

Land at North West Bicester  
Statement of Community Involvement  
April 2021



LAND AT NORTH  
WEST BICESTER

Prepared by PD&I  
On behalf of Firethorn  
Developments Limited



LAND AT NORTH  
WEST BICESTER

# LAND AT NORTH WEST BICESTER

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# LAND AT NORTH WEST BICESTER

## STATEMENT OF COMMUNITY INVOLVEMENT

### Chapter 1. Executive Summary

This Statement of Community Involvement details the programme of pre-application community engagement undertaken by Firethorn Developments Limited and the project team to support proposals for land at North West Bicester. This document includes a description of the methodology used and analysis of the feedback received from stakeholders and the local community during the consultation process. This report also provides a developers response section to key topics raised to demonstrate how wherever possible feedback has informed the site proposals.

Firethorn Developments Limited and the professional consultant project team working with Firethorn believe local knowledge and community involvement is key to understanding the views of the local community and stakeholders, resulting in better-planned and more appropriately thought-out proposals. Consequently, Firethorn Developments Limited consulted with the community throughout the process as well as key stakeholder and community groups to ascertain feedback with all information made available online and options to request hard copies of all available consultation materials.

Given the ongoing Covid-19 considerations, the consultation and engagement process involved virtual meetings with local councillors and key stakeholders. A virtual consultation was held over a 3-week period, from Friday 19<sup>th</sup> March to Friday 9<sup>th</sup> April 2021. A dedicated consultation website was created to support the engagement programme: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com). The website included a virtual exhibition section, interactive 360 aerial tour of the proposed site, online feedback facility and options to download the consultation materials. In addition, the community could request hard copies of the exhibition materials along with printing and returning feedback forms to the team via email. A dedicated Freepost facility was also established: [FreePost NWB CONSULTATION](mailto:FreePost NWB CONSULTATION) to ensure that feedback could also be provided via post for those who wanted to do so. Feedback could also be emailed to the team via a dedicated email address: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) and the project team contacted via a dedicated freephone number: [0800 292 1794](tel:0800 292 1794).

An invitation newsletter advertising the virtual consultation was distributed via first class post to 691 residential properties including the existing Exemplar development and local businesses. Electronic copies of the newsletter were emailed to 38 stakeholders including local councillors, town, and parish councils along with identified groups and individuals. The virtual consultation was also promoted in the media and online. This included two quarter page advertisements in the Bicester Advertiser, an online advertisement in the Bicester Advertiser, a press article together with a dedicated Facebook advertisement. The combination of traditional and an online presence to advertise the virtual consultation ensured as wide as demographic as possible were informed about the proposals, with the opportunity to visit the project website and provide feedback.

We received a total of 55 feedback forms and 8 emails. Main topics in the feedback forms where specific comments were invited for questions 5, 6 and 7 included the importance of sustainability and environmental considerations, specifically carbon neutral and healthy living, ecology and biodiversity considerations, amenities, highways, and access considerations. Feedback also included comments regarding the level of development and densities in addition to consideration of how the proposals relate to the existing Exemplar scheme.

Firethorn Developments Limited and the project team would like to thank everyone who took the time to provide feedback and engage with us on this project.

# LAND AT NORTH WEST BICESTER

## STATEMENT OF COMMUNITY INVOLVEMENT

All feedback received has helped to inform the master planning and outline planning application. Firethorn Developments Limited and the project team remain committed to further engagement with the local authority and the community in the future.

The freephone 0800 number, email address and dedicated website will continue to be in operation to ensure people can contact Firethorn Developments Limited and the project team. In addition, the community will have the opportunity to formally comment on the application as part of the Council's own notification and consultation.

### 1.1 Context

Firethorn Developments Limited employed PD&I Ltd, a specialist community consultation and public relations company, to help in the task of identifying and collating the views of local stakeholders, residents, and the wider community regarding their proposed development at North West Bicester.

Consultation was undertaken in accordance with guidance in Cherwell District Council's (CDC) Statement of Community Involvement (SCI), adopted in 2016 and updated in 2020 to reflect the Covid-19 situation, and the Government's National Planning Policy Framework (NPPF).

The consultation programme was discussed and shared with Officers who provided feedback and input to help inform the engagement process and ensure key consultees were involved, including councillors and stakeholders.

This report forms part of the outline planning application submission documents and will be available to the public.

### 1.2 Statement of Community Involvement

Local communities and stakeholders continue to have an integral role in helping to shape and inform the nature of the places they live and work.

CDC adopted its SCI in July 2016. As a result of the ongoing COVID-19 considerations the Council made some temporary amendments to the SCI in 2020 and published as an SCI addendum for guidance in conjunction with the previously adopted SCI.

The SCI sets out the purpose of the document which states:

*"This Statement of Community Involvement (SCI) sets out who Cherwell District Council will engage with in preparing key planning policy documents and how and when they will be engaged. The SCI also includes how the Council will consult on planning applications. Its aim is to encourage community and stakeholder involvement. The SCI sets the framework for planning-related consultations which will ensure there is genuine involvement in plan and decision making. It will also enable the Council to demonstrate how it has met statutory requirements. The SCI was consulted upon from 29 January to 11 March 2016."*

Furthermore, the Government's NPPF 2018 stipulates that: *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*

## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

Firethorn Developments Limited undertook a programme of consultation, as outlined in the following report that endorses the role of the local community and stakeholders in being involved with and helping to shape and influence development proposals their local area.

