

# Detailed planning application 3: Strategic realignment of Howes Lane and key infrastructure works

This detailed planning application proposes to realign Howes Lane to help measures designed to ease traffic issues, in support of the emerging local plan, while also addressing future capacity issues of the current junction.



The application also connects NW Bicester with existing Bicester. In summary, the proposals would see:

- The current position of Howes
   Lane moved between 50 and
   200 metres further north into the
   NW Bicester Masterplan, providing
   relief for traffic at existing junctions with Bucknell Road.
- A new 30mph tree lined boulevard to cross underneath the railway with a new bridge and bus links between Bucknell Road and NW Bicester.
- The boulevard will access the proposed local centres, schools, business centres, residential properties and existing housing and businesses.
- Two new routes crossing under the railway create the opportunity for segregated cycle and pedestrian paths and crossing.
- The existing Howes Lane closed off to vehicular access, becoming green public space, a route for cyclists and pedestrians, or a combination of both.











## Timescales

Thank you for attending our public exhibition today. We look forward to receiving your thoughts on the plans for NW Bicester.

The timeline below sets out approximate timescales for further progression of the project.



#### Summer 2014

- Review of consultation feedback
- Further technical work
- Submission of outline planning applications and detailed planning application
- Issue of update newsletter

#### Aug - Oct 2014

- Further liaison with Cherwell District Council and Oxfordshire County Council officers
- Ongoing liaison with statutory consultees

#### Dec 2014

• Anticipated Cherwell District Council committee decision on the two outline applications and detailed planning application.



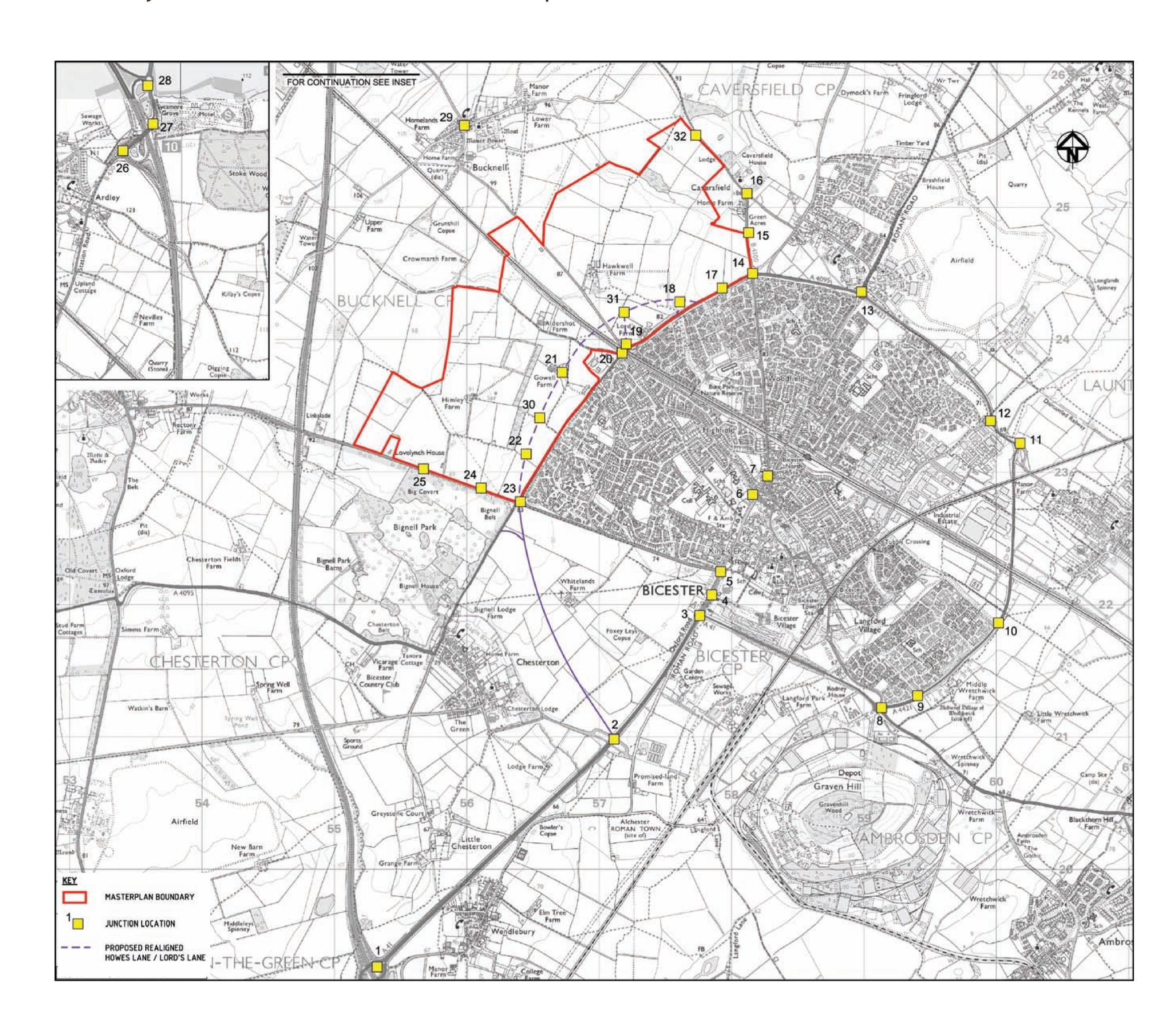


# Dealing with Traffic Impacts

Traffic modelling work has been undertaken to understand and address the impacts of NW Bicester.

