

Update Newsletter

Outline Planning Application Reference: 23/03365/OUT



Submission of Outline Planning Application for Land west of Howes Lane, North West Bicester December 2023



Overview

Following community consultation which included a two-day public exhibition and virtual consultation, A2Dominion Developments Limited (A2D) and the Police & Crime Commissioner for Thames Valley (TVP) are pleased to confirm that an outline planning application for Land west of Howes Lane has been submitted to Cherwell District Council for consideration.

The proposals have been informed by a landscape-led approach together with promotion of health and wellbeing, sustainable lifestyles and provision of new and affordable homes aspiring to meet zero carbon development.

This update newsletter provides further information regarding the planning application together with some of the key feedback and responses to themes and topics raised during the consultation.

A2D and TVP are fully committed to continuing to work with Cherwell District Council (CDC), Oxfordshire County Council (OCC), the community, and stakeholders as part of the Council's own consultation process relating to the application.

Update Newsletter

Policy Background

The site forms part of the wider NW Bicester Eco-Town which is allocated in Planning Policy Statement 1: Eco Towns (2009, supplement) and in the Cherwell Local Plan 2011- 2013. The proposed development is also being brought forward in accordance with the provisions of the adopted Cherwell Local Plan and NW Bicester SPD, whilst reflecting and responding to recent changes within the wider NW Bicester masterplan area.

The principle of developing the site is therefore already established through the site's overarching strategic allocation.

Outline Planning Application

The outline planning application description is as follows:

Development comprising the demolition of existing buildings and structures and redevelopment of the site to provide up to 1,000 residential dwellings (Class C3), commercial and leisure floorspace (Class E), social and community facilities (Class F.2), land to accommodate one new primary school (up to 2FE) (Class F.1) and a secondary school up to 8FE (Class F.1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes and associated infrastructure.

As the application is outline with all matters reserved except for access, matters relating to design, scale, landscaping and appearance will be determined as part of a future detailed planning application.

The application will deliver the following key benefits.



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



Provision of land for a primary and secondary school to ensure essential educational facilities in the area.



Provision of new and affordable high quality homes aspiring to meet zero carbon development as defined by policy requirements.



Mixed use local centre comprising social and commercial facilities, commercial and leisure floorspace.



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



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



A proposed bridleway which will form the recreational heart of the development, with a network of green spaces and a variety of accessible informal and formal play areas for all ages.



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.



Ecological enhancements including the provision of ecological corridors to protect and enhance habitats to achieve biodiversity net gain.



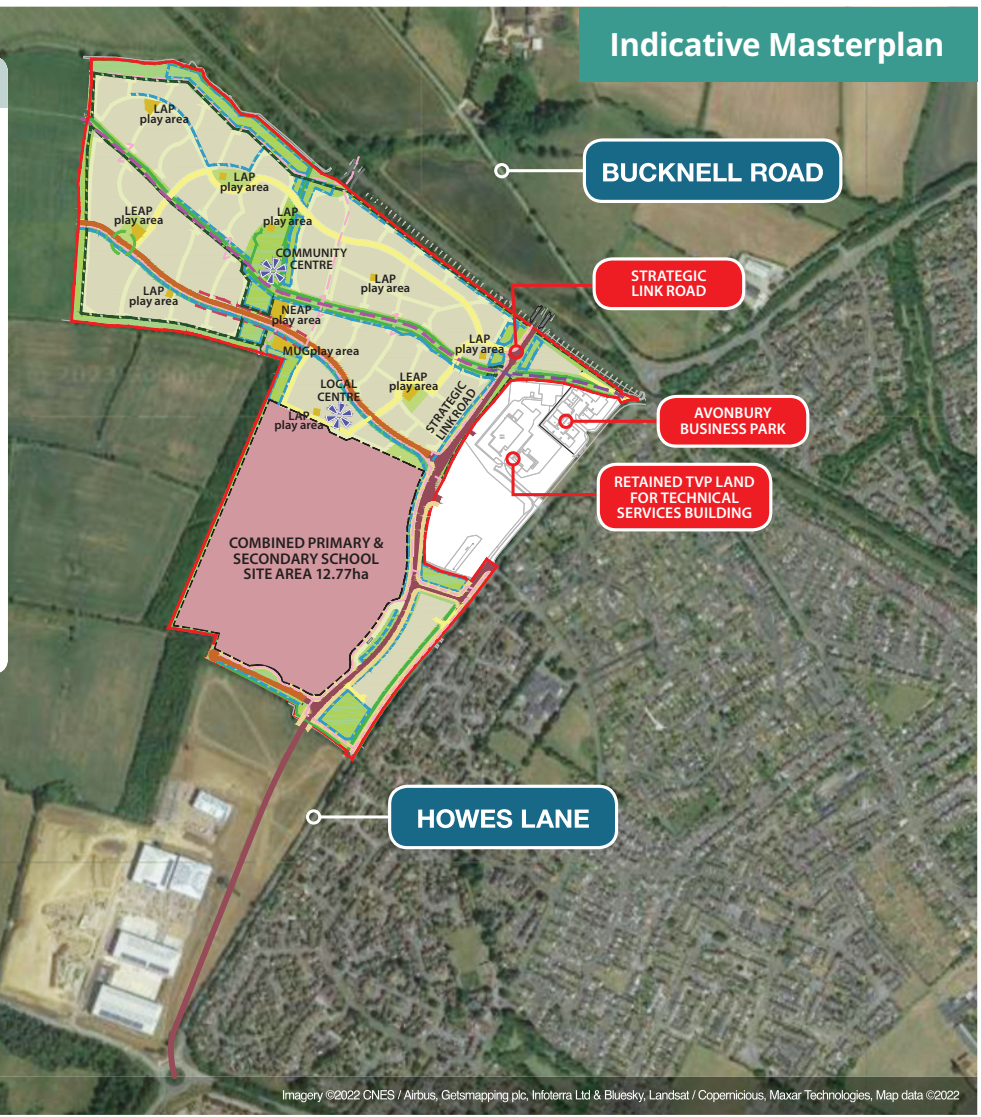
A design that encapsulates the principles of the NHS Healthy New Towns Standards.