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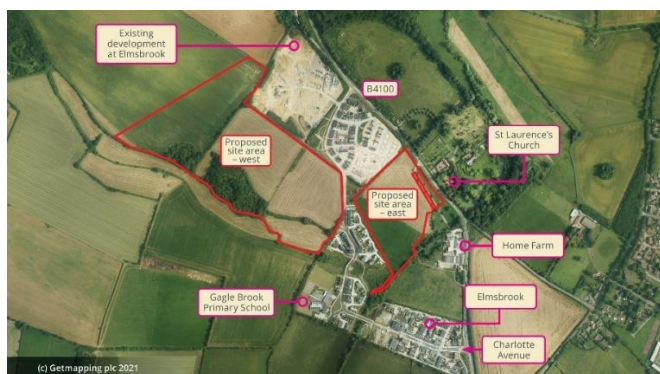
### Chapter 2. Our Proposals

#### 2.1 Site Location

The Site comprises two parcels of land totalling approximately 23.97 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 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.



*Site aerial image from the virtual consultation invitation newsletter*

#### 2.2 Site Overview

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

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.'

The proposals are focused on a development that integrates well with Bicester and meets the required design standards of the SPD whilst retaining a distinctive character.

The site proposals include the following.

## LAND AT NORTH WEST BICESTER

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- Up to 30% affordable homes.
- Up to 530 high quality homes that have space for home working and are future proofed for adaptability and flexible working arrangements.
- True zero carbon.
- 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.
- 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.
- 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.
- Proposals which incorporate a sustainable drainage system which will discharge surface water in line with the SuDS hierarchy and national and local planning policy.
- A development that complements the character of Bicester through the identification of its unique characteristics.
- Retaining and improving pedestrian routes to local facilities.



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### Chapter 3. Programme of Community Involvement

#### 3.1 Overview

The consultation programme was designed to give all local councillors, stakeholders, residents, and members of the public the opportunity to view and comment on the proposals for Land at North West Bicester, additionally discuss them with the project team and provide feedback whilst remaining safe and socially distanced given the ongoing COVID-19 considerations and restrictions in place. The consultation event was held online and utilised technology to consult with stakeholders and the community virtually. The online consultation was launched on 19<sup>th</sup> March 2021.

The consultation website included a dedicated area for people to view the virtual exhibition boards and provide feedback online or via post or email. The consultation ran until 9<sup>th</sup> April 2021, which was the deadline given for responses to be received.

Given the COVID-19 considerations, the virtual consultation provided the community and stakeholders with over 3 weeks to view the proposals and provide feedback to the project team.

#### 3.2 Programme of consultation

Invitation newsletters were emailed to stakeholders with an offer of virtual meetings to discuss the proposals in more detail. The stakeholder list included:

- CDC Leadership and Executive Members
- CDC Ward Councillors
- Bicester Town Council
- Caversfield Parish Council
- Bucknell Parish Council
- Elmsbrook Community Organisation
- Local churches, community, neighbourhood, schools, and business groups

The wider invitation newsletter distribution area also included all of the existing properties that form the Exemplar scheme.

# LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT



*Distribution map for the invitation newsletter for the virtual consultation*

## 3.3 Virtual Exhibition Invitation Newsletter

The virtual consultation invitation newsletter was a 2-page document which provided clear and concise background information regarding the proposals along with how the community could get involved in the virtual consultation and provide feedback to the team.

The newsletter included the following:

- Site aerial image with key annotations showing the proposed development site areas, local context, and facilities
- About Firethorn Development Limited
- About the Proposals
- The Virtual Consultation/How to get involved and provide feedback
- Project Website details, email and freephone contact details

# LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT



## PROPOSALS FOR LAND AT NORTH WEST BICESTER

**Virtual Consultation**

Firethorn Developments Limited are bringing forward proposals for a new residential 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 matured woodlands.

To ensure the community have the opportunity to view and provide feedback on our proposals, we will be launching a virtual public consultation website:

[www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com)

Further details can be found on the reverse of this newsletter regarding how to take part in our consultation.

info@landatnorthwestbicester.com • www.landatnorthwestbicester.com • 0800 232 1794

### Our Proposals

The proposed site forms part of the strategic allocation within Policy Bicester 1 of the adopted Cherwell District Council Local Plan.

Our emerging proposals include the following:

- Up to 500 homes including up to 30% affordable housing provision to ensure a wide range of house types and sizes to meet a variety of needs.
- 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, ecologically rich meadow areas, Sustainable Urban Drainage Systems (SUDS) and productive landscapes.
- New pedestrian and cycle routes.
- Highly attractive landscaping and biodiversity measures to help tackle the impact of climate change.
- Proposals which retain and enhance the existing landscape features with buffers, including trees and hedgerows.
- A scheme informed by the design and place making principles of the adopted SPD and original site-wide masterplan.

### How to get involved in our Virtual Consultation

Our virtual consultation will be running from Friday 16th March to Friday 9th April 2021.

You can view and comment on our proposals by visiting our dedicated project website: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com)

This includes a virtual exhibition section, online feedback facility and options to download the consultation materials.

**You can also contact us by:**

- ☎ Freephone: 0800 232 1794
- ✉ Email: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com)

**Post:** Freepost NMB CONSULTATION (the one-line address above should be written exactly as it appears, nothing else is needed and no stamp is required).

Should you prefer to have a printed copy of the virtual exhibition boards then please do contact us by any of the above means and the project team will be pleased to assist.

**About Firethorn Developments Limited**

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

Firethorn Developments Limited are supported on the Bicester project by a leading team of professional consultants including master planners, planning consultants, landscape design, ecology and transport consultants.

info@landatnorthwestbicester.com • www.landatnorthwestbicester.com • 0800 232 1794

### Virtual Consultation Invitation Newsletter

A press article appeared in the online edition on the Bicester Advertiser on 25<sup>th</sup> March 2021. Advertisements appeared in the Bicester Advertiser main newspaper editions of 18<sup>th</sup> March and 25<sup>th</sup> March with an online advertisement appearing on the newspaper's website from 22<sup>nd</sup> March to 4<sup>th</sup> April. In addition, a dedicated Facebook advert ran from 22<sup>nd</sup> March to 8<sup>th</sup> April which focused a 5km radius of Bicester. The combination of newspaper and online advertisements including use of social media via the dedicated Facebook advertisement ensured comprehensive coverage of the virtual consultation, in addition to the wider invitation newsletter mailout to 691 properties.