- NW Bicester is only one part of overall traffic growth in the town with forecasts suggesting an increase of approximately 30% in traffic entering and leaving Bicester in 2031 without the NW Bicester traffic
- The NW Bicester Masterplan is expected to add 9% to total traffic levels in and out of Bicester in the morning peak hour and 7% in the evening peak hour when complete
- Application 1 is estimated to contribute to 39.5% of the total NW Bicester traffic once complete and Application 2, 17.5%

The impact of traffic is variable across roads and junctions and is being looked at across the junctions shown in the map.



We are working closely with Oxfordshire County Council (OCC) on what highway improvements might be needed for NW Bicester:

- The new Howes Lane and junctions close to the site are being designed to accommodate future traffic
- Detailed assessment of options for a number of off-site junctions is currently ongoing and initial designs will be submitted with the planning applications
- Options to improve the environment for walkers and cyclists to reduce through traffic impacts are being looked at in existing residential areas.

#### Town Wide Strategy

OCC has been assessing options for town wide improvements including the possibility of a South East Link Road in Bicester. This could have some benefits for accommodating the NW Bicester Masterplan traffic by reducing traffic congestion on the existing A41 and other routes.

OCC are currently revisiting the Local Plan Modifications. There will be opportunities for people to feed in their comments on the movement strategy.





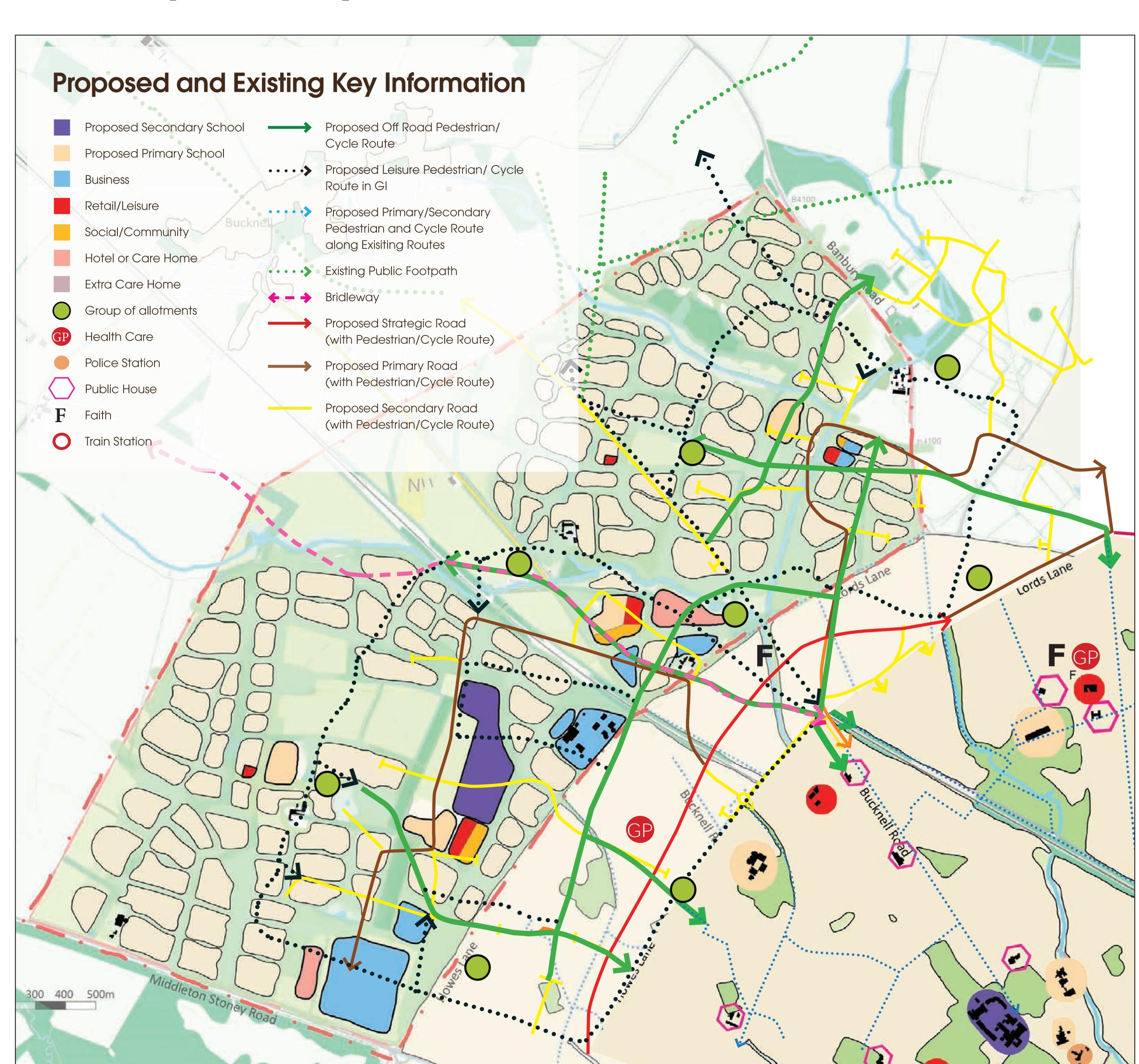
## Masterplan update and overview

Over 430 people attended our Masterplan exhibition in December 2013. After reviewing all the stakeholder and public feedback, we submitted our Masterplan in March 2014 to Cherwell District Council for consideration:

