

Welcome

Welcome to the website relating to proposals for Land at North West Bicester.

Firethorn Developments Limited and the project team are working on plans for a new neighbourhood based upon sustainable and healthy lifestyles. This includes provision of new and affordable homes together with 40% natural green space comprising raised allotments, edible landscape areas, natural play areas and retained woodland.

This website provides more information about our proposals and includes a dedicated virtual consultation page where you can view and comment on our plans by [clicking here](#).

Thank you for your interest.



Visit the Virtual Consultation

[Click here](#)



Contact Us

CONSULTATION TELEPHONE NUMBER

0800 232 1794

EMAIL

info@landatnorthwestbicester.com

POST







Freepost NWB Consultation

About

Our Vision

North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint.

Our core placemaking principles, adapted from the SPD, are as follows:

-  A high-quality development
-  Integrating well with the existing town
-  Providing homes, jobs, and local services in an attractive landscape setting
-  Conserving and enhancing heritage assets including historic landscape features
-  Benefiting from proximity to a range of amenities within the immediate area such as a primary school, play areas and workspace
-  Increasing biodiversity and addressing the impact of climate change



Background

The Site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan with an accompanying framework plan and Supplementary Planning Document (SPD).

With existing development phases of North West Bicester already completed or under construction, our proposals will inform a future Outline Planning Application.

Firethorn Developments Limited are bringing forward the proposals on behalf of Firethorn Trust, who invest, develop, and deliver development and commercial solutions for clients across the country.

They are supported on the Bicester project by a leading team of professional consultants including master planners, planning consultants, landscape design, ecologists, and transport consultants.



FirethornTRUST 

**BARTON
WILLMORE**


re:view Partners

 MOSAIC
Urban Design & Masterplanning


LDĀDESIGN

Hydrock 

VELOCITY
Transport Planning

 FLAC

aspect  ecology

vectos.

 Cotswold
Archaeology

Proposals

Our proposals are guided by the established principles of sustainable zero carbon development, informed by the design and place making principles of the adopted SPD and original site wide masterplan. These include the following:



40% green space – to provide a network of multifunctional green infrastructure that supports a range of informal and formal activities including natural play areas for younger children and ecological rich meadow areas



Up to 550 homes including up to 30% affordable housing provision to ensure a wide range of house types and sizes to meet a variety of needs



Highly attractive landscaping and biodiversity measures to help tackle the impact of climate change, including proposals which focus on retaining and enhancing the existing landscape features with buffers, including trees and hedgerows



Promoting pedestrian and cycle connectivity to adjacent new neighbourhoods in a low traffic speed proposed development

Benefits



Sustainability

North West Bicester is based on the principles of a sustainable zero carbon development designed to meet the effects of future climate change. Site wide environmental protection and enhancement solutions include habitat creation, planting and a Sustainable Urban Drainage System (SuDS)



Connectivity

The vision incorporates local walking and cycling routes, encouraging people to support shops and services by buying local. The site is sustainably located within Bicester with good access to public transport and an excellent network of public rights of ways.



High quality build

The high quality of the built and natural environments will positively impact on the health and wellbeing of the communities. This redevelopment will provide a range of high-quality landscapes to promote health and well-being.

Indicative Project Timescales



March-April 2021

- Public Consultation
- Ongoing monitoring and evaluating community and stakeholder feedback
- Progression of application documents, reports and plans



April-May 2021

- Further communication and meetings with Cherwell District Council Planning Officers
- Finalising application reports and documents
- Anticipated Submission of Outline Planning Application to Cherwell District Council
- Statutory consultation by Cherwell District Council on Outline Planning Application



July-September 2021

- Ongoing communication with Cherwell District Council Planning Officers
- Ongoing communication with Stakeholders



October-November 2021

- Anticipated decision on Outline Planning Application

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Virtual Consultation

Welcome to our virtual consultation page. Please do take the opportunity to explore our emerging proposals for the site.

[View the site via a 360 aerial tour](#)

View our virtual exhibition boards

[Click Here](#)

[View our Illustrative Framework Masterplan](#)

[View our artist's impression](#)

[Download copy of the exhibition boards](#)

You can request a hard copy of the exhibition boards by using the consultation contact details.



Feedback

Thank you for taking the time to visit our virtual consultation. We hope you have found the information informative.

Whilst we are unable to meet with you in person at this time, we appreciate the value that community feedback can provide. We welcome your views on our proposals and kindly invite you to provide your feedback online by [clicking here](#). All feedback received will help inform further project work and a future outline planning application to be submitted to Cherwell District Council later this year.

[Online Feedback Form](#)

[Print Feedback Form](#)

Contact



Freephone: 0800 232 1794



Email: info@landatnorthwestbicester.com



Post: Freepost NWB Consultation

This one-line address above must be written exactly as it appears, nothing else is needed and no stamp is required.

Data Protection

All feedback, comments and data submitted to us through the consultation will be stored under General Data Protection Regulations and will not be shared with a third party. The answers you have provided to us relating to the proposals will be anonymised and will be used for statistical purposes only. You can request that your details are removed at any time by contacting us using the details above or on the [contact us page](#).

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Land at North West Bicester



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Illustrative Framework Masterplan



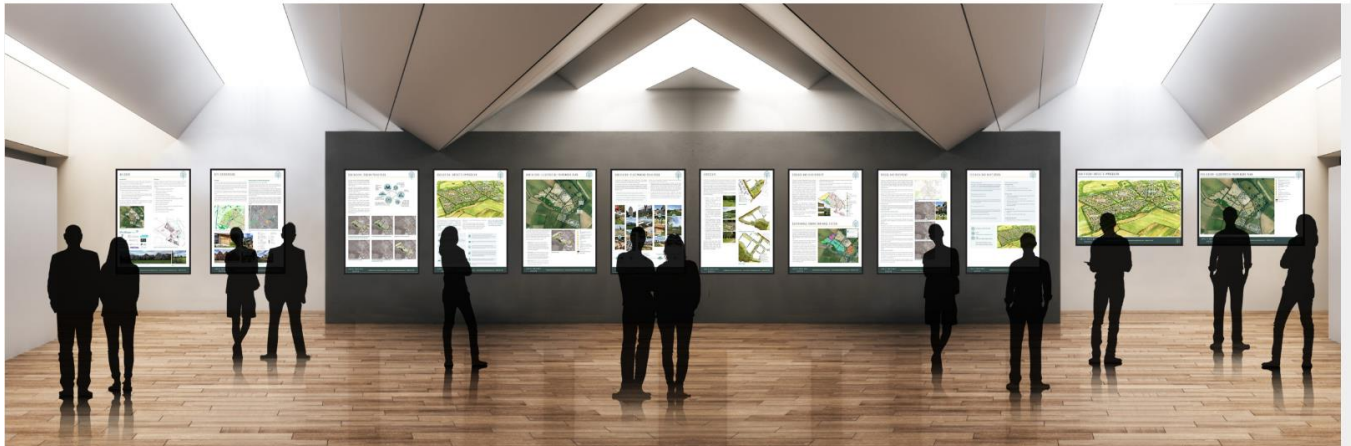
- Key
- Vehicular, pedestrian and cycle access point
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- Small new copses
- Trim trail
- Ecologist rich meadows
- Woodland with some limited public access
- Restricted vehicular access
- ➔ View to church
- ▭ Fable landscopes/obscure
- Site boundary

OUR VISION: ARTIST'S IMPRESSION



Welcome to our virtual exhibition

To use hover over and click the boards on your screen.



[Online Feedback Form](#)

[Print Feedback Form](#)


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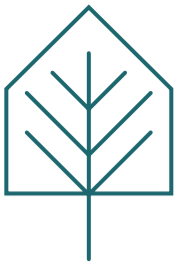
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WELCOME



Introduction

Firethorn Developments Limited and the project team are pleased to welcome you to this virtual public exhibition relating to proposals for a new neighbourhood on Land at North West Bicester.

We are currently working on preparing an Outline Planning Application, which has to date been informed by ongoing communication and extensive pre-application meetings with Cherwell District Council Planning Officers.

The following boards and associated information will enable you to:

- Gain an understanding of our work to date
- Learn more about our vision and proposals which includes provision for new and affordable homes, multi-functional green space, landscaping, cycling and walking connections
- Provide us with your views and feedback

We value your thoughts and ideas. Please take the time to provide us with your views by completing a feedback form here <https://landatnorthwestbicester.com/virtual-consultation/>

Thank you for your time.



