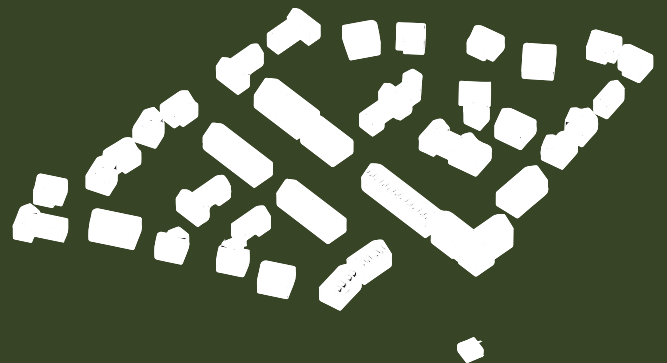


DESIGN & ACCESS STATEMENT

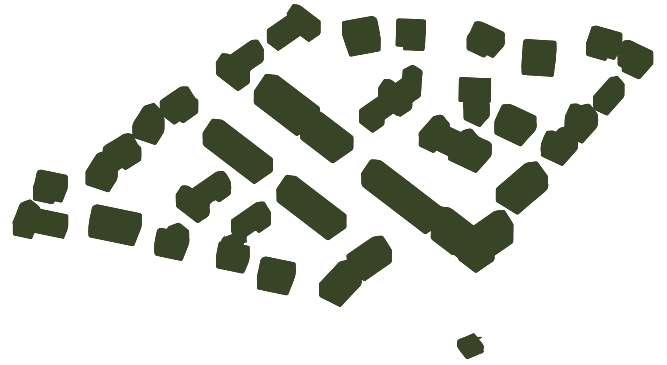


Produced by

David Lock Associates
Town Planning and Urban Design



DESIGN & ACCESS STATEMENT



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1.0 INTRODUCTION

Role of the Design and Access Statement

- 1.1 This Design and Access Statement, prepared by David Lock Associates, supports an outline planning application for up to 75 residential dwellings, submitted to Cherwell District Council.
- 1.2 This document has been prepared in accordance with the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
- 1.3 Section 4.2 of this Statement provides detailed information on the design principles for the development proposals consistent with local validation requirements for Cherwell District Council and national guidance as set out in the National Planning Practice Guidance (Paragraph 016, Reference ID 14-016-20140306).
- 1.4 In accordance with those statutory requirements, this Design and Access Statement articulates the principles underlying the design of the proposals, including how those principles have been informed by the physical and policy context for the development. The document also explains the approach taken in providing appropriate access to the application site in accordance with the statutory requirements.

Proposal Outline

- 1.6 The proposal for the site is for development comprising up to 75 residential dwellings of which 30% of the dwellings are to be affordable. Associated with this will be open space provision (including a play area); a community orchard; allotments; informal car park provision for the Church of St Laurence and the allotments; vehicular and pedestrian access off Charlotte Avenue; pedestrian and cycle routes; and associated works.
- 1.7 SGR (Bicester 1) Limited (SGR1) (the "Applicant") is committed to ensuring that the layout will fit sympathetically and harmoniously into its surroundings. Design guidelines for the proposed development are set out in Section 7.0 of this Statement which seek to ensure the design and layout of the buildings fits in with the local vernacular and context.

North West Bicester Supplementary Planning Document

- 1.5 The North West Bicester Supplementary Planning Document (SPD) (2016) provides the context within which the proposals will be implemented, as a site within the strategic allocation at North West Bicester.

2.0 ASSESSMENT OF CONTEXT

2.1 SITE LOCATION AND CONTEXT

2.1.1 The Application Site (hereafter referred to as the Site) lies directly to the west of Home Farm within the North West Bicester eco-town, and is approximately 1.6 miles north-west of Bicester, 10.9 miles south-west of Buckingham and 17.0 miles north-east of Oxford.

2.1.2 The site is accessible to the national motorway network and lies about 5.0 miles north-east of the M40 (Junction 9).

2.1.3 To the north of the site is the B4100 Banbury Road which links directly to Bicester and onwards to the M40, via the A41, and also provides vehicular access to the site.



Fig 1.1 - Location Plan