You provided lots of thoughtful comments and suggestions, including:

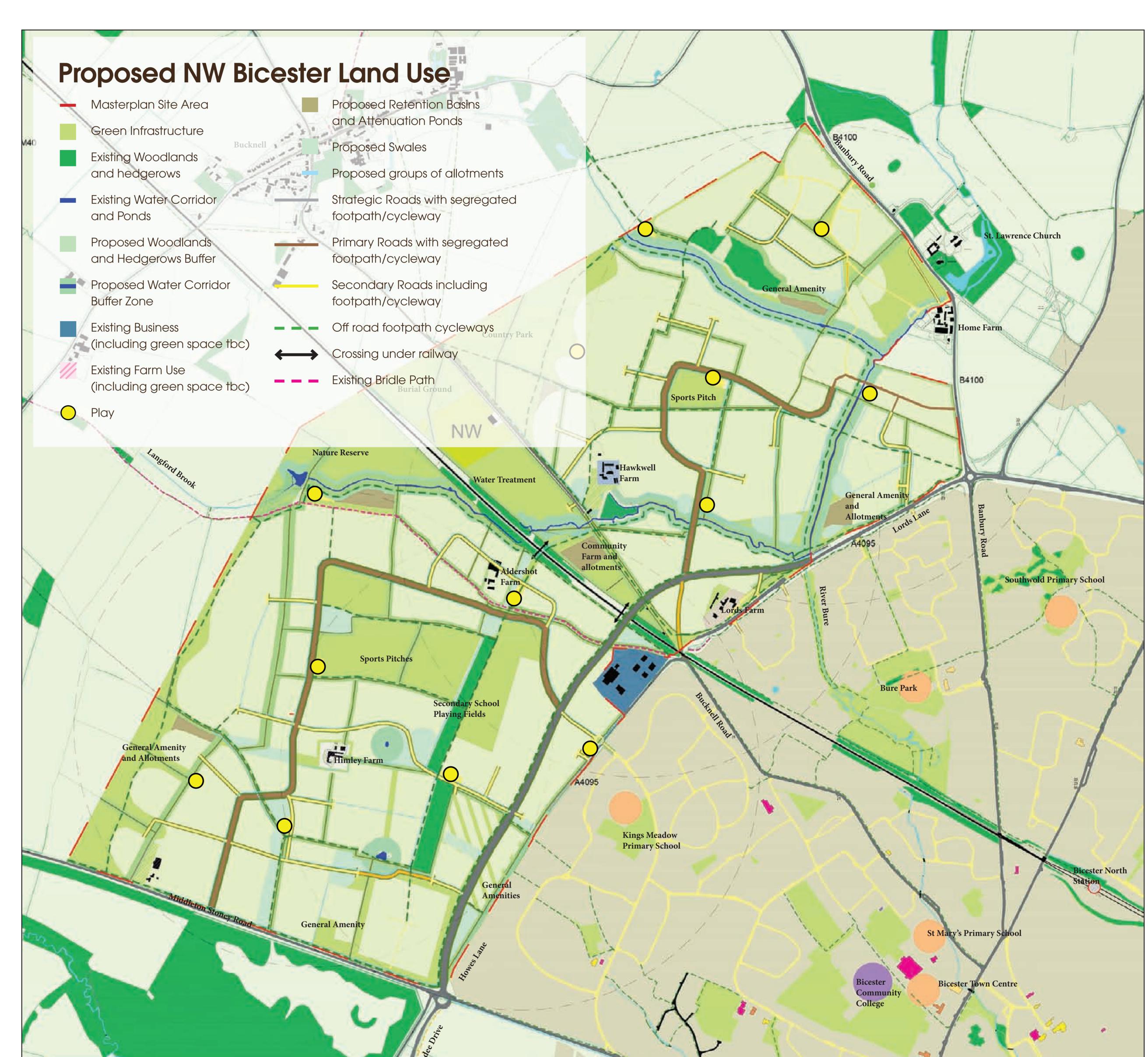
- True zero-carbon, highly energy efficient homes: you welcomed the addition of sustainably constructed homes using green technologies, with 76% stating the importance of energy efficiency and reduced energy costs and consumption when moving home.
- **Mix of housing:** Residents welcomed the mix of housing types and 30% affordable homes, in particular giving younger generations in the town the opportunity to stay local and older residents access to more extra care housing.
- **Green space:** 88% of you supported the introduction of a nature reserve and 77% welcomed a country park. Additional green space was prioritised for community allotments, neighbourhood play areas, and a community farm, for which we have allocated land to deliver in our Masterplan.
- **Community Facilities:** You prioritised the need for healthcare, shops and pubs/restaurants or cafes to be provided within the local centres and we've set aside land to deliver these to create vibrant community hubs.
- Realignment of Howes Lane: 44% of residents at the public exhibition and over 70% at a specific Howes Lane event supported the proposed realignment of Howes Lane, with a further 19% at the public exhibition supporting with reservations. The public recognised the proposals to integrate NW Bicester with the existing town, although raised some concerns about the overall movement of traffic in the town.
- Employment provision: 42% supported the Masterplan's commitment to create one job per home and were pleased with the mix of business and employment opportunities it intends to attract, with a further 33% supporting but with reservations about how it would be implemented. Residents requested opportunities for small businesses and stated the importance of meeting rooms and access to superfast broadband to assist home-working, which have all been incorporated in our Masterplan.