### 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](http://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](mailto:Info@landatnorthwestbicester.com)

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

### 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 to:

**Friday 9th April 2021 at:**  
[www.landatnorthwestbicester.com](http://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:

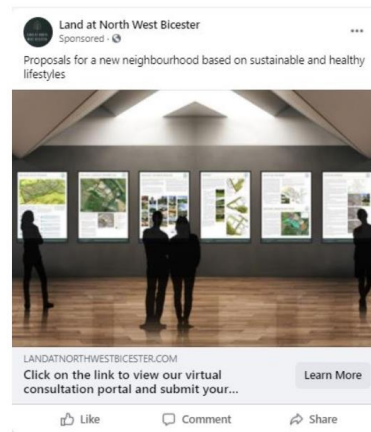
☎ Freephone 0800 232 1794  
✉ [Info@landatnorthwestbicester.com](mailto:Info@landatnorthwestbicester.com)

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



Press Advertisements in Bicester Advertiser (18th March and 25th March editions) with an image of the actual advertisement from the printed edition of the newspaper

# LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT



*Online Banner Advertisement on Bicester Advertiser Website and dedicated Facebook Advertisement*

We received a total of 8 emails throughout the consultation process. The majority asked questions about the scheme or requested copies of the exhibition materials be posted to them. We received calls on the freephone line mainly asking for details of the virtual exhibition.

The website proved popular with 5,276 unique page views between 19<sup>th</sup> March and 12<sup>th</sup> April 2021. The feedback form was viewed 212 times during this period. There were 2,029 unique page views on the virtual consultation section of the project website (38.45 percent of total traffic). The dedicated Facebook advertisement provided a link to the virtual consultation platform and project website ensuring further publicity of the consultation so that visitors to the site could take the opportunity to provide feedback to the team.

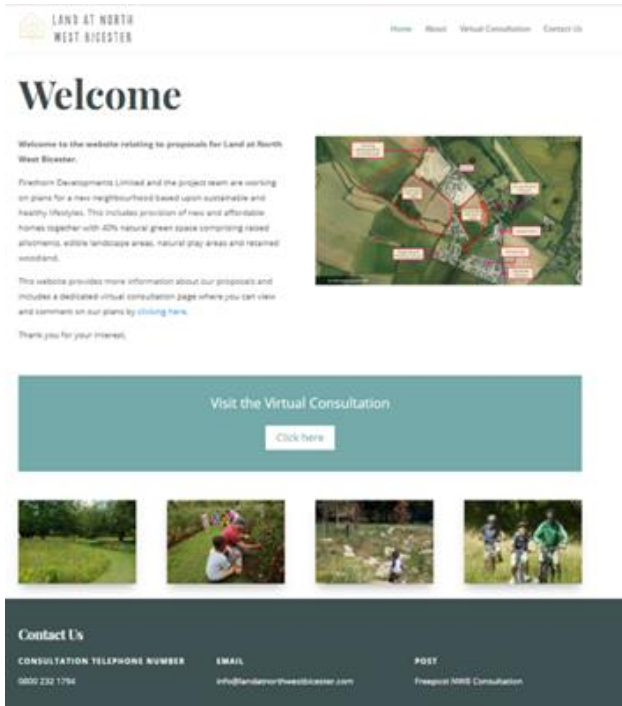
## 3.3 Project Website

A dedicated consultation website was launched to support the engagement programme: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com). The website included the following sections:

- Home Page
- About (Proposals and Vision)
- Virtual Consultation (including 360 aerial tour, virtual exhibition board, illustrative Framework Masterplan, artist's impression)
- Contact Us

The virtual consultation page included an online feedback facility with options to download the consultation materials including the virtual exhibition boards. In addition, the community could request hard copies of the exhibition materials along with printing and returning feedback forms to the team via email. A dedicated Freepost facility was established to ensure that feedback could also be provided via post for those who wanted to do so. Feedback could be emailed to the team via a dedicated email address: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) and freephone number: 0800 292 1794.

# LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT



Home page of the dedicated project website

## 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

[Telephone: 0800 232 1794](#)

[Email: info@landatnorthwestbicester.com](#)