Aerial Site plan - 2021

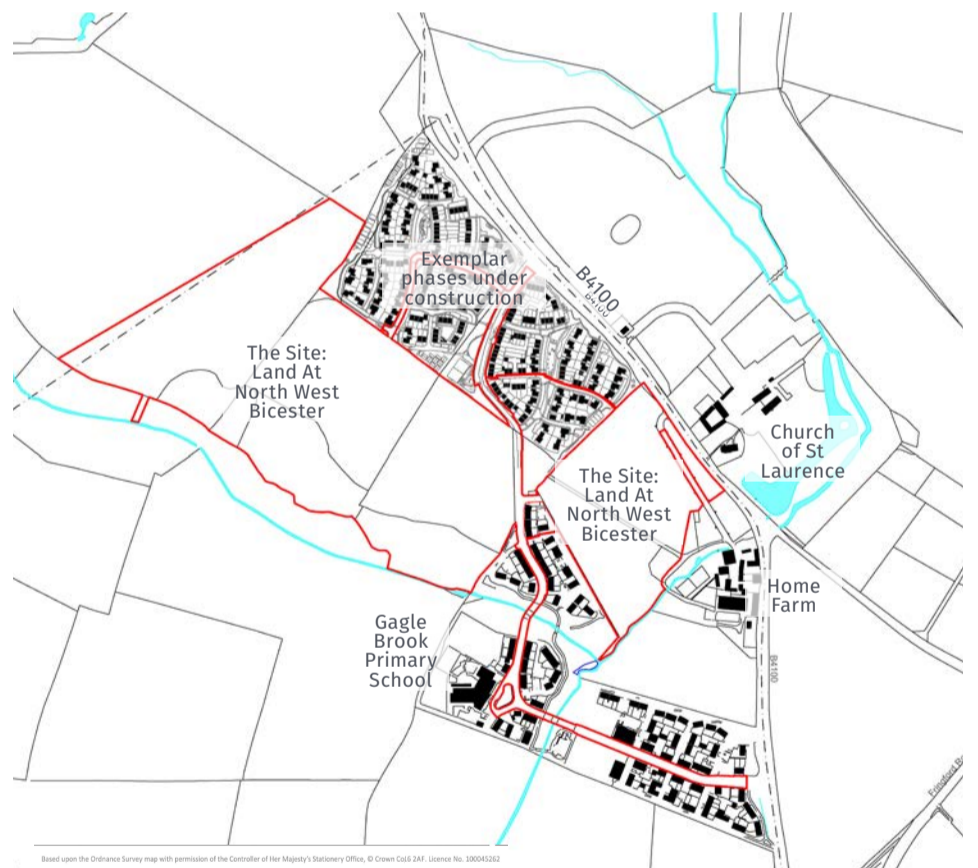


The Team

Firethorn Developments Limited are the applicants bringing forward the proposals on behalf of Firethorn Trust, who invest, develop, and deliver development and commercial solutions for clients across the country.

Firethorn are supported by a team of experienced professional consultants including:

- Development Manager: Review Partners
- Masterplanning: Mosaic Urban Design
- Planning: Barton Willmore
- Landscaping Design: LDA Design
- Ecology and Biodiversity: Aspect Ecology Ltd
- Arboriculture: Forbes-Laird Arboriculture Consultancy Limited
- Transport: Velocity Transport Planning
- Stantec: Utilities and Drainage
- Noise and Air Quality: WYG
- Archaeology and Heritage Assessment: Cotswold Archaeology
- Topographical: SV Surveying
- Geo-Environmental: Hydrock Consultants
- Community Engagement: PDI



Application red line plan illustrating Exemplar Site phases 3 and 4 as built



Looking across the eastern parcel of Land at North West Bicester towards the Exemplar Site



View of western fields of Land at North West Bicester

SITE BACKGROUND

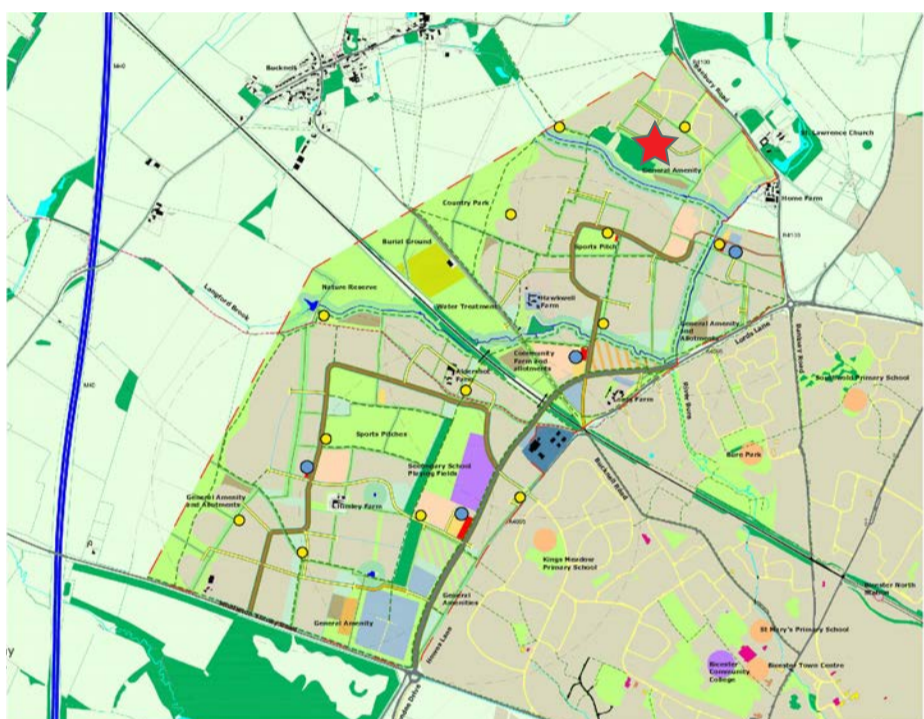


The Site

The Site comprises two parcels of land totalling approximately 22 hectares (ha) of uncultivated agricultural land. The Bicester Exemplar scheme lies to the south east and north east of the Site. The north eastern boundary of the Site is bounded by the B4100 which links Bicester with junction 10 of the M40. To the east of the Site lies Home Farm (Grade II listed building) and to the north east St Laurence's Church.

Land adjacent to the Site has planning consent for residential development with construction ongoing, the planning context for which is discussed below.

The Site already benefits from proximity to a range of amenities within the immediate area such as a primary school, play areas and workspace. Other facilities in Bicester town centre, 2.5km to the south, include supermarkets, a doctor's surgery, independent High Street shops, a post office, pubs, and restaurants as well as a shopping centre and retail parks.



North West Bicester SPD Framework Masterplan allocation site

Planning Policy and North West Bicester

Supplementary Planning Document (SPD)

The Site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan with an accompanying framework plan and Supplementary Planning Document (SPD).

The overarching vision for North West Bicester is to deliver a high-quality low carbon development, which is well integrated with the existing town, providing new homes, jobs, and local services in an attractive landscape setting. It must seek to conserve and enhance heritage assets, including historic landscape features, increase biodiversity and address the impact of climate change.

The extensive pre-application process to date has included meetings and engagement with Officers of Cherwell District Council, Oxfordshire County Council, local interest groups and key stakeholders. Ongoing communication will continue to inform the emerging proposals whilst considering the key planning policy and SPD requirements as detailed above.