## Proposed NW Bicester Masterplan Key Destinations



- Exemplar 393 homes, community centre, primary school, local shops and eco business centre
- The proposed strategic road realignment of Howes Lane and crossing under railway, tree lined with segregated pedestrian and cycle routes
- Bus only links to reduce bus journey times to key destinations in NW Bicester and the town
- Approx 3000 homes north of railway with a local centre near Lords Lane comprising community centre, primary school, local shops and convenience store
- Extra care apartments for elderly with amenities available to the public including hairdressers, cafe, shops
- Approx 3000 homes south of railway with a local centre near Howes Lane comprising health centre, community centre, primary school, convenience store, local shops.
- One secondary and four primary schools (including the Exemplar) with school playing fields
- Business Park including offices, workshop, light industry and storage
- A water treatment centre and four energy centres providing true zero carbon solutions

## Proposed NW Bicester Masterplan Green Spaces



- Proposed central green with play and amenities
- A network of local play areas with a emphasis on natural play
- The Green Loop 'adventure' walking and leisure routes
- Proposed Country Park
- Bure River corridor: Existing hedgerows and woodlands enhanced
- Nature Reserve protecting and enhancing the rural habitat
- Water treatment

- A woodland cemetery
- The Central Green Gateway between the 'Boulevard' to the West and Lords Lane to the East. Community Farm
- Public sports pitches with community centre and changing facilities
- 'Everyday' cycling routes between schools, local centres and hubs
- Allotments and orchards accessible to everyone, creating a green buffer to riverside housing