Virtual Exhibition page of the project website

# LAND AT NORTH WEST BICESTER

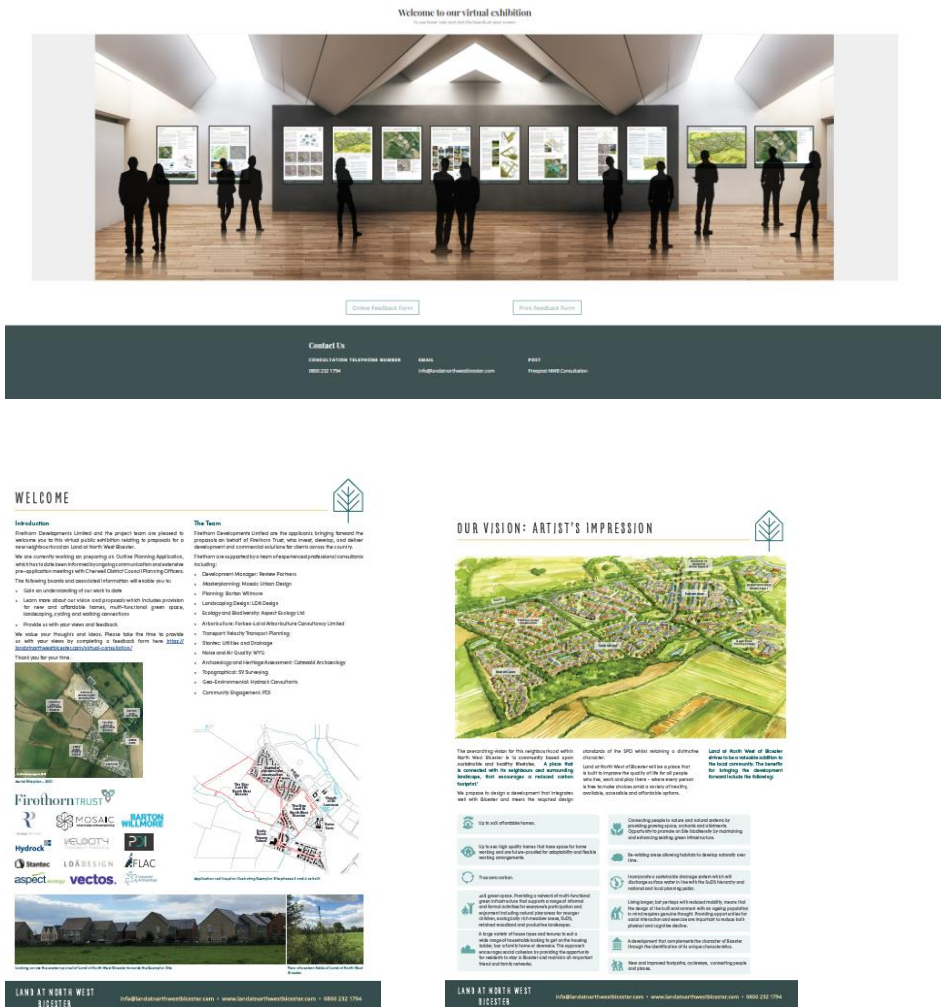
## STATEMENT OF COMMUNITY INVOLVEMENT

### 3.5 Virtual Exhibition Boards

The dedicated project website included a specific section on virtual consultation whereby 12 virtual exhibition boards (10 portrait and 2 landscape format) could be viewed and downloaded. The virtual exhibition boards included the following:

- Welcome
- Site Background
- Our Vision: Design Principles
- Our Vision: Artist's Impression
- Our Vision: Illustrative Framework Plan
- Our Vision: Placemaking Principles
- Landscape
- Ecology and Biodiversity/Sustainable Urban Drainage System
- Access and Movement
- Feedback and Next Steps

# LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT



The Virtual Exhibition Section from the project website and two of the virtual exhibition boards (Welcome and Our Vision: Artist's Impression)

## 3.6 Feedback Form

The following questions were included in relation to the proposals:

- Question 1: Do you agree with our overarching vision and proposals for the site?
- Question 2: 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?
- Question 3: Walking and cycling connections form a key part of our proposals. Would you envisage using these new routes?
- Question 4: 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).
- Question 5: Are there any particular local community benefits that you think our proposals could help to deliver?

## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

- Question 6: Do you have additional suggestions or comments you would like us to consider relating to our proposals for North West Bicester?
- Question 7: Do you have any additional comments or suggestions relating to our Illustrative Framework Masterplan?

### 3.7 Contact

The project team could be contacted throughout the consultation process using the following details that were published on all the consultation material:

Website: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com).

Email: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com)

Freephone: 0800 292 1794

Post: Freepost NWB Consultation



# LAND AT NORTH WEST BICESTER

## STATEMENT OF COMMUNITY INVOLVEMENT

### FEEDBACK FORM

LAND AT NORTH WEST BICESTER

Thank you for taking the time to visit our virtual consultation. We welcome your feedback on our proposals and invite you to kindly complete the feedback form below. This can be returned to us by email: [info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) or Post: Freepost NWB CONSULTATION (this one-line address must be written exactly as it appears; nothing else is needed and no stamp is required). Copies of this form can also be downloaded from the project website: [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com) or requested by calling freephone: 0800 232 1794. 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 Fritham Developments Limited and the Project Team employed by Fritham. 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](mailto:info@landatnorthwestbicester.com) or by calling 0800 232 1794.

[info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) • [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com) • 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 overview?

[info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) • [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com) • 0800 232 1794

### Feedback Form – Page 1

### Feedback Form – Page 2

### Illustrative Framework Masterplan



- KEY**
- Potential pedestrian and cycle access points
  - Potential pedestrian and cycle access point
  - Potential pedestrian and cycle access point
  - Sustainable Urban Drainage System (SUDS)
  - Other new spaces
  - Tree map
  - Ecologically rich Habitats/areas
  - Woodland with some limited public access
  - Woodland with public access
  - Views to church
  - Historic buildings/apartments
  - 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.

[info@landatnorthwestbicester.com](mailto:info@landatnorthwestbicester.com) • [www.landatnorthwestbicester.com](http://www.landatnorthwestbicester.com) • 0800 232 1794

### Feedback Form – Page 3

# LAND AT NORTH WEST BICESTER

## STATEMENT OF COMMUNITY INVOLVEMENT

### Chapter 4. Key Community and Political Stakeholders Engagement

Below provides a summary of all the virtual meetings held as part of the consultation. Feedback was obtained through responses from meetings with key political and community stakeholders. Meetings with stakeholders are listed in chronological order.

#### 4.1 Initial Engagement with Ward Members at the EIA Submission Request Stage

Following submission of the EIA request in November 2020, initial communication via email and telephone was initiated with immediate site ward members, Councillor Lynn Pratt, Councillor Nicholas Mawer and Councillor Jason Slaymaker. This initial contact was to ensure that ward members were made aware of the EIA submission with contact details provided by PD&I should any clarification or further information be required. Councillors were also made aware of the early emerging proposals, pre-application process and future plans for a programme of stakeholder engagement. Virtual meetings were offered and although this offer was noted by Councillors, the preference given the EIA formed an early stage of the emerging work was to revisit this again at a future date, also to ensure that any meetings could be coordinated following future liaison with Bicester Town Council given the dual roles of ward members at both district and town council level.

#### 4.2 Virtual Meetings

#### 4.3 Bicester Town Council

Following communication including telephone and email contact, a virtual meeting was offered and subsequently organised with Bicester Town Council relating to the emerging proposals for the site.