North West Bicester SPD Framework Masterplan allocation site and its relationship to Bicester town centre



Gagle Brook Primary School is close to the Site



Apartments at the Exemplar Site



Terraces at the Exemplar Site



Edible landscapes at the Exemplar Site

- ★ The Site
- North West SPD Outline
- Town Centre
- Bicester Shopping Village
- East Bicester Industrial Estate
- Proposed Bicester Business Park
- Retail Outlet
- Bignell Park
- Ⓜ Bicester Community Hospital
- Ⓜ Bicester Community College
- Ⓜ Supermarket Food Store
- Ⓜ Existing Primary School
- Ⓜ Railway Station
- ⋯ Public Right of Way
- ▬ West Bicester Ring Road
- Proposed (north west SPD):
- Off Road Footpath/ Cycleways
- Play
- Energy Centre
- Social / Community
- Retail Areas
- Primary School
- Secondary School
- Allotment
- Commercial / Business



New homes under construction in phases 3 and 4 for the Exemplar Site

OUR VISION: DESIGN PRINCIPLES



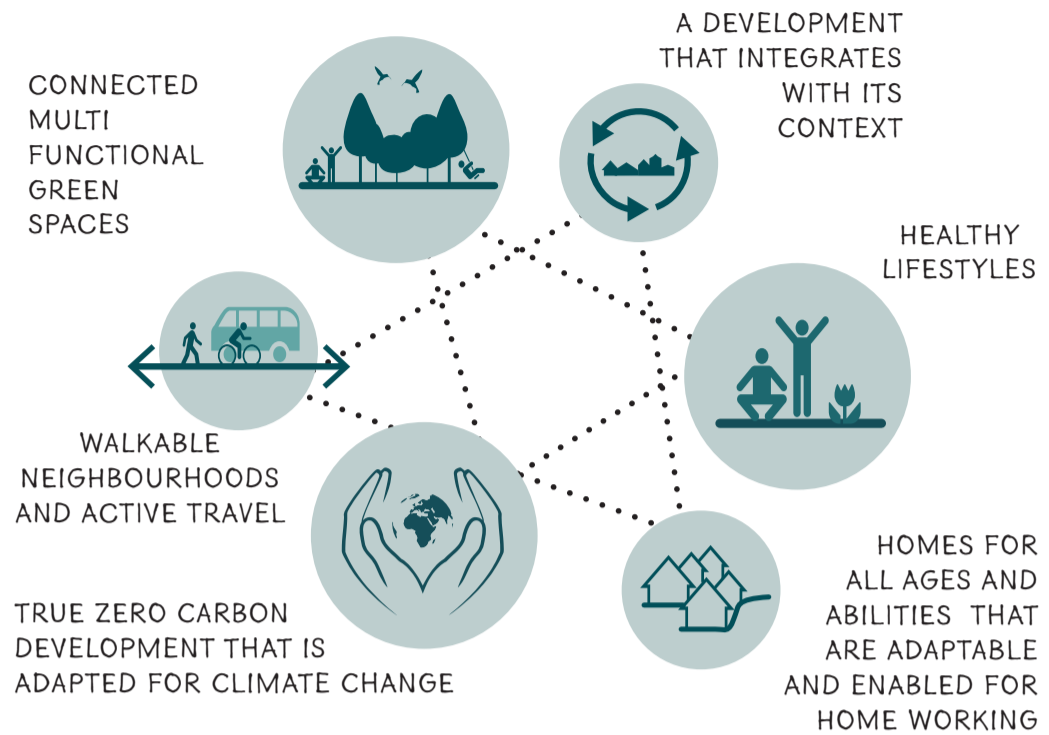
Our vision has been informed by the established principles set out in the Local Plan and adopted SPD, with a focus on bringing forward a new neighbourhood that promotes sustainable and healthy lifestyles.

The Site must be properly connected to neighbours, as well as the surrounding landscape and wider community, helping to encourage a reduced carbon footprint.

Cherwell District Council has made a commitment that 'North West Bicester will be a neighbourhood unlike any other in Bicester - a development that demonstrates the highest levels of sustainability.

Residents who move to North West Bicester will be making a lifestyle choice to live in efficient modern homes built to the highest environmental standards with excellent access to the town centre, public transport and adjoining countryside.

North West Bicester offers a unique opportunity to bring about a sustainable large-scale development as part of the wider extension of the existing town.'



Create new multi-functional green space based on edible, ecological and active landscapes



Create landscape and biodiversity corridors



Pedestrian and cycle connectivity



Create streets as social spaces



Create a comprehensive Sustainable Urban Drainage System (SuDS)



Character areas

OUR VISION: ARTIST'S IMPRESSION



The overarching vision for this neighbourhood within North West Bicester is 'a community based upon sustainable and healthy lifestyles. **A place that is connected with its neighbours and surrounding landscape, that encourages a reduced carbon footprint.**'

We propose to design a development that integrates well with Bicester and meets the required design

standards of the SPD whilst retaining a distinctive character.

Land at North West of Bicester will be a place that is built to improve the quality of life for all people who live, work and play there - where every person is free to make choices amid a variety of healthy, available, accessible and affordable options.

Land at North West of Bicester strives to be a valuable addition to the local community. The benefits for bringing the development forward include the following:



Up to 30% affordable homes.



Up to 550 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.



True zero carbon.



40% green space. Providing a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas for younger children, ecologically rich meadow areas, SuDS, retained woodland and productive landscapes.



A large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. This approach encourages social cohesion by providing the opportunity for residents to stay in Bicester and maintain all-important friend and family networks.



Connecting people to nature and natural systems by providing growing space, orchards and allotments. Opportunity to promote on Site biodiversity by maintaining and enhancing existing green infrastructure.



Re-wilding areas allowing habitats to develop naturally over time.



Incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.



Living longer, but perhaps with reduced mobility, means that the design of the built environment with an ageing population in mind requires genuine thought. Providing opportunities for social interaction and exercise are important to reduce both physical and cognitive decline.



A development that complements the character of Bicester through the identification of its unique characteristics.



New and improved footpaths, cycleways, connecting people and places.

OUR VISION: ILLUSTRATIVE FRAMEWORK PLAN



A 'character area' approach has been adopted for development areas to ensure the proposals respond to local context while being engaging and varied.

Character areas are defined by a range of placemaking tools including density, building types, architectural treatment, materials, landscape and land use.

We are exploring three character areas:

- **Eastern area:** Responds to its immediate heritage context through a framed view to the church and close relationship to the Home Farm farmstead. The proposed homes will reflect the materials seen at Home Farm. This character area has a park including play areas, edible landscapes, a trim trail, allotments and areas of biodiversity
- **Central area:** The core central neighbourhood has a formal street pattern and organic edges overlooking the woodland and ecological rich meadows to the south. This area has a central neighbourhood play area, a trim trail, allotments and informal open space and natural play along the edge of the woodland
- **Western area:** Responds to the countryside edge with an informal building line allowing views in and out of the Site. Open space, a trim trail, play and allotments are located throughout this area



Character areas

- Key
- 01 Vehicular, pedestrian and cycle access point
 - 02 Pedestrian and cycle access point
 - 03 Potential pedestrian and cycle access point
 - 04 Sustainable Urban Drainage System (SuDS)
 - 05 Play
 - 06 Small new copses
 - 07 Trim trail
 - 08 Ecologically rich meadow area
 - 09 Woodland with some limited public access
 - 10 Restricted vehicular access
 - View to church
 - Edible landscapes/allotments
 - Site boundary

OUR VISION: PLACEMAKING PRINCIPLES



The proposed new neighbourhood would be developed to the highest standards of sustainability, exceeding the standards other developments are achieving nationally at the time they are developed.

The Exemplar scheme has an existing energy centre and district heat network serving the area. We will review the existing energy strategy of the Exemplar scheme that is also advocated in policy but also consider the new Net Zero Carbon Concept following the framework of the UK Green Building Council.

North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint.

We have also incorporated a three-tiered approach to reducing the carbon footprint on the Site as set below:

- Embedded holistic social and economic benefits and site wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing into our proposals
- Designed site wide environmental protection and enhancement solutions to mitigate the effects of climate change – such as Sustainable Urban Drainage Systems (SuDS), planting, and habitat creation
- An approach to ‘true’ zero carbon which is reflected in individual proposed plots and new homes through energy use and other technologies (on plot measures including low water and energy use within the home as well as centralised heat networks incorporating air sourced heat pump technology that provide a low carbon supply)



HEALTHY LIFESTYLES

A DEVELOPMENT THAT INTEGRATES WITH ITS CONTEXT

HOMES FOR ALL AGES AND ABILITIES THAT ARE ADAPTABLE AND ENABLED FOR HOME WORKING

WALKABLE NEIGHBOURHOODS AND ACTIVE TRAVEL

TRUE ZERO CARBON DEVELOPMENT THAT IS ADAPTED FOR CLIMATE CHANGE



CONNECTED MULTI FUNCTIONAL GREEN SPACES

LANDSCAPE



The Site is not located within any landscape designations. It is heavily influenced by the existing residential area, due to a large part of the Site lying between the new Elmsbrook development and the primary school which form the first phase of the North West Bicester eco-town allocation.

A landscape strategy has been developed that responds to the local area and its visual context. This will reinforce and enhance existing Site scale and character, whilst establishing new distinctive spaces that provide an appropriate setting for the new community and create a unifying parkland landscape running through the development.

