

LAND WEST OF HOWES LANE, BICESTER



Welcome

A2Dominion and the project team are pleased to welcome you to this Public Exhibition. On display today are our proposals for a landscape-led community development at Land West of Howes Lane which are being brought forward in partnership with Thames Valley Police. This event provides you with an opportunity to find out more about our plans, meet the project team, ask questions, and provide us with your thoughts. The feedback we receive will help inform our further project work and a future outline planning application to be submitted to Cherwell District Council later this year. We value your comments. Please take the time to provide us with your views by completing a feedback form today or online via our dedicated website www.landwestofhoweslane.co.uk. Thank you for taking the time to visit the event.



About A2Dominion

A2Dominion is one of the UK's leading housing providers with over 39,000 homes across London and southern England, and thousands more in the development pipeline. The Group provides affordable, private and social rented homes, student, NHS and temporary accommodation, as well as supported housing and homes for vulnerable people. It also offers high quality sustainable homes for sale and shared ownership, available through its FABRICA by A2Dominion brand. While the Group takes a commercial approach to housebuilding, all of its profits are used for a social purpose, with millions of pounds reinvested into delivering more new homes and better services for customers. A2Dominion is part of the G15, a group of the largest housing providers in London.

Our commitment to the community in Bicester includes:

- Supporting the development of 6,000 highly energy-efficient homes
- Helping support sustainable local initiatives
- Working with communities to create a lasting legacy

A2Dominion are supported by a team of experienced professional consultants, as detailed below.

- Planning:** Barton Willmore (Stantec)
- Masterplanning:** Place SA Architects
- Architecture:** HSP Architects
- Landscape Architect:** Philip Cave Associates
- Arboriculture:** Treeworks
- Ecology, Biodiversity, Climate Change:** Stantec
- Transport:** Mode Transport
- Sustainability, Noise, Drainage, Air Quality:** Stantec
- Archaeology:** Skanska
- Community and Stakeholder Engagement:** PDI



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Site Background

Planning Policy Background

The site forms part of the wider NW Bicester Eco-Town which is allocated in Planning Policy Statement 1: Eco-Towns (supplement) and in the Cherwell Local Plan 2011-2013 for a zero-carbon mixed use development including 6,000 homes. To date, A2Dominion have developed the exemplar phase known as Embrook which includes 396 homes and an energy centre. A2Dominion are currently constructing Phase 1 of the local centre which will provide a Community Hub, cafe and 16 affordable flats.



A2Dominion submitted a previous application for 900 homes on the site in 2014. This application secured a resolution to grant planning permission from Cherwell District Council's planning committee, however circumstances at the time meant that the accompanying legal agreement was not concluded.

A2Dominion now wish to progress with development of the site and so a new outline planning application will be submitted for up to 1,000 homes as the former application is outdated.

The new outline planning application will be similar to the previously submitted application but will take into account updated policy requirements. A slight change to the western end of the previously approved link road is proposed in order to respond to the redevelopment of land to the west for employment use.



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Vision

The guiding principles of this development are to create a landscape-led community that encompasses health and wellbeing, promotes sustainable lifestyles and is integrated within wider Bicester.

The high quality, zero carbon homes will be built to a high standard of construction and will ensure that future generations are able to enjoy key amenities whilst preserving the natural setting.



The Land West of Howes Lane master plan is centered on the brideway which will be at the heart of the development with a community focus and which provides a green spine to wider site connections. In addition, existing hedgerows bordering the current fields that run between a stream and the brideway route give further definition to the master plan.

The green corridor proposed along the brideway will provide a variety of habitats for flora and fauna and also a high quality setting for walkers and horse riders using the brideway as well as providing an opportunity for residents to appreciate the historic, pastoral character of the area.

Zero Carbon

W1 Bicester has a zero carbon target which means that over a year the energy use within all buildings on the development will result in zero or below net carbon emissions.

Measures adopted to achieve this include designing to avoid overheating, use of green infrastructure to provide urban cooling, a fabric first approach to maximise the performance of building materials and the use of renewable materials throughout the development process.