The meeting was held using the Zoom virtual meeting platform on Monday 8<sup>th</sup> February 2021 at 7pm.

Firethorn Developments Limited and members of the project team attended the meeting with the meeting format covering the following key topics:

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

In attendance (Councillors of the Planning Committee and BTC staff)

- Cllr Nick Mawer - Chairman
- Cllr Dan Hallett
- Cllr Zoe McLernon
- Cllr Richard Mould
- Cllr Robert Nixon
- Cllr Les Sibley
- Cllr John Broad
- Samantha Shippen - Chief Officer

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- Julie Tinker - Administration Officer

In attendance (project team):

- Paul Martin and 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)
- Steve Houkes - PDI (Engagement and Consultation)

Feedback and questions were invited from town councillors during and following the presentation. Key questions and related topics raised in discussion included housing numbers relating to specific site location, accessibility and parking, SuDS/considerations relating to the watercourses together with discussion relating to the proposed play areas linked to the town council's play area policy.

### 4.4 Caversfield Parish Council

Following communication including telephone and email contact, a virtual meeting was offered and subsequently organised with Caversfield Parish Council relating to the emerging proposals for the site.

The meeting was held using the Zoom virtual meeting platform on Monday 1<sup>st</sup> March 2021 at 7pm.

The presentation and meeting format followed that of the Bicester Town Council meeting with respective project team members providing an overview and summary of the following:

- Planning considerations and background including SPD considerations
- Vision and scheme overview including Placemaking
- Access and Movement
- Consultation and Engagement

In attendance (Councillors and CPC staff):

- Cllr Glenice Sutcliffe (Chairman)
- Cllr Fiona Hitchcock
- Jane Olds, Parish Clerk

In attendance (project team):

- Paul Martin and 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)
- Steve Houkes – PDI (Engagement and Consultation)

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Feedback and questions were invited from parish councillors during and following the presentation. Key questions and related topics raised in discussion included public transport and bus service provision, the SPD, SuDS, walking/cycling provision and parking. Discussion also included how the proposed development related to Exemplar and existing energy centre.

#### 4.5 Meeting with representatives of Elmsbrook Community Organisation

Following initial communication with Sarah Nolan, Chair of Elmsbrook Residents' Association via telephone and email relating to the emerging proposals for North West Bicester, follow up contact was initiated to offer a virtual meeting to representatives of Elmsbrook Community Organisation.

The meeting was held using the MS Teams virtual meeting platform on Wednesday 3<sup>rd</sup> March 2021 at 7pm.

The presentation included respective project team members providing an overview and summary of the following key topics:

- Planning considerations and background including SPD/planning policy considerations
- Vision and scheme overview including Placemaking
- Access and Movement (including use of plan provided showing main site accesses)
- Consultation and Engagement

Representatives of Elmsbrook Community Organisation:

- Sarah Nolan, Chair
- Eduard Patsaluyonak
- George Bennett

Project Team:

- Eleanor Musgrove - Firethorn Developments Limited (client/applicants)
- Rob Bolton - Review Partners (Development Manager)
- Lisa Addiscott - Mosaic Urban Design (Master planning)
- Mark Kirby - Velocity Transport Planning (Transport)
- Steve Houkes and Billy Rayfield – PDI (Engagement and Consultation)

Feedback and questions were invited during and following the presentation. Key questions and related topics raised in discussion included parking and traffic, construction access, community facilities, cycling provision, ecology and connections to the district heating network. Opportunities for further engagement were also discussed linked to the proposed virtual consultation programme.

## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

### 4.6 Meeting with representatives of Gagle Brook Primary School

Following initial communication with the school contacts relating to the emerging proposals for North West Bicester, follow up contact was initiated to offer a virtual meeting to representatives of Gagle Brook Primary School.

The meeting was held using the MS Teams virtual meeting platform on Tuesday 16<sup>th</sup> March 2021 at 4pm.

The presentation included respective project team members providing an overview and summary of the following key topics:

- Planning considerations and background including SPD/planning policy considerations
- Vision and scheme overview including Placemaking
- Access and Movement (including use of plan showing main site accesses)
- Consultation and Engagement

School representatives in attendance:

- Drew Price - Principal
- Darren Townsend - Chair of Governors

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)
- Steve Houkes - PDI (Engagement and Consultation)

Feedback and questions were invited from the school representatives during and following the presentation. Key questions and related topics raised in discussion included the forest school and accessibility to this and the surrounding area, how the future development would link into the school in terms of capacity considerations, traffic and site access, types of housing and affordability considerations and cycling provision.

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**Summary of Proposals**

- o A new neighbourhood based upon sustainable and healthy lifestyles.
- o 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.
- o Highly attractive landscaping and biodiversity measures to help tackle the impact of climate change.
- o 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.
- o Retaining and enhancing the existing landscape features with buffers, including trees and hedgerows.
- o Promoting pedestrian and cycle connectivity to adjacent new neighbourhoods in a low traffic speed proposed development.

**Placemaking**



**Indicative Illustrative Framework**



**Character Areas**



*Virtual meetings - sample of presentation slides (proposals, indicative illustrative framework, character areas, placemaking)*

# LAND AT NORTH WEST BICESTER

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### Chapter 5. Feedback

Feedback was requested by way feedback form which could be completed online directly via the virtual consultation section of the website, downloaded, or printed and returned to the team via a dedicated freepost address (three weeks after the consultation started). A total of 53 feedback forms were completed.

The feedback form comprised demographic questions relating to age, home ownership status and was fully GDPR compliant. It then went onto ask seven questions in total. The questions that were asked were as follows:

#### 5.1.1 Age of respondents

50.9% of respondents did not answer the question. Of those that answered the question on age, the largest group fell in the 35-44 age group (26.9%), followed by the 45-54 age group (23.1%).

