

Caroline Ford
Development Management Planning
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

21st December 2021

Dear Caroline,

HLM063/NF/CB

**RE: NORTH WEST BICESTER: HAWKWELL VILLAGE
Submission of Outline Planning Application**

Planning Portal Ref:
PP-10405486

On behalf of Hallam Land Management Ltd, we are pleased to submit an outline planning application, with all matters reserved for future approval other than access, for the following:

"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".

A more detailed explanation of the proposals is provided in the Description of Development (including Development Parameters) document, the Planning Statement and the Design and Access Statement submitted as part of the application.

Application Documentation

The application comprises the following documents:

- Application form and Certificates
- Description of Development (including Development Parameters)
- Planning statement (Including Economic Strategy, Affordable Housing Statement and Draft Heads of Terms for Section 106 Agreement)
- Statement of Community Involvement
- Design and Access Statement
- Agricultural Land Statement
- Environmental Statement including:
 - Transport Assessment
 - Flood Risk Assessment

DAVID LOCK ASSOCIATES LIMITED

50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276

✉ mail@davidlock.com

🌐 www.davidlock.com

VAT Reg. No. 486 0599 05.
Registered in England No. 2422692.
Registered Office as above.

- Landscape and Visual Assessment
- Health Impact Assessment
- Energy Statement
- Green and Blue Infrastructure Strategy
- Non-Technical Summary of the ES

Application Drawings

- Site Boundary 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:
 - North West Bicester Link Road proposed signalised Junction 31 – 20300 SK T 007 Rev P4
 - North West Bicester Link Road proposed signalised Germender Way – 20300 SK T 001 Rev P3
 - Proposed signalised crossing of and access from Bucknell Road 20300 SK T 011 Rev P1
 - Proposed Link to Northern (Elmsbrook) Development 20300 SK T 010 Rev P2

The application fee for outline planning application based on the site area of 177 ha of £150,000 has been made direct to the planning portal.

The application is submitted via the Planning Portal. If you require any additional copies or would like further information or clarification, please do not hesitate to contact me.

We look forward to hearing from you shortly regarding the application's validation and registration and discussing the application in due course.

Yours sincerely



NICK FREER
CHAIRMAN

Email: NFreer@davidlock.com

cc: Hallam Land Management