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The Benefits

The prioritisation of open space integrates a number of key and complimentary uses within the green infrastructure and provides a strong basis for the masterplan for the site.
Key Benefits include:



Landscape for locally grown food by residents which could include allotments as well as extensive areas for edible landscape in open space along the brideway which is accessible to all.



Provision of new high quality homes to meet Cherwell's housing needs including the provision of new affordable housing.



Pedestrian and cycle paths for leisure and access to the brideway, adjacent sports pitches, amenity and play spaces, and links to destinations in Bicester and beyond.



Local play areas - The brideway will be the spine for a network of green spaces which will support a variety of high quality accessible play areas for all ages, with an emphasis on natural play.



The maintenance of an important ecological corridor which will protect and enhance habitats and contribute towards biodiversity gain.



Primary and Secondary school provision which ensures essential educational facilities in the area.



Local centre with facilities for the local community.



The perimeter to the development is provided with 10m buffers of green landscape with natural edges to the proposed development.



A formal play space in the form of a multi-use games area - this space is to be located close to the local centre and proposed schools.



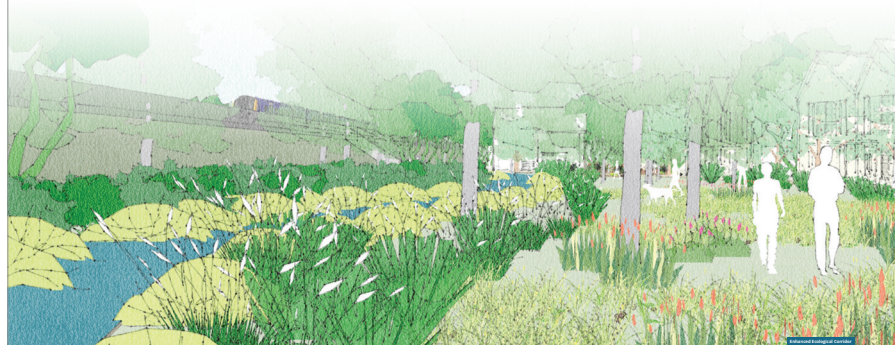
A design that encapsulates the principles of the NHS Healthy New Towns Standards.



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Indicative Site Layout

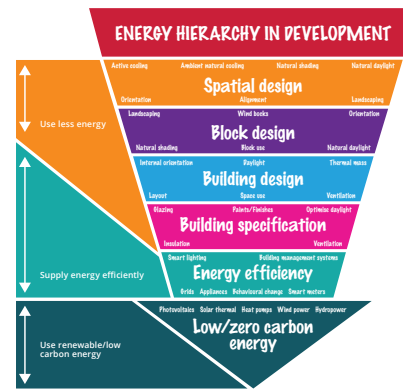


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Sustainability and Environmental Considerations

The development will be designed in accordance with the energy hierarchy and should adopt a 'fabric-first' approach to building design. The most suitable renewable and low carbon technologies for the development are photovoltaic solar panels and air source heat pumps. Other technologies will be considered during subsequent planning stages. These will future proof the build quality of the development, enable zero carbon targets to be achieved through reducing CO2 emissions and promote the wellbeing of the occupants through cost savings and well insulated homes.



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Landscape

The Site is not located within any landscape designations. The area is bounded by the Bicester to Banbury railway line on its north-eastern boundary (this is orientated in a south-east to north west direction), and Howes Lane on the south eastern boundary. The Site comprises farmland of mixed fields in arable and pastoral use, bounded by established hedgerows and copses. There are a number of streams and drainage ditches passing through the northern area providing field drainage.

The existing bridleway is the main landscape feature of the site. It is retained and enhanced to provide a walking/cycle/horse link from Howes Lane through the site to the countryside to the west and will be the focus of leisure activities such as children's play, vegetable growing plots and picnic areas.

The landscape strategy builds on this existing vegetation adding more green infrastructure (GI). Fingers of this spread out from the bridleway, utilising existing trees and hedges where they exist or adding new planting.

Other GI will be tree and hedge belts on the boundaries, and the incidental green open spaces within housing sites, that would often include play areas.



