane, do not form part of the application site but are to be surrounded by it. The buildings are therefore expected to be retained by the landowner.
- 2.36 There are no other substantial buildings within the site. Demolition works to be approved under the application are therefore likely to be of small scale features or any areas hardstanding.

Phasing and Delivery

- 2.37 The proposals set out in the outline planning application are envisaged outline provision is envisaged to be delivered over approximately a 12-year period with construction commencing in 2023/24, first completions in 2024 and development completion estimated in around 2035/36.

3.0 APPLICATION DOCUMENTATION

3.1 This application will be submitted with a full suite of supporting information, in conformity with Cherwell District Council's local list of planning application requirements:

- Covering Letter;
- Planning Application Fee;
- Planning Application Forms;
- Description of Development and Parameters Document
- Ownership Certificates;
- Application drawings:
 - Site Location Plan (HLM066-008 Rev B)
 - Existing Topography (HLM066-27 Rev A)
 - Development Framework Plan (HLM066-DFP-001 Rev A)
 - Vehicular Access Points summary (HLM066-26 Rev A)
 - Site Access designs:
 - ❖ NW Bicester Link Road Proposed signalised Junction 20300 SK T 007 Rev P4
 - ❖ NW Bicester Link Road Proposed signalised Germender Way 20300 SK T 001 Rev P3
 - ❖ Signalised crossing of and access from Bucknell Road 20300 SK T 011 Rev P1
 - ❖ Potential Link to Northern (Elmsbrook) Development 20300 SK T 010 Rev P2

3.2 Supporting documents that accompany the application are as follows:

- Planning Statement including Economic Strategy, Affordable Housing Statement, Section 106 Draft Heads of Terms
- Statement of Community Involvement
- Agricultural Land Statement
- Design and Access Statement to include:
 - GI and Landscape Principles
 - Movement and Access Plan
 - Cultural Wellbeing Strategy
 - SUDS and Drainage Strategy
 - Illustrative layout
 - Illustrations, CGI, model

- Environmental Impact Statement including:
 - Transport Assessment
 - Flood Risk Assessment
 - Landscape and Visual Assessment
 - Health impact Assessment
 - Energy Statement
 - Green and Blue Infrastructure Strategy
 - Non -technical summary

3.3 The Environmental Statement has been prepared in accordance with the Scoping Opinion issued by Cherwell District Council on 7th October 2021 (21/03040/SCOP) and includes the following chapters

1. Introduction
2. The Site and Proposed Development
3. Planning Policy Context
4. Socio-Economic and Health
5. Transport including Transport Assessment
6. Air Quality
7. Noise and Vibration
8. Landscape and Visual Impact
9. Ecology
10. Heritage
11. Water Resources including Flood Risk and Drainage Strategy
12. Ground conditions
13. Climate Change
14. Conclusions
15. Non Technical Summary