Of those that answered the question, the smallest group of respondents were the 65+ age group (11.6%), followed by the 55-64 age group (19.2%) and the 25-34 age group (19.2%). We received no responses from those aged any lower than 24.

#### 5.1.2 Map of respondents

Please see below an indicative map of all residents who submitted a feedback form. Please note that where there is a dot with a number on this signifies the number of responses in this location. Please also note that those pins that appear in open land are a result of Google mapping based on the postcodes provided.



## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

The map shows that respondents were quite evenly spread although the majority were sent from people residing in/near to Bicester.



Blue dots indicate the addresses of respondents closest to the site, the data has been provided from Google Maps from postcodes.

### 5.1.3 Home ownership

The largest group of respondents owned their own home (90.6%), followed by privately rented (3.8%), other (3.8%) and social rented (1.9%).

### 5.2 Question 1: Do you agree with our overarching vision and proposals for the site?

Of the 53 people that answered this question:

- 7 respondents indicated they strongly agree
- 24 respondents indicated they agree
- 3 respondents indicated they were unsure



## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

- 7 respondents indicated they disagreed
- 11 respondents indicated they strongly disagreed
- 1 respondent offered no opinion

Firethorn Developments Limited and the project team are encouraged to see the responses relating to respondents that either agreed or strongly agreed with the overarching vision and proposals for the site. The team also note additional responses of respondents and have reflected on these as part of the overall feedback from the consultation. Our overarching vision has and will continue to be informed by established principles set out in the Local Plan and adopted SPD to ensure delivery of a new neighbourhood that promotes sustainable and healthy lifestyles.

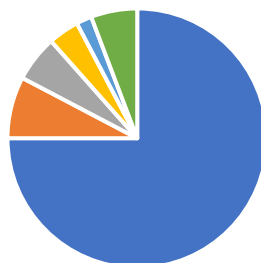
5.3 Question 2: Our proposals include over 40% of multi-functional green space to help encourage sustainable and healthy lifestyles. Please indicate in order of preference (1 being the most sought after, 5 being the least sought after) which are most important to you?

Of the 52 people who answered the question from the options provided:

- 75% answered Retained Woodland
- 7.7% answered Re-wilding areas
- 5.8% answered Natural Play Areas
- 3.8% answered Allotments
- 1.9% answered Edible Landscape Areas
- 5.8% answered Other

Where respondents indicated 'Other', responses included provision for play areas for teenagers (1.9%) and walking and cycling routes (1.9%). A comprehensive list of all answers can be viewed in the developer's response section.

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?



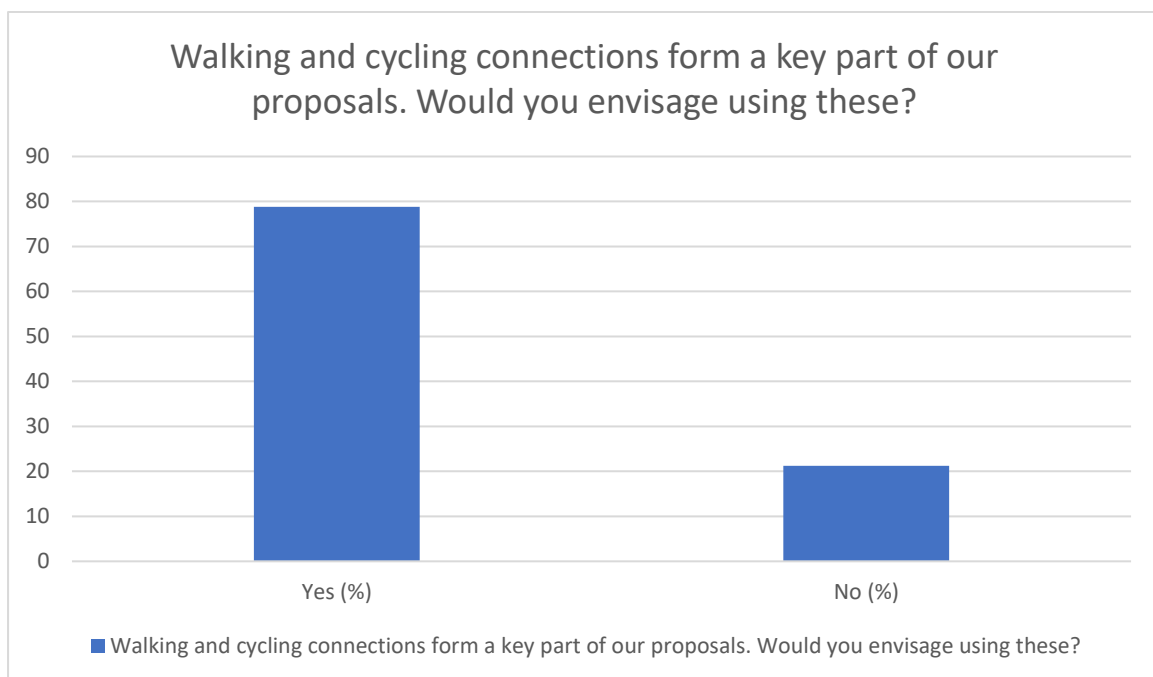
- Retained Woodland
- Rewilding Areas
- Natural Play Areas
- Allotments
- Edible Landscape Areas
- Other

## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

It is positive to see that 75% of respondents would like to see retained woodland as part of the emerging proposals for the site. The proposals include 40% green space to provide a network of multi-functional green infrastructure, including retaining and enhancing existing woodland, tree belts and hedgerows to help structure the proposed development. Natural play areas for younger children, ecologically rich meadow areas, SuDS and productive landscapes also form part of the proposals for the site.

### 5.4 Question 3: Walking and cycling connections form a key part of our proposals. Would you envisage using these?

78.8% of respondents who answered the question indicated 'Yes' and 21.2% indicated 'No' as can be seen in the graphic below.