Our proposals and approach toward green spaces and landscaping include the following:

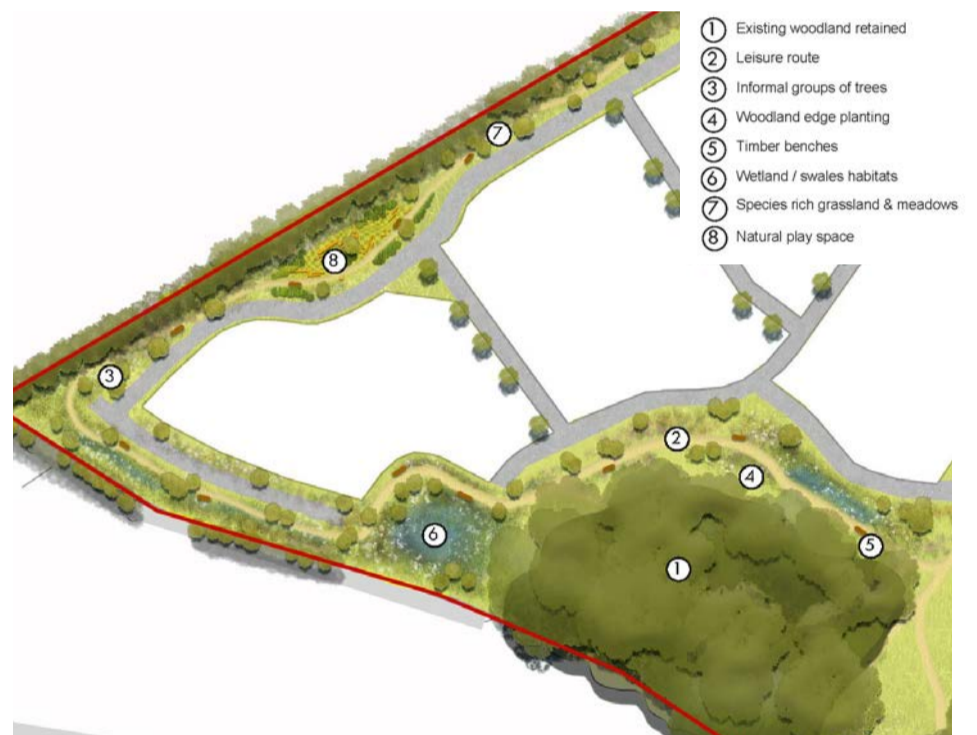
- Retaining and enhancing existing woodland, tree belts and hedgerows to help structure the proposed development
- Integrate new housing into the landscape; and provide the basis of multi-functional green infrastructure
- Utilising existing boundary features and proposed green infrastructure to create appropriate interfaces with surrounding development allowing for the continuation of spaces and routes through the Site and beyond
- Ensuring appropriate treatment of the western extent of the Site, creating a transition between development and countryside, and establishing a 'green edge' to the new outer boundary of Bicester
- Ensuring appropriate treatment of the eastern extent of the Site, providing an attractive frontage to the B4100 and St Laurence's Church
- Orientation of the key access road within the Site's eastern parcel to align with St Laurence's Church and allow for views towards the church tower



A variety of open space types will be created within the green infrastructure network, including amenity space, semi-natural space, play areas and allotments. Circular routes will also be created around the Site, providing opportunities for recreation.



Eastern parkland

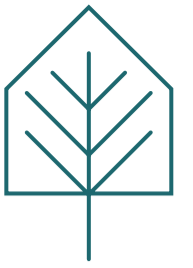


Woodland edge and western fringe



Swale corridor

ECOLOGY AND BIODIVERSITY



The Site is currently dominated by semi-improved grassland with areas of arable and woodland habitat present largely bound by hedgerows and treelines. Two watercourses lie adjacent to sections of the Site boundary to the south and south-east. The habitats of greatest ecological value both in their own right and with regard to the opportunities they provide for faunal species are the woodlands, hedgerows, tree lines and watercourses, of which the woodland and a number of the hedgerows likely qualify as UK Priority Habitat. These features are largely retained, buffered, and safeguarded under the proposed development. Survey work undertaken at the Site has identified opportunities for roosting, foraging and commuting Bats, Badgers, other mammals, breeding birds, reptiles, Common Toad and Brown Hairstreak Butterfly.

Full details of safeguarding, mitigation and enhancement measures are fully set out within the Biodiversity chapter of the Environmental Impact Assessment (EIA) and associated planning application documents. However, opportunities to safeguard, mitigate and enhance include:

- Retention and protection of key habitat features such as the watercourses, woodland, hedgerows and their buffer zones
- Sensitive timings and working methods

- Supervised staged habitat clearance exercises to safely remove protected species from developable areas
- Provision of new and enhanced greenspace and ongoing sensitive management of such habitats
- Provision of new faunal enhancements throughout the Site including bird and bat boxes (integrated and upon retained trees), Hedgehog domes and highways, hibernacula and log-piles for reptiles and amphibians and invertebrate hotels and butterfly banks



SUSTAINABLE URBAN DRAINAGE SYSTEM

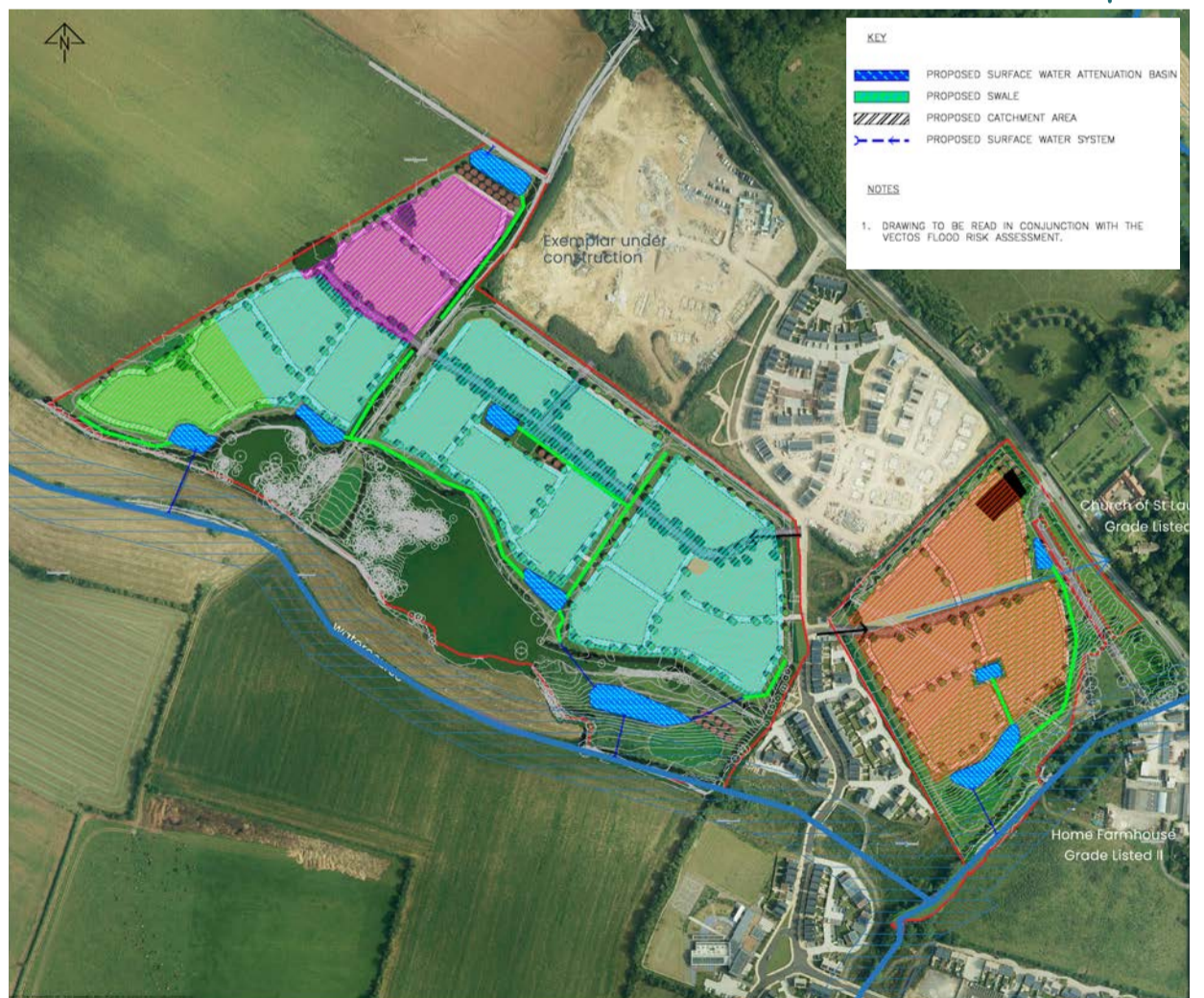


The Site is primarily located in Flood Zone 1, with a low risk of flooding. There are two small streams located on the east and south boundary of the Site, which introduce a localised area of flood risk associated with river and surface water sources. All proposed built development and Sustainable Urban Drainage Systems (SuDS) have been located within the low-risk area.