TVP's Technical Services Building formed a separate planning application which secured a resolution to grant consent from CDC in February 2023.

Indicative Masterplan

KEY

-  Existing bridlepath
-  Existing buildings to be retained
-  Existing trees and hedgerows retained
-  Proposed School Sports pitches
-  Proposed Play areas
-  Proposed open space habitats & amenity
-  Proposed suds basins and swales
-  Proposed hedgerows
-  Proposed Development area
-  Proposed Local centre and community centre mixed use
-  Proposed Schools Site
-  Proposed Strategic Link Road with segregated cycle route & footpath
-  Proposed segregated cycle route & footpath
-  Proposed Primary roads with segregated cycle route & footpath
-  Proposed Secondary residential Streets
-  Proposed Tertiary shared street
-  Proposed Footpath & cycle crossing bridlepath
-  Turning for bus routes



Imagery ©2022 CNES / Airbus, Getsmapping plc, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies, Map data ©2022



Engagement and Feedback

A2D and TVP consulted on the proposals via both a public and virtual consultation. A public exhibition was held over two days, on Friday 11th November from 3.30pm to 7.30pm and Saturday 12th November 2022 from 10am to 1pm with the virtual consultation going live on the dedicated project website on the first day of the exhibition. The virtual consultation included an online feedback facility and additional options for people to print or download the feedback forms and materials. A2D, TVP and the project team would like to thank everyone who took the time to provide feedback and engage with us at this stage of the project.

All feedback received has helped to inform our further work relating to the overall site proposals. Full details together with responses to feedback are included in our full Statement of Community Involvement which has been submitted with the application. In the meantime, we have taken this opportunity to highlight some of the key themes, topics and our responses raised during the consultation.