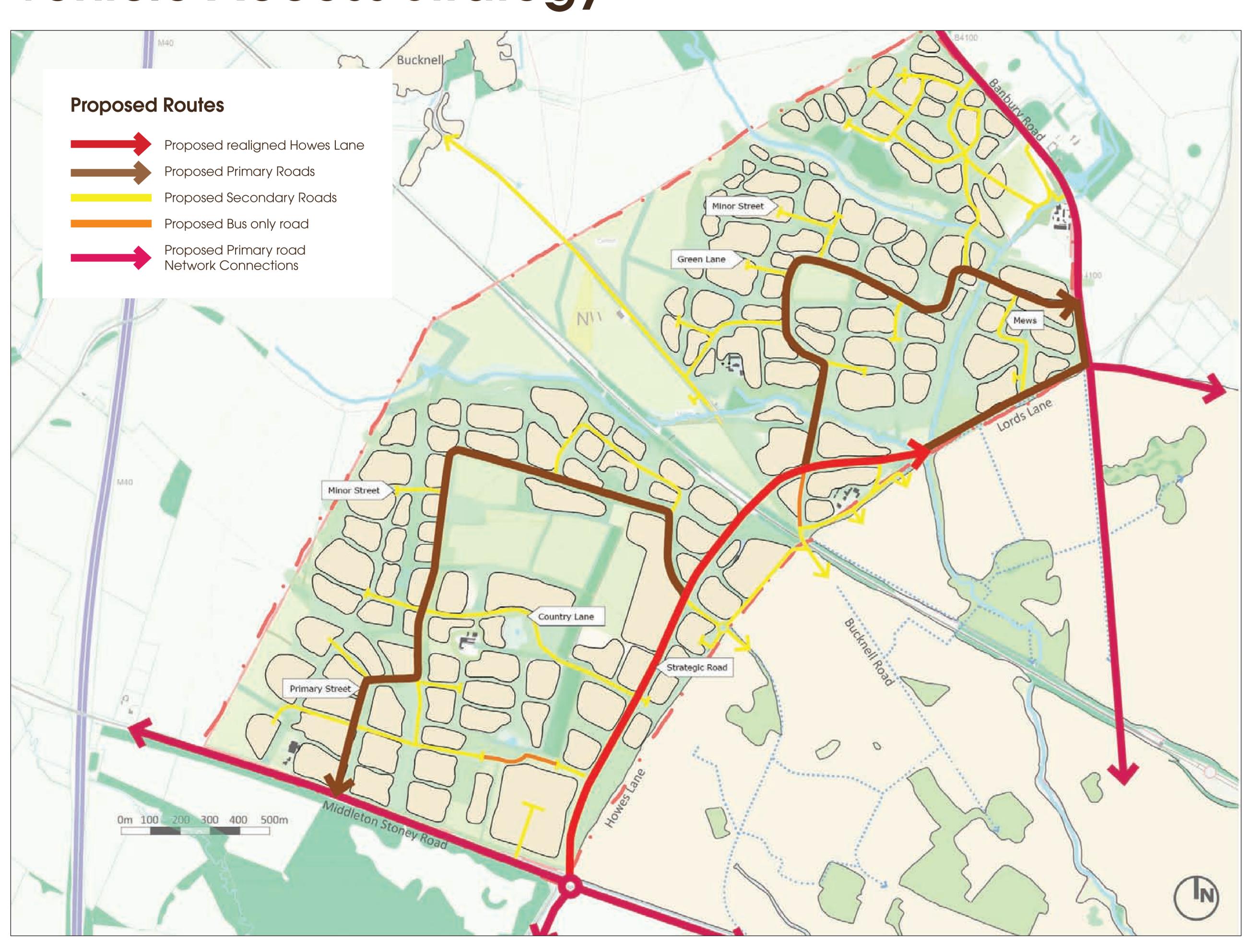
# Transport, Highways and Access

#### Sustainable Travel

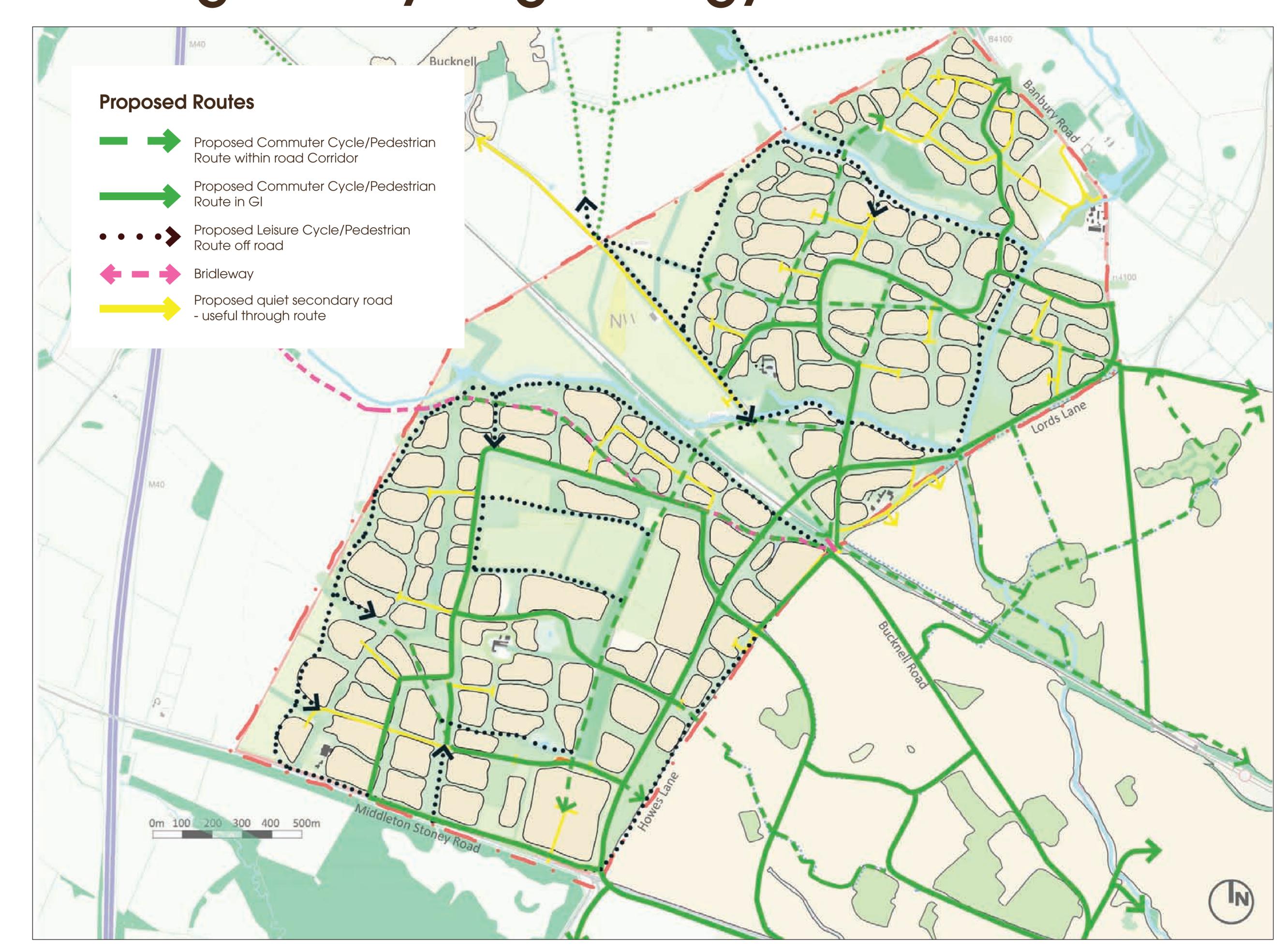
The ambition of the NW Bicester Masterplan is to tempt people out of their cars and use more sustainable means of transport. Nevertheless, the highways and access arrangements must still be fit for purpose and properly connect existing routes.