The existing topography and proposed landscape corridors provide an opportunity to create a system of swales and ponds to mitigate surface water.

The creation of a SuDS network also provides the opportunity for an exciting ecologically rich meadow to enhance biodiversity. Swales and ponds also provide a place for people to enjoy nature and relax.

Through provision of enhanced and new habitats throughout the Site a biodiversity net gain is anticipated for which a minimum 10% net gain is sought. Net gains will be achieved through the enhancement of existing features such as the woodland and hedgerows and creation of new habitats including new native shrub planting, wildflower meadow grassland and the use of SuDS basins to provide wet wildflower meadow/ areas of standing water.



ACCESS AND MOVEMENT



The Site is sustainably located within the overarching North West Bicester masterplan, with good access to a range of existing facilities nearby which include Gagle Brook Primary School, employment opportunities, office space, play areas, allotments, open space, footpaths, cycle ways and good public transport making Bicester town centre easily accessible.

Vehicular Access

Access to the eastern parcel, located closer to Home Farm, will be from the western boundary via the existing internal road network constructed as part of the Exemplar scheme.

Access to the western parcel, will be via three locations. The first two access points will be available on either side of the bus only link. These two site access junctions will be provided in the form of simple priority junctions that will be designed to restrict development traffic from utilising the bus only link. The third access will be from the northern boundary at a point approximately mid-way along the western parcel, which will then connect with the existing road network of the Exemplar scheme.

Parking Provision

Allowance for allocated and unallocated parking provision will be provided in accordance with the latest Cherwell parking standards set out within Table A6.B1 of Appendix F of the Cherwell Residential Design Guide SPD (adopted July 2018).

Pedestrian/Cycle Access Opportunities

To the eastern parcel: From the north of the development linking with the B4100 Banbury Road, via the proposed vehicular access, and at appropriate locations between the proposed Site and the Exemplar scheme.

To the western parcel: From the three points of vehicular access and at appropriate locations between the proposed Site and the Exemplar scheme.

Bus Only Links

The design and function of the primary road through the Exemplar development incorporates bus priority by way of a bus-gate immediately adjacent and between the eastern and western parcels of the Site. The carriageway width of the primary road through the Exemplar scheme narrows to 4.0m allowing for southbound bus movements only, which can also accommodate two-way cycle movements.

Junction to the north: Will only facilitate vehicular access from the existing northern priority junction from the Exemplar scheme at Braeburn Avenue with the B4100 Banbury Road.

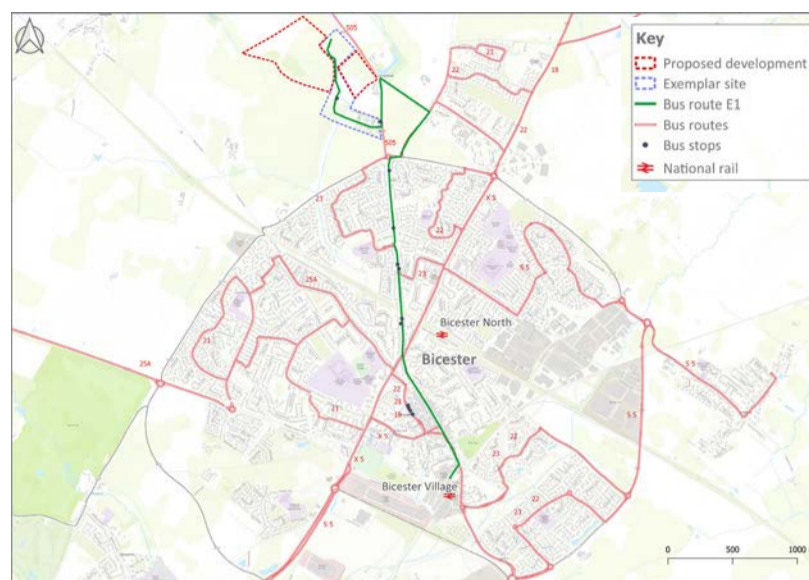
Junction to the south: Will only facilitate vehicular access from the existing south eastern priority junction from the Exemplar scheme at Charlotte Avenue with the B4100.

The E1 bus service will continue to provide access to the surrounding area and Bicester town centre. Existing bus stops, some of which include bus shelters, are provided on the Exemplar development, along Braeburn Avenue and Charlotte Avenue, all of which are within walking distance of the Site.

Walking and Cycling Routes

The proposals will include multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site and promoting easy access to local facilities. An off-carriageway continuous cycle route is available from the Site to Bicester north rail station, which includes appropriate crossing facilities.

Our proposals will enhance the accessibility of public footpaths and bus stops from the Site. A full Transport Assessment will be prepared to support the Outline Planning Application.



Bus and Off-Carriageway Cycle Routes from the Site to Bicester



Pedestrian and cycle connectivity

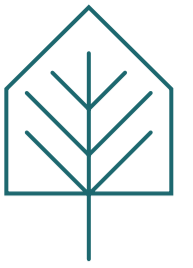


Create streets as social spaces



Main vehicular access points and circulation

FEEDBACK AND NEXT STEPS



Feedback and Next Steps

We invite you to kindly complete a feedback form. This can be completed here

<https://landatnorthwestbicester.com/feedback-form/>

or print and return to us using the Freepost address below.

You can also download the virtual exhibition boards here <https://landatnorthwestbicester.com/virtual-consultation/>

Alternatively, you can email us at:

info@landatnorthwestbicester.com

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

Freepost NWB CONSULTATION

All feedback received will help inform the masterplanning process and the future Outline Planning Application to be submitted to Cherwell District Council later this year.

Please provide feedback by 9th April 2021.

Thank you for viewing our virtual exhibition and proposals.

Indicative Project Timescales

March-April 2021

- Public Consultation
- Evaluating community and stakeholder feedback
- Progression of application documents, reports, and plans

April-May 2021

- Further communication and meetings with Cherwell District Council Planning Officers
- Finalising application reports and documents
- Anticipated Submission of an Outline Planning Application to Cherwell District Council
- Statutory consultation by Cherwell District Council on Outline Planning Application

July-September 2021

- Ongoing communication with Cherwell District Council Planning Officers
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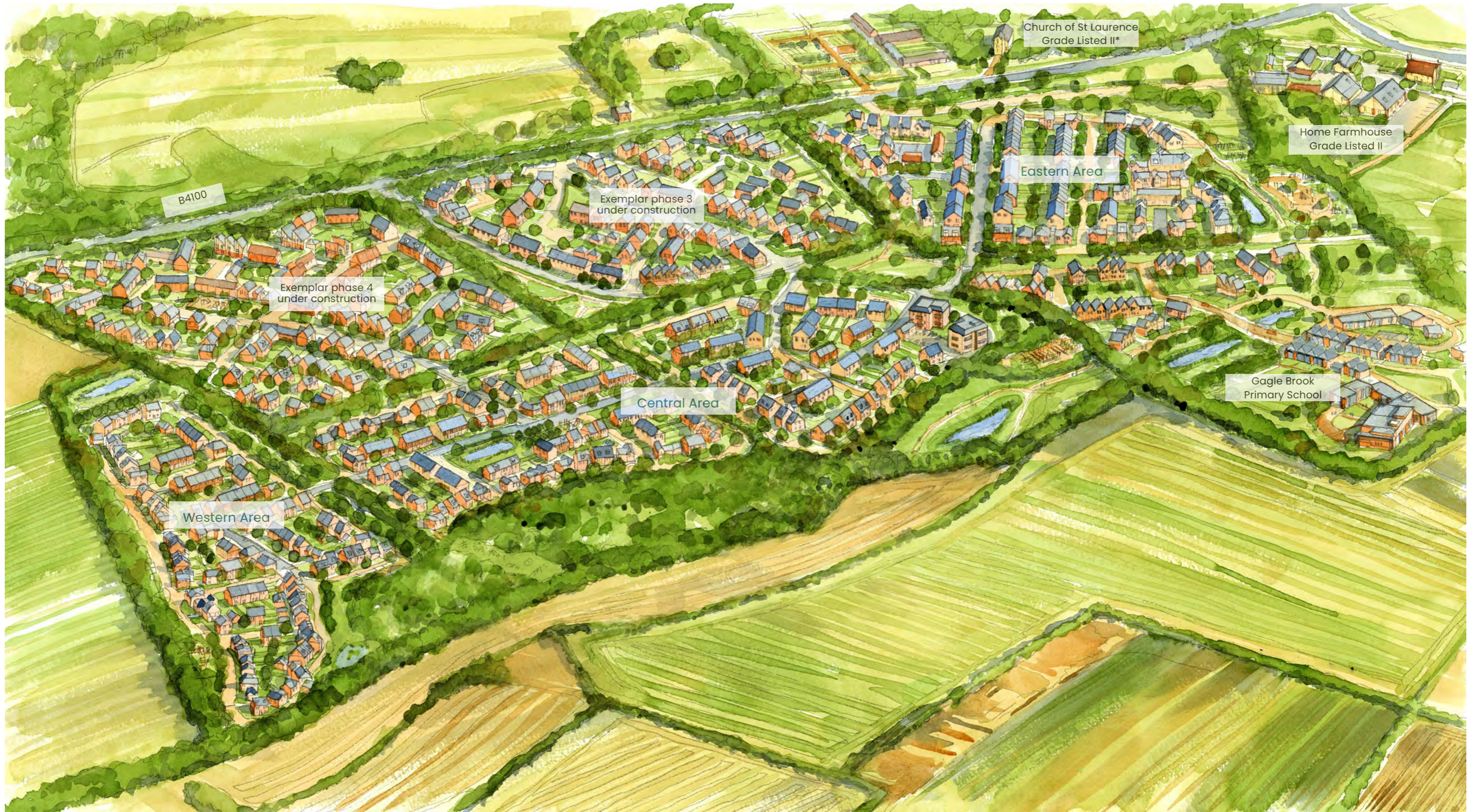
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OUR VISION: ARTIST'S IMPRESSION