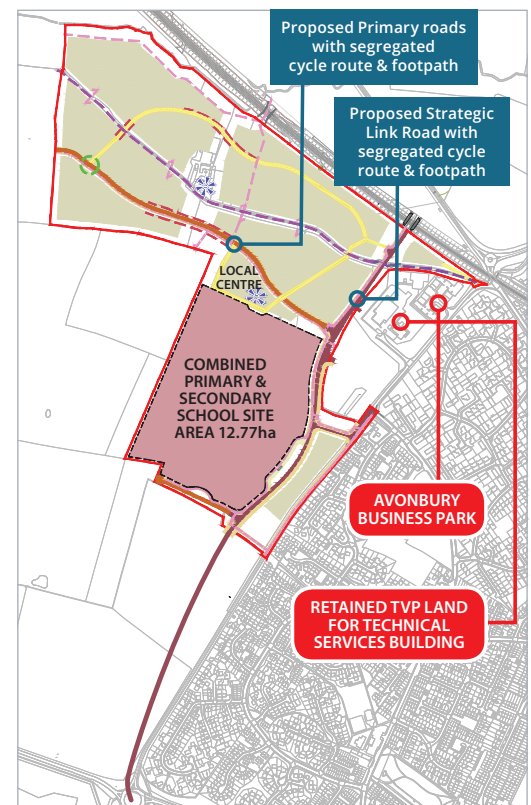
Access, Movement and Connectivity

A2D, TVP and the project team acknowledge the level of interest relating to access, movement and connectivity, but also understand the concerns that were expressed in relation to Howes Lane specifically. During the public consultation and exhibition, we explained the emerging proposals, but importantly, invited feedback whilst taking the opportunity to explain how the plans differed to the original proposed highways plans. We also highlighted the key considerations relating to the Strategic Link Road (SLR).

The outline application shows the broad alignment of the strategic link road (SLR) that falls within the A2D and TVP land. This road will link to the already implemented section of the SLR under the railway line to the east and beyond to the Hallam land. To the west, the SLR will link to the Albion land. Primary and secondary residential routes, and routes to serve the secondary school, local centre and TVP's existing facilities will feed from it.

Discussions are ongoing with OCC and CDC in relation to the detailed design of the full length of the SLR including other landownerships. Discussions are also taking place with regards to the delivery and funding mechanisms. All the developers across NW Bicester are committed to working together with OCC and CDC to help to deliver the SLR. At this stage, these discussions are ongoing and therefore the current application includes only the broad principles for the SLR and its alignment and does not seek full approval for its detailed design.

It is the intention that the SLR be approved comprehensively across the multiple ownerships. As such, at this stage we anticipate a separate full planning application being progressed for the SLR in its entirety. This will read in tandem with the outline consents across the NW Bicester Masterplan area.



Vision and Site Proposals

A2D and TVP were pleased that 60% of respondents expressed their support for the proposals. Our vision and approach is to deliver high quality new and affordable homes aspiring to meet zero carbon development to ensure that future generations are able to enjoy key amenities, whilst preserving the site's natural setting. A key feature is the proposed bridleway which will form the recreational heart of the development, with a network of green spaces and a variety of accessible informal and formal play areas for all ages.

A2D, TVP and the project team also note and acknowledge the additional responses received, including from those who disagreed or were unsure. This feedback will continue to help inform our ongoing work and communication relating to the proposals and planning application.

Update Newsletter

Proposed Bridleway

It was encouraging that 45% of respondents envisaged using the proposed bridleway running through the centre of the proposed development.

The guiding principles of the proposed development are to create a landscape-led community that encompasses health and wellbeing, promotes sustainable lifestyles and is integrated within wider Bicester. As such A2D and TVP are fully minded to the importance of open space and green areas for the community to enjoy. The proposed bridleway is a key focal point and provides an opportunity for biodiversity by providing a semi-natural green link across the Site. The retained hedgerows will be enhanced through supplementary planting, wildflower meadow creation and installation of deadwood piles utilising materials from within the Site.

It is our hope that even those who do expect not to use the bridleway in the future can still appreciate the importance of this in respect of the local area and natural environment.

Sustainable Travel

A2D and TVP were pleased to see the importance of both sustainable and active travel with respondents highlighting the need for measures to be put in place to encourage this within the proposals. It was also positive to learn that the majority of respondents who provided feedback on the proposed walking and cycling corridors envisaged using these in the future.

It is important that healthy lifestyles are encouraged, and the local community can fully utilise existing and future walking and cycling routes. In addition, our proposals include connections to leisure, access to the bridleway and adjacent sports pitches, amenity and play spaces, with links to destinations in Bicester and beyond.



Range of New Homes

Feedback from the consultation highlighted the importance of affordable and family housing. Our proposals include provision for a range of house types, including affordable homes. Whilst the final quantum and mix of affordable homes will be determined following further discussions with CDC.