Homes will be located within a 400-metre walk of frequent public transport and within 800 metres of primary schools and neighbourhood services. In addition, a true zero-carbon lifestyle will be supported by a layout that promotes safe, easy and direct walking and cycling, as well as regular bus services. A network of car charging points will also be provided for electric vehicles, car clubs and car sharing schemes.

## Vehicle Access Strategy



## Walking and Cycling Strategy



### Vehicle Access

The proposed vehicle strategy will:

- Provide a new road to replace the majority of Howes Lane and Lord's Lane with a new underpass of the railway
- Keep part of the existing Howes
   Lane and Lord's Lane to provide
   access for the existing residential
   areas and Bucknell Road
- Provide bus only sections of road to promote sustainable travel
- Break direct connections to
   Bucknell to limit through traffic
- Form a one way connection from Shakespeare Drive to the new Howes Lane to give residents access but limit through traffic in the area
- Improve walking and cycling facilities

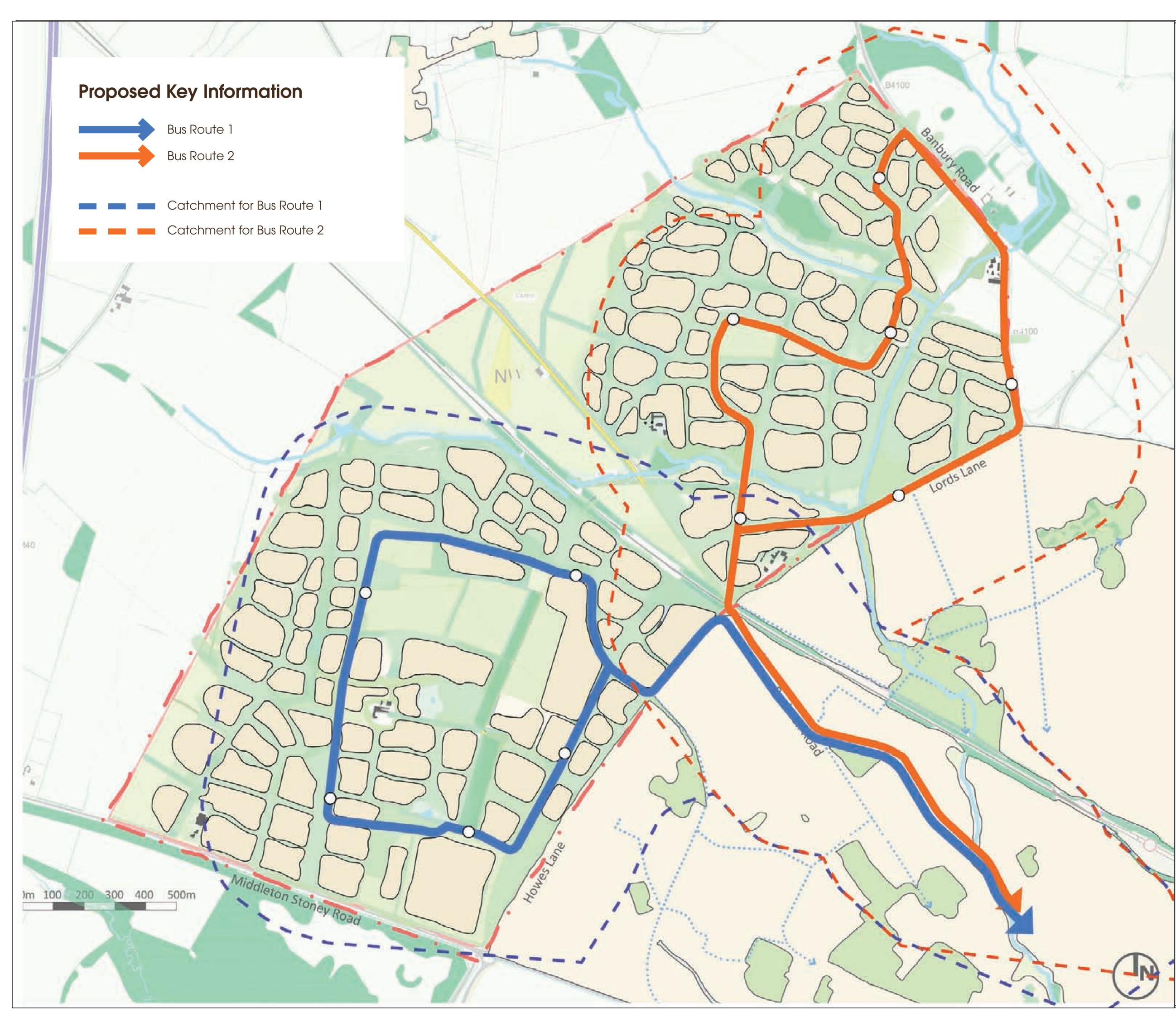
### **Bus Routes**

To encourage people to forget the car and instead hop on the bus, frequent services will take residents in the most direct routes to key destinations in Bicester including local centres, employment sites, schools and public transport interchanges.