OUR VISION: ILLUSTRATIVE FRAMEWORK PLAN



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FEEDBACK FORM



LAND AT NORTH
WEST BICESTER

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We would be grateful if you could return your completed feedback to us no later than Friday 9th April 2021.

Name:

Address:

Postcode:

Telephone:

Email:

Please tick the box to give us your consent to contact you specifically about these proposals:

Age

18-24

25-34

35-44

45-54

55-64

65+

Home Ownership

Owner
Occupied

Private
Rented

Social
Rented

Living with
Family

Other

Data Protection

By ticking this box, you are consenting to your personal information being stored securely under the General Data Protection Regulation being shared with Firethorn Developments Limited and the Project Team employed by Firethorn. Your personal information will not be disclosed to any other third party. The answers you have provided to us relating to the proposals will be anonymised and will be used for statistical purposes only. Any information provided by you will be stored by us for a maximum period of two years. If you change your mind regarding the above consent, please contact us by emailing info@landatnorthwestbicester.com or by calling 0800 232 1794.

The proposals form part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan.

Our vision is to bring forward a new neighbourhood based upon sustainable and healthy lifestyles with highly attractive landscaping with biodiversity measures to help tackle the impact of climate change.

Q1. Do you agree with our overarching vision and proposals for the site?

- Strongly Agree Agree Disagree Strongly Disagree Unsure No Opinion

Q2. Our proposals include over 40% of multi-functional green space to help encourage sustainable and healthy lifestyles. Please indicate in order of preference (1 being the most sought after, 5 being the least sought after) which are most important to you?

- Retained Woodland Allotments Edible Landscape Areas
 Natural Play Areas Re-wilding Areas
 Other

Q3. Walking and cycling connections form a key part of our proposals. Would you envisage using these new routes?

- Yes No

Q4. Our proposals will include a range of house types. Which types do you think are most relevant to North West Bicester? Please indicate in order of preference which are most important to you (1 being the most important, 5 being the least important).

- Affordable Housing Family Housing Larger Homes Accessible Adaptable Homes
 Other

Q5. Are there any particular local community benefits that you think our proposals could help to deliver?

.....
.....

Q6. Do you have additional suggestions or comments you would like us to consider relating to our proposals for North West Bicester?

.....
.....
.....

Q7. Do you have any additional comments or suggestions relating to our Illustrative Framework Masterplan? *Please see overleaf.*

Illustrative Framework Masterplan



- KEY**
- 01 Vehicular, pedestrian and cycle access point
 - 02 Pedestrian and cycle access point
 - 03 Potential pedestrian and cycle access point
 - 04 Sustainable Urban Drainage System (SuDS)
 - 05 Play
 - 06 Small new copses
 - 07 Trim trail
 - 08 Ecologically rich meadow area
 - 09 Woodland with some limited public access
 - 10 Restricted vehicular access
 - View to church
 - Edible landscapes/allotments
 - Site boundary

Please supply any additional comments or suggestions relating to our Illustrative Framework Masterplan.

.....

.....

.....

.....

.....

Thank you for taking the time to provide your feedback.



LAND AT NORTH
WEST BICESTER

- Introductions
- Planning Considerations & Background
- Vision and Scheme Overview
- Consultation and Engagement
- Questions



LAND AT NORTH
WEST BICESTER

Project Team

- Eleanor Musgrove - Firethorn Developments Limited (client/applicants)
- Rob Bolton - Review Partners (Development Manager)
- Lisa Addiscott - Mosaic Urban Design (Master planning)
- Hannah Leary - Barton Willmore (Planning)
- Mark Kirby - Velocity Transport Planning (Transport)

Other professional consultants working with Firethorn include:

- LDA Design - Landscaping Design
- Aspect Ecology Ltd - Ecology and Biodiversity
- Archaeology and Heritage Assessment - Cotswold Archaeology
- Forbes-Laird Arboriculture Consultancy Limited - Arboriculture
- Peter Brett Associates - Utilities and Drainage
- WYG: Noise and Air Quality



Summary of Proposals

- A new neighbourhood based upon sustainable and healthy lifestyles.
- 40% green space - to provide a network of multi-functional green infrastructure that supports a range of informal and formal activities for everyone's participation and enjoyment including natural play areas for younger children, ecological rich meadow areas, SuDS and productive landscapes.
- Highly attractive landscaping and biodiversity measures to help tackle the impact of climate change.
- Proposals which are informed by sustainable zero carbon development, informed by the design and place making principles of the adopted SPD and original site wide masterplan considerations.
- Retaining and enhancing the existing landscape features with buffers, including trees and hedgerows.
- Promoting pedestrian and cycle connectivity to adjacent new neighbourhoods in a low traffic speed proposed development.