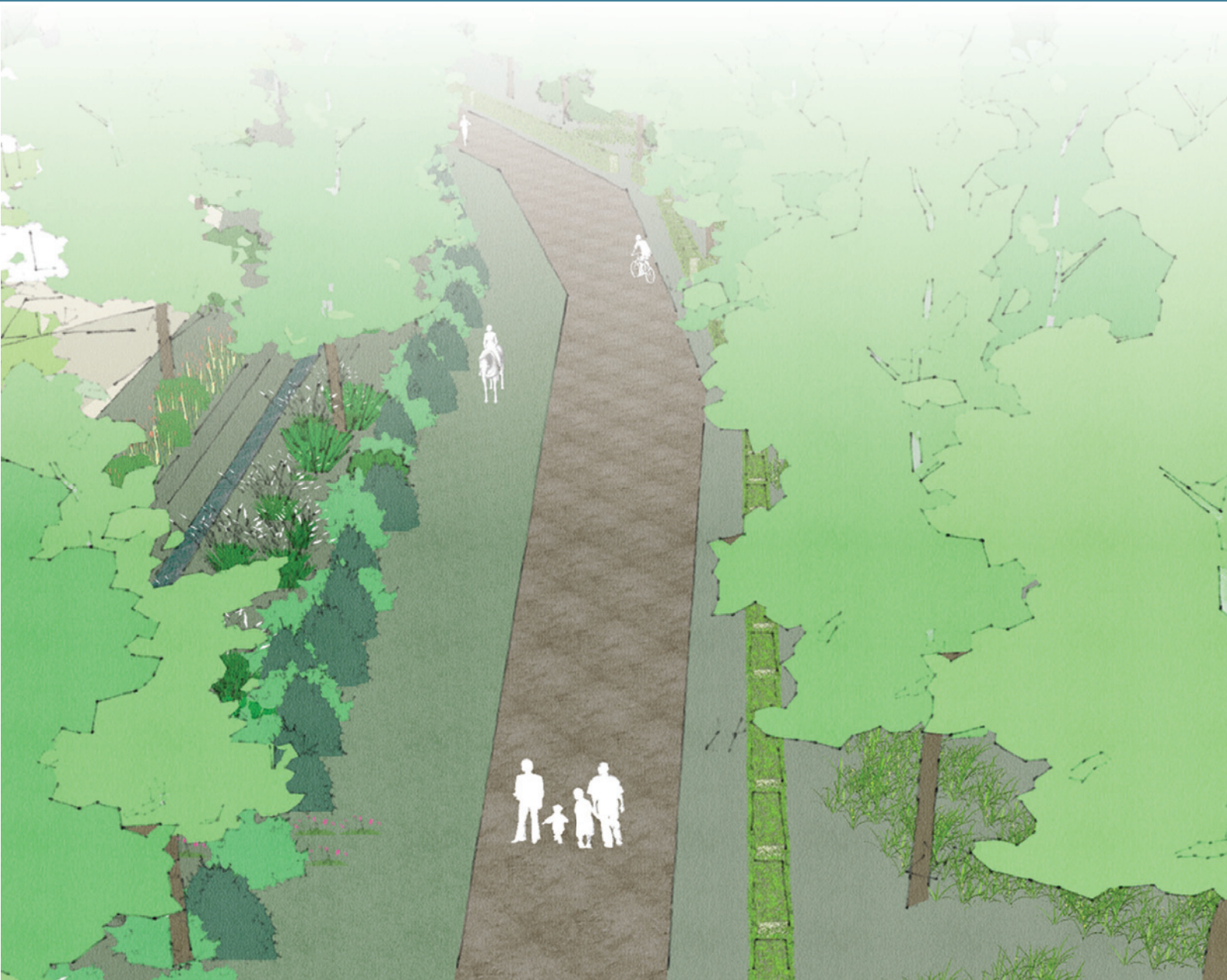
The submitted planning application is also informed by our proposed approach to deliver homes aspiring to meet zero carbon development, ensuring the highest standard of sustainable construction, provision of key amenities, whilst preserving the site's natural setting.

Community Hub

A2D and TVP were encouraged to see the wide range of responses and also note that respondents often selected several options.

A2D, TVP and the project team will continue to consider this feedback to inform the potential future use of the Community Hub to ensure this best serves the different preferences and any future and further identified requirements of the community.





Full details regarding the outline planning application and associated documents can be viewed on the Council's online planning portal by entering planning application reference number: 23/03365/OUT

You can comment directly via the Council's own consultation process using the above application reference, but please do get in touch if you require any further information regarding the proposals at this stage.

You can contact us by:

 Freephone: **0800 232 1794**

 Email: **info@landwestofhoweslane.co.uk**

www.landwestofhoweslane.co.uk