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Ecology and Biodiversity

Our approach focuses on:

- Retention and protection of key habitat features by incorporating 10m hedgerow buffer zones and a 30m watercourse buffer between retained habitats and site development.
- Retention of the bat roost, bat foraging and commuting habitat with the incorporation of a 20m dark corridor through the centre of the site.
- Provision of new and enhanced greenspace containing a range of habitats to benefit a variety of species.
- Provision of bird and bat boxes to provide additional nesting and roosting opportunities, hibernacula which will benefit a range of species including reptiles, amphibians, mammals and invertebrates.

Through provision of retained, enhanced and new habitats throughout the site a biodiversity net gain is anticipated for which a minimum 10% net gain is sought. These measures have been developed with consideration of local relevance, connectivity through the local landscape and ecological functionality.



Sustainable Urban Drainage Systems (SuDS)/Drainage Proposals

- The site is wholly located within Flood Zone 1 - at the lowest possible risk of flooding from river sources.
- The proposed development will manage surface water runoff at source and at site level through a palette of Sustainable Urban Drainage System (SuDS) features including swales and basins.
- Above ground vegetative SuDS features will include a mix of meadow and scrub planting to help with biodiversity.
- The use of modern SuDS techniques will mimic the hydrology of the natural undeveloped catchment reducing risk of flooding on the site and elsewhere as well as improving the quality of runoff from built development.



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Access, Movement and Connectivity

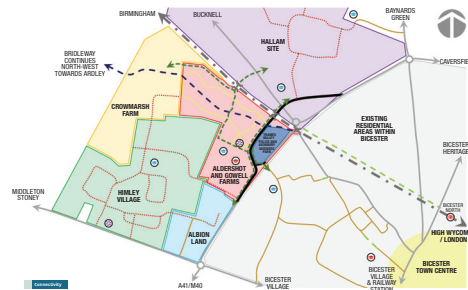
We are seeking to develop a transport vision that considers the climate change emergency, striving for a cleaner, more sustainable approach to transport. In doing so, local transport has been the key focus of our studies.

Sustainable Transport

The site is located to the north-west of Bicester town centre, within cycling distance of Bicester North and Bicester Village railway stations. The development layout is designed along key corridors for walking and cycling. A key consideration of this is the existing bridleway through the site, which will be retained and enhanced as a leisure route through the development. This will cross the link road at a Pegasus crossing, allowing for horse riders, cyclists and pedestrians to cross the road. The development also provides a commuter cycle route ensuring that it is linked with the wider masterplan site alongside existing development within this area of Bicester. The overall transport strategy aim is to encourage people to spend more time locally, working at home where possible, and encourage them to cycle and walk around town instead of using cars where feasible thus starting to make a significant reduction on our carbon footprint.

Access

Vehicle access for the development is proposed from the strategic link road (SLR). A signalised access junction forms the main access into the development site, with a priority junction provided to the north as a secondary access into the site. Additional priority junction access arrangements are provided into the school site to ensure the car park and maintenance access is provided as required. All accesses have been designed in accordance with the latest national and OCC design guidance.



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Feedback and Next Steps

We invite you to kindly complete a feedback form. This can be completed at the public exhibition and placed in the comments box, online via the dedicated website www.landwestofhoweslane.co.uk or returned to us using the Freepost address below.

Alternatively, you can email us at: info@landwestofhoweslane.co.uk

Our freepost address is as follows (this one-line address must be written exactly as it appears, nothing else is required and no stamp is required):

Freepost LAND WEST OF HOWES LANE

Please provide feedback no later than 25th November 2022.

You can contact us by:

☎ Freephone: 0800 232 1794

@ Email: info@landwestofhoweslane.co.uk

🏠 Website: www.landwestofhoweslane.co.uk

Thank you for taking the time to visit this public exhibition.

Indicative Project Timescales

NOVEMBER 2022

- Public Consultation and Stakeholder Engagement
- Reviewing and monitoring community and stakeholder feedback
- Progression of draft application documents, reports, and plans

DECEMBER 2022

- Analysis of community feedback following public consultation
- Progression of further project work by A2D and project team
- Finalising application report documents and submission pack
- Anticipated submission of planning application to CDC

JANUARY/FEBRUARY 2023

- Ongoing communication with CDC Officers and Consultees
- Progress of planning application

MAY/JUNE 2023

- Anticipated decision on planning application

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