It is positive to see that over 78% of respondents would envisage using walking and cycling connections. The proposals include multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site ensuring 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. The proposals will also enhance the accessibility of public footpaths from the Site.

### 5.5 Question 4: 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).

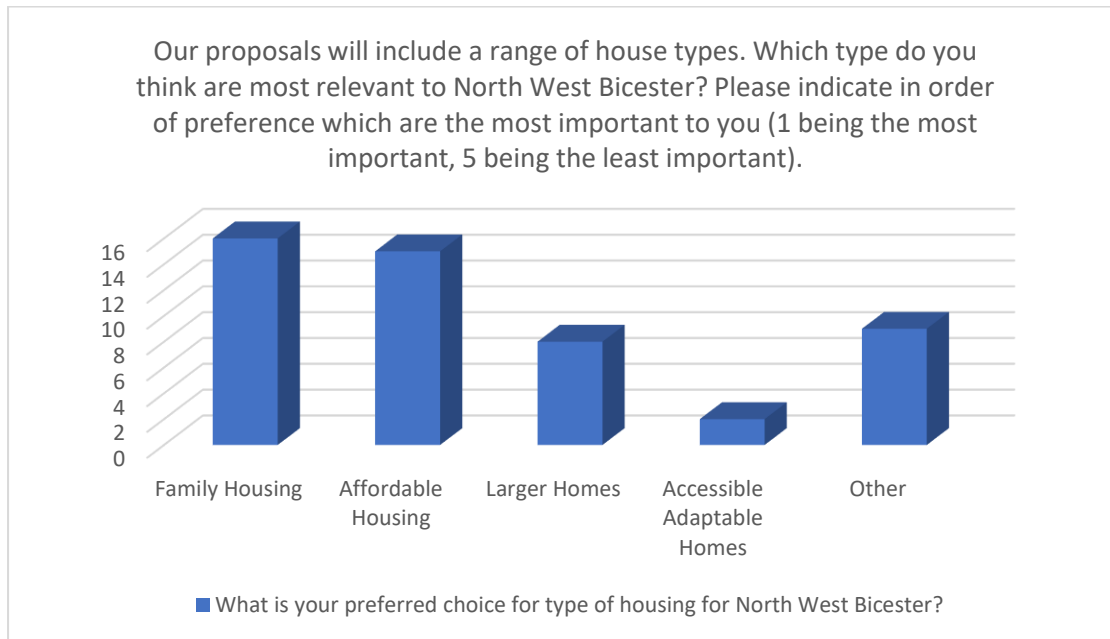
Of the 50 respondents who answered the question:

- 16 respondents felt Family Housing was most important
- 15 respondents felt Affordable Housing was most important

## LAND AT NORTH WEST BICESTER STATEMENT OF COMMUNITY INVOLVEMENT

- 8 respondents felt Larger Homes were most important
- 2 respondents felt Accessible Adaptable Homes were most important

Where respondents indicated 'Other', responses included a wish to see environmentally friendly homes (4) and well-presented homes (1). 4 other respondents indicated they did not want the land developed. A comprehensive list of all answers can be viewed in the developer's response section.



It is encouraging to see the importance placed upon family and affordable homes by respondents who provided feedback on question 4. Our proposals include provision for a large variety of house types and tenures including up to 30% affordable housing provision to ensure a wide range of house types and sizes to meet a variety of needs. The housing mix will also reflect the local needs identified by CDC as well as the market demand.

### 5.6 Question 5: Are there any particular local community benefits that you think our proposals could help to deliver?

Of the 35 respondents who answered the question, 20 offered unique suggestions, as follows:

- 10 respondents suggested a focus on carbon neutral and healthy living, with respondent 13 going further and suggesting an eco-café.
- Respondent 28 complained that currently houses in the area look like boxes on top of one another, so environmentally friendly homes with open space would be welcome.
- Respondent 42 said the proposal is an eco-town and so the new homes should blend in with nature.
- 6 respondents suggested a focus on a public house, shops, and cafes. Respondent 14 stated that although it may not be a direct contribution, hopefully this development could encourage the development of the local shop between Elmsbrook phases 1 and 2. Respondent 13 suggested an organic café and zero-waste shop.

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- 1 respondent mentioned improved access. Respondent 12 suggested a crossing on the B4100 and a car park for the benefit of St Laurence Church.
- 3 respondents suggested smaller housing and bigger outdoor space for those houses. Respondent 36 echoed the other 2 respondents with stating about the need for smaller housing but also argued that some of the housing could be for shared ownership.

Additional suggestions included the development of a local library, facilities to host leisure activities and bungalow type housing to ensure accessibility. A comprehensive list of all answers can be viewed in the developer's response section.

#### 5.7 Question 6: Do you have additional suggestions or comments you would like us to consider relating to our proposals for North West Bicester?

Of the 46 respondents who answered this question, 43 respondents provided feedback, all of which can be categorised into the following:

- 16 respondents highlighted the importance of the sustainability and environmentally friendly nature of the development.
- Respondent 7 stated they are 'delighted' to see that the project aims to be carbon neutral and are 'keen' on the proposal of 40% open space.
- Respondent 8 commented that it would be 'inexcusable' to not put a solar panel on every south-facing roof.
- Respondent 13 called for transparency regarding the impact the development has on the environment and asks for trees not to be cut unless they must.
- Respondent 53 suggested a local eco-friendly shop.
- Respondent 38 suggested an eco-friendly public house, something that was apparently dropped from the exemplar phase.
- 10 respondents felt the new development would increase traffic (this included respondent 2 who commented that increased traffic past the primary school would be dangerous).
- Respondent 5 commented that traffic would be increased at the exits onto the B4100.
- Respondent 6 and 22 raised concerns over access to St Laurence's Church.
- Respondent 7 felt that Charlotte Avenue will be at 4 times over capacity and suggests a third road gets developed or the whole development could be connected to Braeburn Avenue with a physical barrier that only buses could get past.
- Respondent 32 called for contributions to road improvements as they argue that it is badly needed.
- Respondent 23 suggested that there should be plenty of parking in the area.
- 8 respondents were concerned over the density of the development which they fear may lead to overcrowding.
- Respondent 13 suggested that if some houses were not to have front gardens, then maybe trees could be used to provide some privacy for these houses from neighbours.
- Respondent 51 does not want Bicester to become a cement-filled town with densely packed buildings.