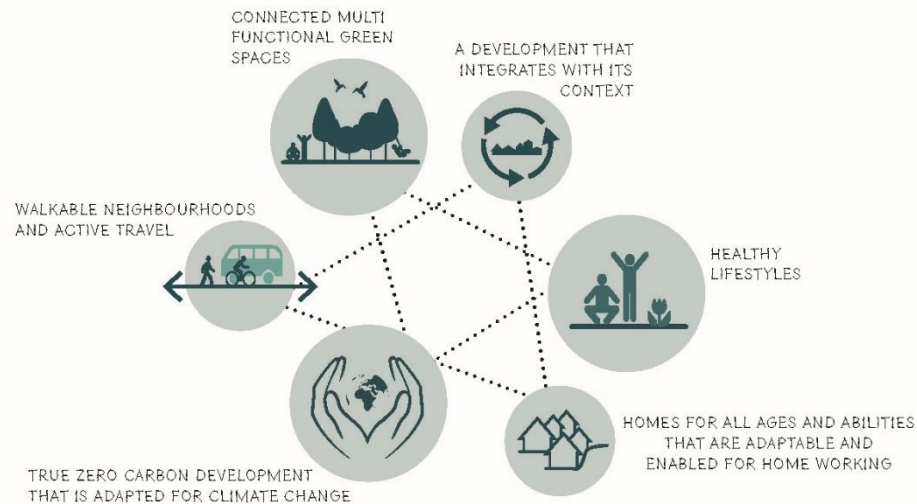


LAND AT NORTH
WEST BICESTER

Vision - SPD

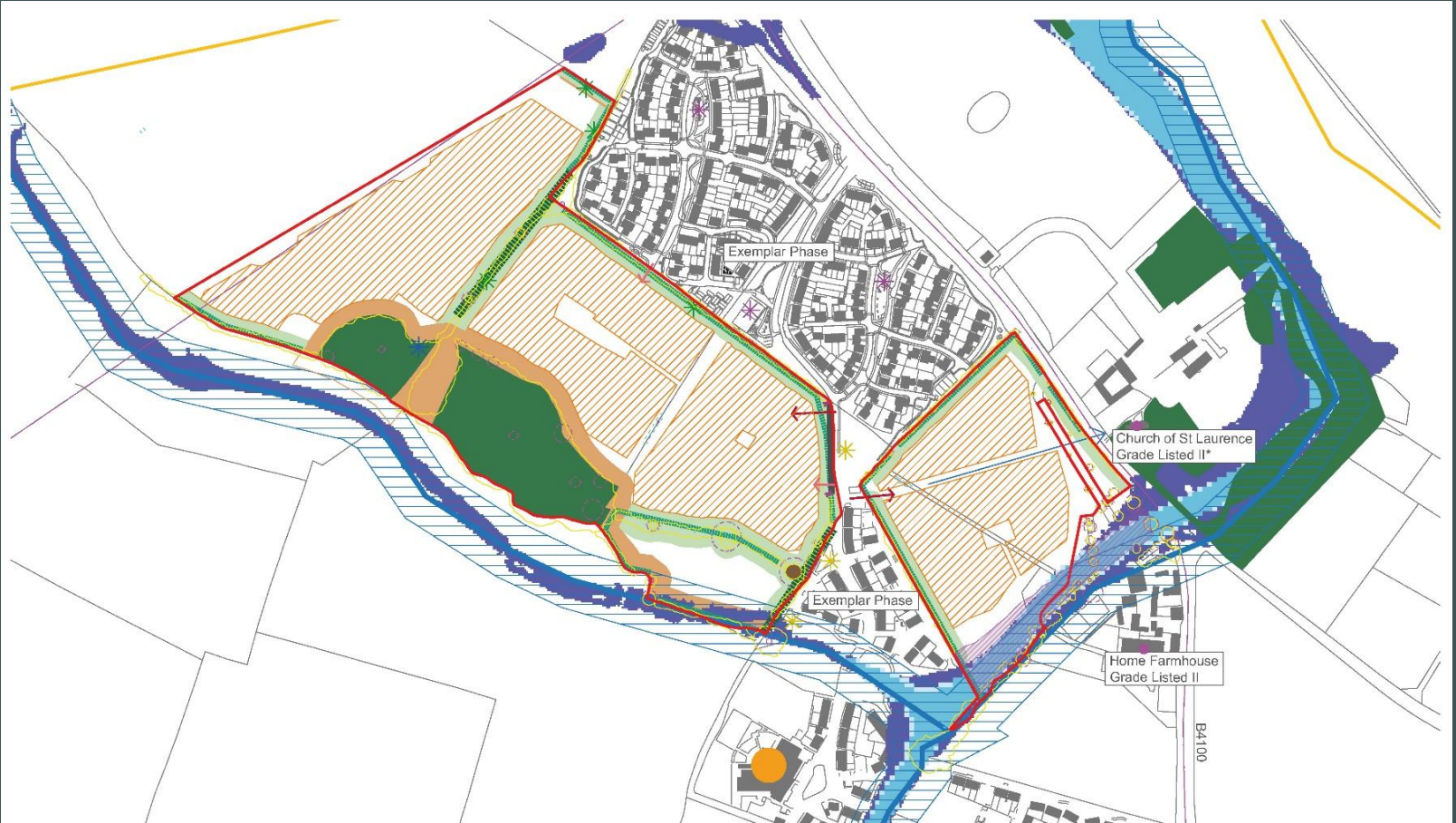
THE VISION: A NEIGHBOURHOOD UNLIKE ANY OTHER IN BICESTER

North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint. Our core placemaking principles, adapted from the SPD, are as follows:





Key Considerations



- | | | | | | |
|-------------------------------------|--|---|---|--|--|
| Site boundary | Dry pond (Aspect) | Flood zone 2 (Vectos) | 10m hedgerow buffer (SPDI/Aspect) | Potential access points (RP) | Indicative tree root protection area - retention trees only (Frac) |
| Tree line (Aspect) | Tree with High Bat Roosting Potential (Aspect) | Flood zone 3 (Vectos) | Historic hedgerow (Cotswold) | Potential secondary access points (RP) | Trees for removal to facilitate development (Frac) |
| Hedgerow (Aspect) | Parish boundary (desktop) | Flood zone 4 (Vectos) | Potential NDA | View towards the Church of St Laurence (Cotswold) | Vegetation canopy (Frac) |
| Watercourse (OS) | 30m watercourse buffer (SPDI) | Gagle Brook Primary School | Surface water flooding 1 in 1000 extent | Access to be provided between this points (Velocity) | Exemplar Phase Childrens Play |
| Listed buildings (desktop) | Listed buildings (desktop) | 15m woodland buffer and bat corridor (Aspect) | Servient Land (Velocity) | Exemplar Phase Growing Spaces | |
| Priority Habitat Woodland (desktop) | Public right of way (desktop) | Flood zone for the 1 in 100 year event + 35% climate change | | | |
| Dry ditch (Aspect) | | | | | |

Project: Land at North West Bicester

Working Title: Considerations

Rev	Date	By	Checked	Drawn
01	02/02/2021	LA	RL	LA
02	12/03/2021	LA	RL	LA
03	02/04/2021	LA	RL	LA
04	02/04/2021	LA	RL	LA



LAND AT NORTH
WEST BICESTER

Indicative Illustrative Framework



- Key
- 01 Vehicular and cycle access point
 - 02 View to church
 - 03 Sustainable Drainage System (SuDS)
 - 04 Play
 - 05 Small new copses
 - 06 Trim trail
 - 07 Edible landscapes
 - 08 Ecological rich meadows
 - 09 Woodland with some limited public access
 - 10 Restricted vehicular access
- Application boundary (22.07Ha)

N

CLIENT:
Firethorn Development Ltd

PROJECT:
North West Bicester

DRAWING:
Illustrative Framework

PROJECT NUMBER:
1192

DRAWING NUMBER: SK001
CHECKED BY: ML/LA

REVISION: C
STATUS: Draft

DATE: 02/02/2021
SCALE: NTS

 **MOSAIC**
Urban Design & Masterplanning



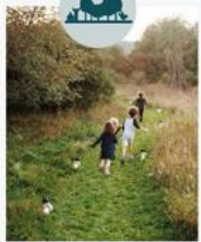
LAND AT NORTH
WEST BICESTER

Character Areas



Placemaking

Our placemaking principles:



HEALTHY LIFESTYLES



CONNECTED MULTI-FUNCTIONAL GREEN SPACES

A DEVELOPMENT THAT INTEGRATES WITH ITS CONTEXT



HOMES FOR ALL AGES AND ABILITIES THAT ARE ADAPTABLE AND ENABLED FOR HOME WORKING



WALKABLE NEIGHBOURHOODS AND ACTIVE TRAVEL



TRUE ZERO CARBON DEVELOPMENT THAT IS ADAPTED FOR CLIMATE CHANGE





Access and Movement

Pedestrian/cycle access opportunities

- To the Eastern Parcel: From the north of the development linking with the B4100 Banbury Road and at appropriate locations between the proposed site and the Exemplar scheme.
- To the Western Parcel: From the three points of vehicular access and at appropriate locations between the proposed site and the Exemplar scheme.

Bus only links

- Junction to the north: Will only facilitate vehicular access from the existing northern priority junction from the Exemplar scheme at Braeburn Avenue with the B4100 Banbury Road.
- Junction to the south: Will only facilitate vehicular access from the existing south eastern priority junction from the Exemplar scheme at Charlotte Avenue with the B4100



Access and Movement

Vehicular Access

- Access to the eastern parcel, located to the east of the Exemplar scheme: Will be from the western boundary via the existing internal road network constructed as part of the Exemplar scheme.
- Access to the western parcel, located to the west of the Exemplar scheme: Along the eastern boundary of the Site, two site accesses will be available to the north and south of the bus only link along the Estate Road that passes through the Exemplar scheme.
- These two site access junctions will be provided in the form of simple priority junctions that will be designed to restrict development traffic from utilising the bus only link.
- A third vehicular access to the western parcel is proposed from a point generally mid-way along the northern boundary of the Site. This will form an extension from the existing internal road network constructed as part of the Exemplar scheme.
- The junction to the north of the western parcel will only facilitate vehicular access from the existing northern priority junction from the Exemplar scheme at Braeburn Avenue with the B4100 Banbury Road.



LAND AT NORTH
WEST BICESTER

Consultation and Engagement

- Comprehensive stakeholder engagement offering traditional and online feedback.
- Dedicated project website and virtual exhibition boards.
- Opportunity for virtual meetings and briefings.
- Early contact initiated with ward members and parishes.
- Communication includes contact with existing residents (Elmsbrook Community Organisation)

The screenshot displays two pages from the Land at North West Bicester website. The top page is the 'Welcome' page, featuring a large heading 'Welcome' and a map of the development site. The bottom page is the 'About' page, featuring a large heading 'About' and a photograph of three people riding bicycles. The 'About' page includes a section titled 'Overarching vision for North West Bicester' and a list of four key principles for the development.