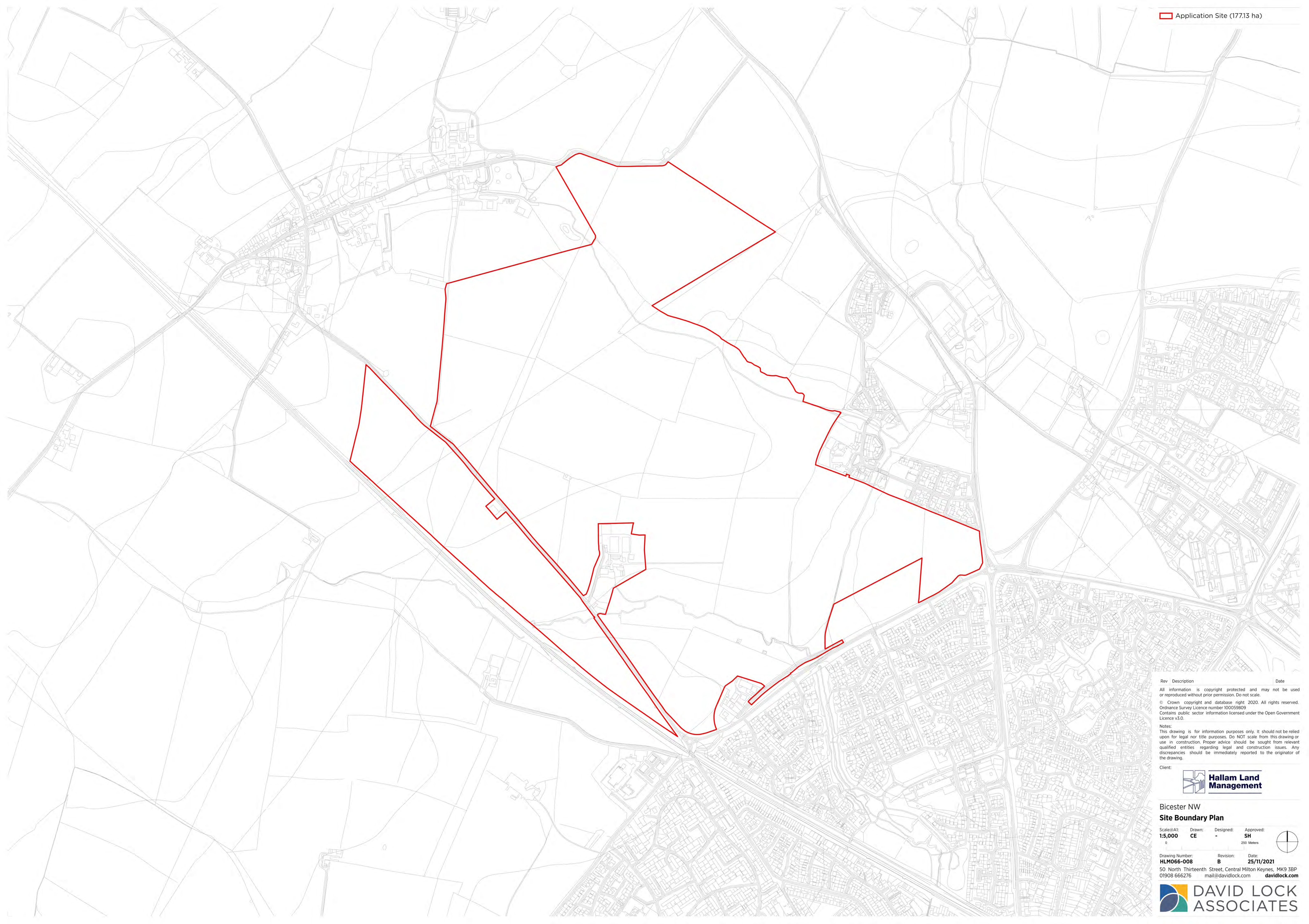
Appendices

Appendix 1: Site Location Plan

Appendix 2: Development Framework Plan

Appendix 1:

Site Location Plan



Rev	Description	Date

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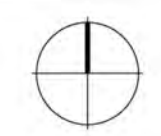
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Client:



**Bicester NW
Site Boundary Plan**

Scale@A1: 15,000	Drawn: CE	Designed: -	Approved: SH
0			250 Meters



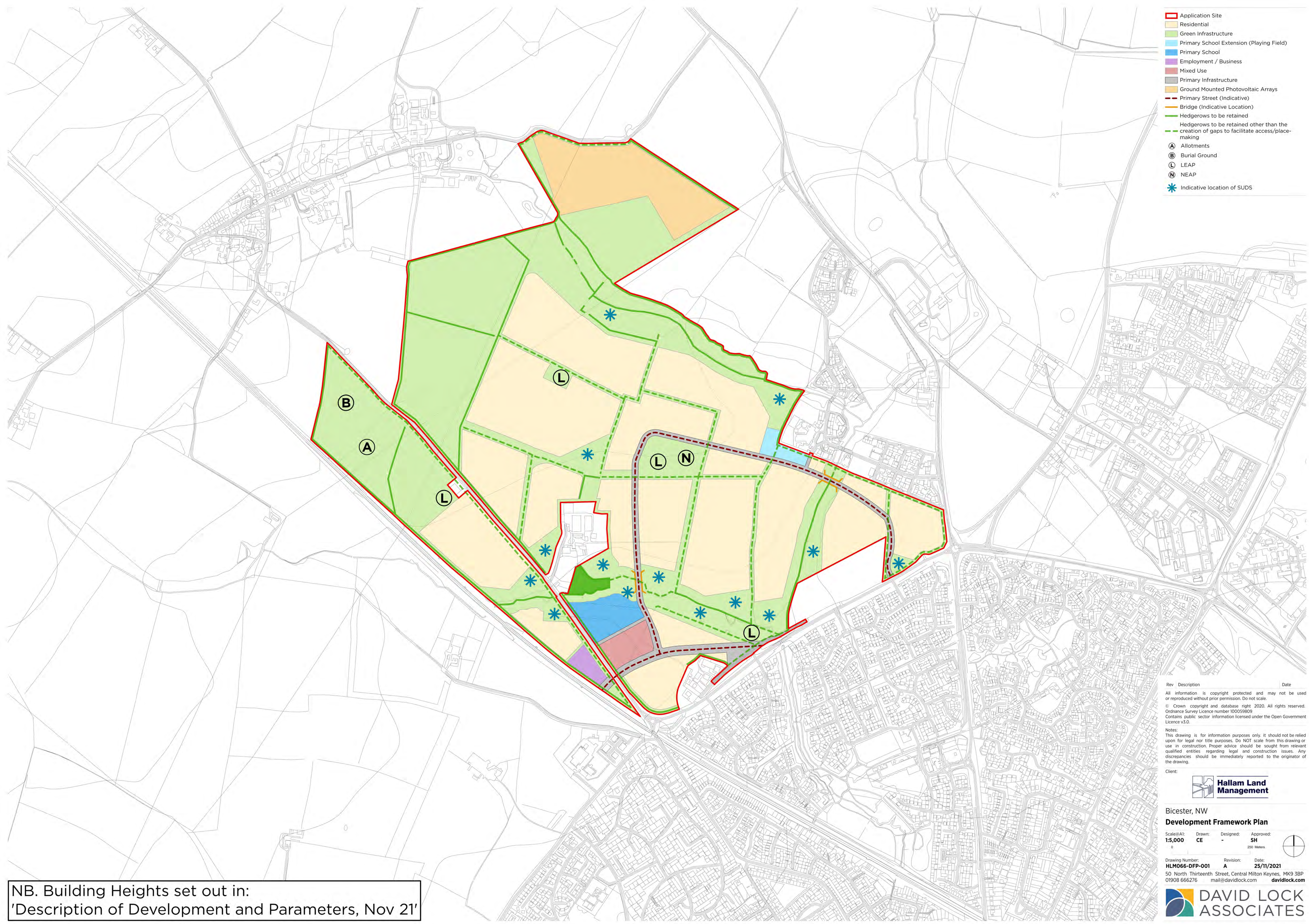
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Revision: **B** Date: **25/11/2021**
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Appendix 2:

Development Framework Plan

- Application Site
- Residential
- Green Infrastructure
- Primary School Extension (Playing Field)
- Primary School
- Employment / Business
- Mixed Use
- Primary Infrastructure
- Ground Mounted Photovoltaic Arrays
- Primary Street (Indicative)
- Bridge (Indicative Location)
- Hedgerows to be retained
- Hedgerows to be retained other than the creation of gaps to facilitate access/place-making
- A Allotments
- B Burial Ground
- L LEAP
- N NEAP
- * Indicative location of SUDS



Rev	Description	Date
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Bicester, NW
Development Framework Plan
 Scale@A1: 15,000
 Drawn: CE
 Designed: SH
 Approved: SH
 250 Meters

Drawing Number: HLM066-DPP-001
 Revision: A
 Date: 25/11/2021
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NB. Building Heights set out in: 'Description of Development and Parameters, Nov 21'