## Walking and cycling

There will be a mix of direct commuter walking and cycling routes, segregated from but adjacent to roads, and leisure routes which will be off-road through green areas. Pedestrians and cyclists will be segregated on main roads and the routes will include safe crossing points. Connections will be improved to and from the development to the existing town.

## Bus Routes (at completion of the Masterplan)





## About today

Welcome to A2Dominion's public exhibition explaining proposals for North West Bicester's next phase of work.

As lead developers of NW Bicester and landlord of the affordable properties that make up 30% of its homes, we have a long-term interest in the community and wider Bicester. Our ambition is to create a vibrant and sustainable new place to live that is an integral part of the town.

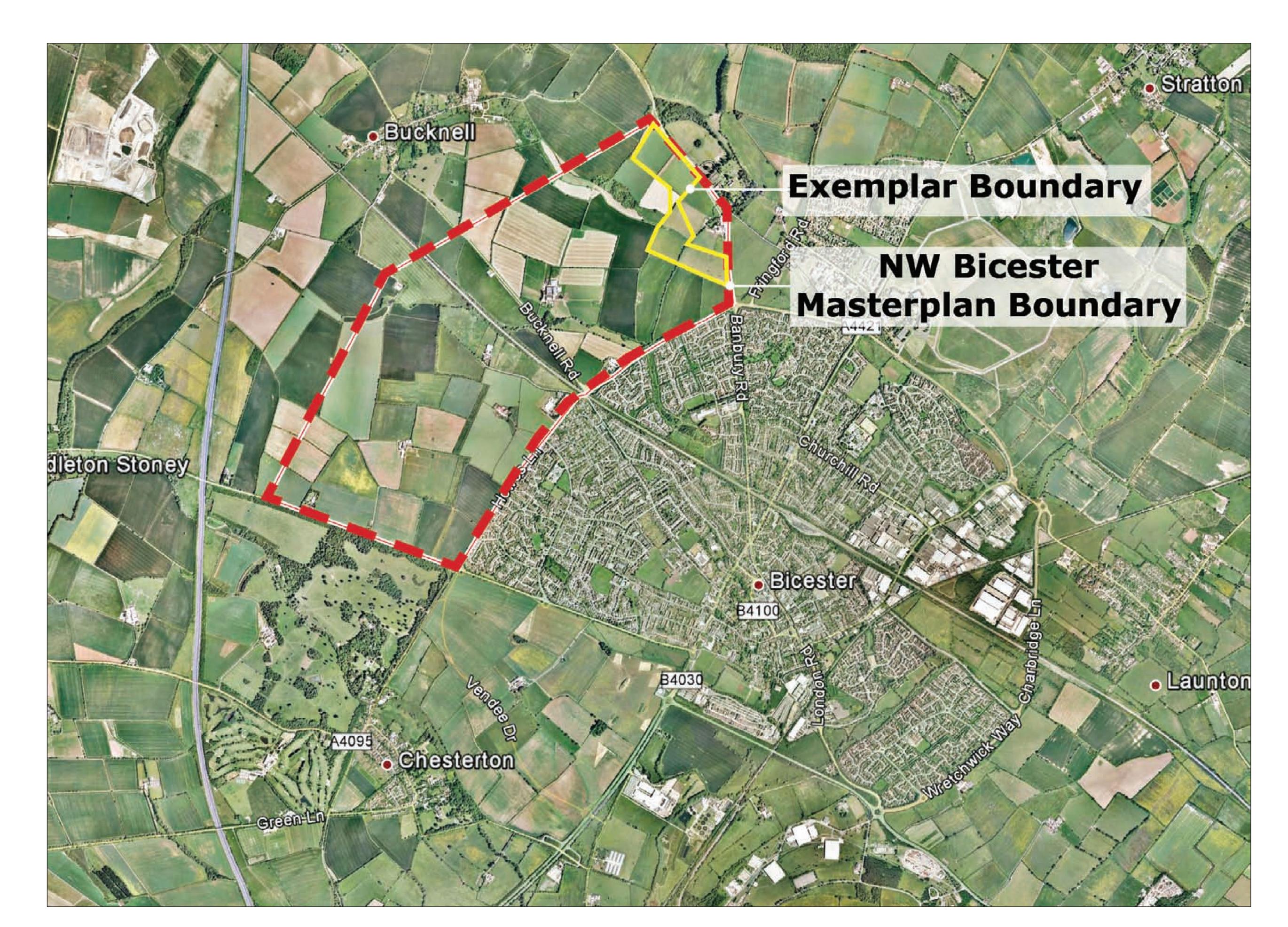
We're different from traditional housing developers. As a not for profit organisation, we reinvest to build and manage affordable housing.

We've been working on creating a Masterplan for NW Bicester to provide approximately 6,000 high quality, true zero-carbon homes over the next 30 years. It establishes a vision, policy and evidence to guide future planning applications. The Masterplan was submitted in March 2014 for Cherwell District Council to consider.