LAND AT NORTH WEST BICESTER

Home About Virtual Consultation News Contact Us / Give feedback

Welcome

LAND AT NORTH WEST BICESTER

Home About Virtual Consultation News Contact Us / Give feedback

About

Firethorn Development
new neighbourhood

Working together with
zero-carbon development

Overarching vision for North West Bicester

North West Bicester is based on the principles of a sustainable zero carbon development designed to meet the effects of future climate change with reduced energy and water use.

- A high-quality development
- Integrating well with the existing town
- Providing homes, jobs, and local services in an attractive landscape setting
- Conserving and enhancing heritage assets including historic landscape features



LAND AT NORTH
WEST BICESTER

Questions

DRIVE-IN: Family features and modern classics on bill for new outdoor film season

Big screen fun from comfort of your car at picture palace

Miranda Norris

miranda.norris@newsquest.co.uk

AFTER a long lockdown winter with Netflix fatigue setting in, many of us are desperate for the return of big-screen cinema.

And just in time the hugely popular Luna drive-in cinema is coming back to Blenheim Palace for spring.

With the government roadmap in place, film buffs will once again be able to enjoy new and classic movies in a socially distanced, 1950s America-style setting.

The films will be shown on some of the country's highest-definition outdoor screens accompanied by in-car digital sound with each car having its own wireless speaker. There is no need to have the car radio running and risk draining the battery.

There is also a new click and collect food and drink service with items ordered from the car on a smartphone and collected at socially distanced food points.

The Blenheim Palace season starts on May 6 with a single screening seven nights a week.

The line-up includes popular classics such as Dirty Dancing, Grease and Jaws, the musical The Greatest Showman as well as Star Wars: A New Hope.

They are also showing the 25-year anniversary release of Romeo+Juliet.

Newer movies include Bohemian Rhapsody, the foot-stomping celebration of Queen and frontman Freddie Mercury, and Rocketman, a musical fantasy about Elton John's breakthrough years.

Tickets at £32.50 per car are on sale on the website now. A Golden Circle ticket at £47.50 guarantees parking within the first three rows.

The Luna Cinema pivoted to a drive-in format in response to



Pretty Woman at Blenheim Palace



Clockwise from top left: Joker at Blenheim Palace, movie goes last

the pandemic in 2020, attracting nearly a quarter of a million film-goers across the year, with 179,000 in the summer alone.

Founder of the London-based company George Wood said: "The move to drive-in cinema in 2020 was a revelation for us, after staying away from the format for the previous 12 years!"

"The socially distanced element was a given, but the level of audience enjoyment and communal sense of being part of an event marrying 1950s America nostalgia with 21st century technology took us all by surprise."



Taron Egerton as Elton John in musical biopic Rocketman

Picture: Paramount Pictures

Last year a hugely successful three-day Car Park Party of cinema, comedy and karaoke also took place in Henley.

Added Mr Wood: "People clearly love the experience and it wasn't just the novelty of getting out of the house!"

For tickets details, see the website lunadriveincinema.com

Appeal for key workers to consider adoptions

A CHARITY wants more key workers to adopt children.

Parents and Children Together (PACT) is asking nurses, teachers, police officers, social workers, doctors, ambulance crew, childminders and people from the care sector to apply.

The charity says their professional experience and skills make them strong candidates for adopting and local authorities value them.

Last year, PACT placed 89

children with 66 families and said more people had found time to consider adoption.

It welcomes enquiries from couples, singles and people from black and ethnic minority and LGBT+ communities. They should be open to adopting children aged over four, sibling groups, children with black or ethnic minority backgrounds and children with disabilities.

Teacher Nicola and husband Mike adopted Amelia, who has

cerebral palsy, when she was 18 months old. Nicola said she felt her work had helped.

Claire and husband Harry have three siblings, all under four, through PACT. Claire was a police officer for 13 years.

She said: "I dealt with many situations that would open your eyes to the world and understand how adoption has become the only option for a child."

PACT has information events online. Call 0300 456 4800.

Citizens Advice appeals for help rise in pandemic

CITIZENS Advice has helped more than 27,000 people in Oxfordshire during the coronavirus pandemic.

The chief issues have been benefits, Universal Credit, employment and debt, reports the organisation.

The charity, which has been operating via the telephone, email and webchat, helped 24,000 people with queries about benefits, including Universal Credit.

Some 8,800 people had inquiries involving employment issues.

One client was a father who had lost his job due to the coronavirus pandemic and fell into such bad debt that he was unable to feed his three children.

Citizens Advice said that research in North Oxfordshire had revealed that, in the past year, of those who expressed difficulty or were being treated for stress, anxiety and depression, almost 50 per cent were clients in debt and 90 per cent felt that their mental health had deteriorated as a result of the pandemic.

Teresa Archer, chief officer from Citizens Advice West Oxfordshire, said: "We've spoken to people who've never used us before, have never claimed benefits before and have had a steady income for years, if not decades.

"Suddenly, they are feeling that the rug has been pulled from under them.

"We are finding more and more younger people are seeking our advice too."

● See the website citizensadvice.org.uk



VIRTUAL CONSULTATION PROPOSALS FOR LAND AT NORTH WEST BICESTER

Firethorn Developments Limited would like to take this opportunity to invite you to view their Virtual Consultation for Land at North West Bicester. This will run from:

Friday 19th March
to Friday 9th April 2021 at:
www.landatnorthwestbicester.com

The website includes a virtual exhibition section, online feedback facility and options to download the consultation materials. Alternatively, should you require hard copies of the exhibition material and feedback form, please contact us via:

 Freephone 0800 232 1794

 Info@landatnorthwestbicester.com

All feedback received will help inform the masterplan and future outline planning application.

Bicester Advertiser Press Article - 25th March 2021

Developers plan for 550 more homes as part of Bicester's eco-village



By Indya Clayton | [@oxmailindyac](#)
Reporter



Most read

Commented

Residents have expressed concerns that Bicester could become 'one large housing estate' as developers announce plans to build another 550 homes in the town.

The homes would be in North West Bicester and form part of the 6,000-home eco-town off the B4100 Banbury Road.

Put forward by Firethorn Developments Limited, on behalf of Firethorn Trust, 40 per cent of the 22 hectare site will be dedicated to green space which will include natural play areas for younger children and ecologically rich meadow areas.

It will also have a sustainable drainage system, will 're-wild' areas allowing habitats to develop naturally over time, have new and improved footpaths and cycleways and up to 30 per cent of the houses will be affordable.

The site would sit next to Elmsbrook, the first phase of houses which have already been built in the eco-town.

But people say Bicester is lacking the facilities needed to support the homes.

Resident Lindsey Johns said: "It would be okay if we had enough doctors, schools and decent shops to cope with the influx."

Jacqui Adams said: "They need to improve facilities here if they are going to keep building."

Jane Elizabeth Rea said: "Bicester is becoming one large housing estate, with little thought for amenities for local people. Also are these going to be affordable properties for the local community? I very much doubt it."

Gagle Brook primary school is the closest school to the site and play areas and workspaces are nearby. Supermarkets, GPs, the town centre and retail parks are further afield.

But Natasha Henderson, who lives in Elmsbrook, is particularly concerned about the lack of activities that developers provide for young people to enjoy. She says children and elderly residents are covered, but teenagers are often forgotten. She said: "In general I am for it, however my neighbours and I have a real concern about the lack of thought for older children and teenagers, especially as we have a huge proportion of young children living here who will rapidly become teenagers.

"The proposal talks about catering for all ages but looking at the details it suggests they mean structural support for older people struggling with mobility and parks/play areas for younger children."

Ms Henderson says she has suggested to developers ideas such as a pump track (a natural off road cycle track) or lido/swimming pool which would give older children something to do to alleviate boredom and anti social behaviour.

She added: "I really worry about this. Elmsbrook currently has a huge proportion of pre-school children who are going to turn into teenagers with nothing to do."

Residents are invited to view and comment on Firethorn's plans until April 9 by visiting the dedicated project website landatnorthwestbicester.com.

Paul Martin of Firethorn Developments Limited said: "Given the ongoing Covid-19 considerations, we are inviting the community to view our proposals for North West Bicester via a virtual public consultation portal and dedicated project website. We look forward to receiving valuable feedback from the community that will help inform and shape our master plan."