Now we're drawing up two outline planning applications for approximately 518 acres of the Masterplan. And in partnership with landowners, we're also preparing a detailed planning application for the infrastructure of the Masterplan, such as roads.

After you've viewed the proposals on display today, please let us know your views by completing the feedback form.

Thank you for visiting our exhibition.



## Where we are now

# Planning Planning Policy Considerations Applications **Exemplar Planning** Local Plan Permission (CDC) (A2Dominion 2012) Bicester Masterplan (WYG) NW Bicester Masterplan (A2Dominion 2014) Outline Planning Where we are now Application in the process (2014)Reserved Matters (2015/2016)

### Planning Policy Position

There are a number of relevant planning policy documents.

The Council is preparing its local plan, a process which is on-going. NW Bicester is identified in the emerging local plan as a strategic allocation to help meet the District's housing requirements up to 2031 and beyond. In support of this, the Council has instructed White Young Green (WYG) to prepare a master plan for the whole of Bicester.

A2Dominion has prepared and submitted a master plan for the North West Bicester site to the Council with the invitation that it is adopted as non-statutory policy.

A2Dominion is now formulating outline planning applications, which will be followed by detailed reserved matters that accord with the master plan proposals.

#### **Application Stages**

There are various applications that will be made by A2Dominion before development starts:

#### Stage 1 Outline Planning Application:

This stage establishes the principle of development in accordance with the NW Bicester Master Plan. Parameters Plans will set the type and location of land use, indicative amount of development, range of density, range of building heights, key access and movement routes and open spaces, providing an overall framework in which the detailed design can take shape.

#### Stage 2 Reserved Matters:

This stage establishes the detailed design of the scheme. The reserved matters must fall within the development parameters as set in the outline planning permission and will cover matters relating to appearance, layout, access, landscaping and scale.



North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

As part of our proposals for the next phase of work for North West Bicester, we are keen to hear your views.

Please take a moment to complete this form and place it in the ballot box or alternatively return using one of the pre-paid envelopes available. Your views will be carefully considered as we progress with the proposals.

We are also happy to receive comments and questions, please email us at info@nwbicester.co.uk or call our freephone information line on 0800 298 7040.

Whilst we encourage feedback throughout the application process, we would be grateful if you could return your completed feedback form by Monday 7th July 2014.

Name:
Email:
Telephone:





www.nwbicester.co.uk

THINKING ABOUT TOMORROW

#### Let us know what you think

Having viewed the display materials at today's event, we welcome your feedback regarding the proposals for NW Bicester.

Do you support the wider proposals to develop the UK's first eco town at NW Bicester?  Yes No Unsure	Outline application 1: North of Lords Lane  5. What are your views regarding the proposed land uses for outline application 1: north of Lords Lane?
A2Dominion is progressing proposals which will form two outline planning applications for circa 518 acres within the Masterplan.  2. Do you support the proposals in principle to develop two outline planning applications for up to 3,500 new true zero carbon homes?  Yes No Unsure	6. Do you welcome the provision of specialist extra care housing for older people?  Yes No Unsure
3. Do you welcome the provision of up to 30% of the new homes being offered as affordable housing?  Yes No Unsure	7. The specialist extra care housing will include facilities such as a café, hairdressers and shops. Do you think it's a good idea if the wider community can also access these facilities?  Yes No Unsure
4. To reduce energy demand and deliver zero carbon energy we are proposing homes that are well insulated, with PV on their roofs and a series of energy centres that will meet hot water and heating demands. Do you think that this is a good idea?  Yes No Unsure	8. We are preparing an on-site waste water recycling centre to reduce impact on water resources.  Do you think that this is a good idea?  Yes No Unsure

north west

bicester | a2dominion

#### Let us know what you think

9. What are your views regarding the proposed land uses for outline application 2: north of Howes Lane?  ———————————————————————————————————	will form a key part of the overall plans for NW Bicester.  13. Do you feel the proposed pedestrian and cycle routes provide good links for existing residents to access new community facilities and would encourage greater walking and cycling?  Yes No Unsure
10. Land has been designated for a Health Centre. What facilities would you like to see incorporated in the proposed Health Centre?	14. The community facilities will be delivered in phases. Which facilities do you feel are most important to a new community and should be delivered first? Please rank your top 5 with number 1 as your highest priority
	Primary Schools
	Health Centre with GP practice
	Convenience Store
11. We have located the secondary school to best serve the needs of the new and existing community.	Business Centre
Do you agree with its proposed location?	Local Shops
Yes No Unsure	Local Business Units
	Nurseries
Detailed application 3: Strategic realignment	Community Centre
of Howes Lane and key infrastructure works	Extra Care Housing
12. Do you support the proposed realignment of Howes Lane designed to provide an improved environment	Café/Restaurant/Pub
for the existing housing adjacent to Howes Lane, and address future capacity issues at current junctions?	Visitors Centre
Yes No Unsure	_



#### Let us know what you think

Do you have any suggestions as to how NW Bicester can integrate better with the existing community?	
Please use the space below to provide any additional comments you may have.	