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- Respondent 4 stated that ‘Elmsbrook currently has a nice feel of openness which would be great to continue. Phase 1 in particular does not feel overcrowded. The height of the buildings and the layout of the roads helps to achieve this.’
- 9 respondents suggested that there should be a focus on amenities within the development.
- Respondents 25 and 48 suggested space is needed for teenagers/young adults.
- Respondent 31 suggested doctors, dentists, shops, restaurants, a post office, a library, or a community area (which was also the focus of respondent 28).
- Respondents 35, 36 and 52 suggested shops should be included as part of the new development.
- Respondent 36 commented that the amenities should be independently driven and sustainable, with a suggestion that cafes, pubs, hairdressers/salons, and craft shops should be considered.

#### 5.8 Question 7: Do you have any additional comments or suggestions relating to our Illustrative Framework Masterplan? Please see overleaf.

Of the 37 respondents who answered the question, 31 offered unique suggestions, as follows:

- 15 respondents believed access to the site needs to be given greater consideration in the project development.
- Respondent 1 felt that the proposed ‘Eastern Parcel is too close to Phase 3 Elmsbrook’.
- Respondent 5 believes it ‘looks great’ but asks for greater parking provision. They stated: ‘the Exemplar phase has struggled with dangerous and inconsiderate parking issues, parking enforcement causing hassles and bad will’. This comment reflecting parking concerns are reiterated by respondent 7, who also expresses concern over the transport assessment which they label as ‘outdated’.
- Respondents 27 and 33 felt that the proposed development would increase traffic in Charlotte Avenue and a number of respondents spoke of their concern of the location more generally (respondents 23, 32, 44, 51, 52, 53).
- Respondent 23 commented that the location of Item 2 is ‘not workable’ as there is a ‘blind corner at the bottom’. and ‘adding more cycle and foot traffic will make this worse’.
- Respondent 32 felt that road access to major routes such as M40 and A43 would be ‘further challenged’ by this development and asks for the current bus routes to be continued. Respondents 52 and 53 raised concerns over the impact on Elmsbrook, with respondent 52 asking that the proposed development contribute to their current costs to manage Elmsbrook. moreover.
- Respondents 21 and 22 expressed concern regarding access routes to St Laurence’s Church with respondent 22 stating that they currently park on the Home Farm Lane and asking for this to continue.
- 11 respondents expressed their desire for the development to focus on the environment.
- Respondent 8, as previously stated, called for more solar panels on the buildings.
- Respondent 14 and 28 asks for more greenways for wildlife to pass through safely into the nearby countryside.

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- Respondents 39, 46 and 47 expressed concern for the damage of the wildlife, with respondent 47 adding ‘Linking up footpaths around the countryside would be amazing’.
- Respondent 31 urges the development to focus on the history and wildlife, particularly when building is in process. They suggest educational booklets on how to live in the countryside and respect the farmland and some information books on the history of the area and of St Laurence’s Church.
- Respondent 36 suggested that the proposed development focus on an independent and sustainable platform and suggests community-run shops, public houses and hairdressers that are all incorporated into the community.
- 5 respondents highlighted a need to provide amenities with respondent 42 suggesting that efforts are made to promote organic products with a community farm shop. Moreover, respondent 30 suggested more community halls/ social spaces are provided in the proposed development.
- Respondent 40 reiterated comments of respondent 48 regarding the need for social areas for teenagers/young adults with a small skate park suggested for consideration.
- Respondent 43 suggested a facility for hiring bikes to use around the development.

Additional suggestions included committing to the district heating network and concerns around the allotment’s invading the privacy of residents. A comprehensive list of all answers can be viewed in the developer’s response section.

In addition to the feedback forms and responses received to specific questions as detailed above, separate written responses were received from representatives of Bicester Bike Users Group, CPRE and representatives of St Laurence’s Church. These individual responses have been fully noted by the Firethorn Developments Limited and the project team and will help inform future communication with representatives from these stakeholder groups as the project continues to progress.

### 5.9 Summary of Feedback & Developers Responses

The responses below follow the consideration of all feedback received following the virtual public consultation. These responses relate to the key and most frequently raised topics and comments received related to specific questions 5, 6 and 7 whereby respondents were invited to provide any additional comments or suggestions to the project team. Where comments or feedback relate to the same topic, these have been grouped under the respective topic area. To avoid repetition and as the number of respondents have been included in the feedback section relating to comments and feedback by specific question, comments have been summarised in the table below.

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

Comment/Theme	Response
Carbon Neutral/Healthy Living	The proposed new neighbourhood would be developed to the highest standards of sustainability, exceeding the standards other

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<ul style="list-style-type: none"> <li>• Suggestion of a focus on carbon neutral and healthy living.</li> <li>• Suggestion of an Eco-café.</li> <li>• Houses boxes on top of one another, so environmentally friendly homes with open space would be welcome.</li> <li>• The proposal is an eco-town and so the new homes should blend in with nature.</li> </ul>	<p>developments are achieving nationally at the time they are developed.</p> <p>Our vision is 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.</p> <p>The Site must be properly connected to neighbours, as well as the surrounding landscape and wider community, helping to encourage a reduced carbon footprint.</p> <p>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.</p> <p>We are proposing to retain and enhance all landscape features of the site.</p>
<p>Additional Amenities</p> <ul style="list-style-type: none"> <li>• Suggestion of a focus on a public house, shops, and cafes.</li> <li>• Although it may not be a direct contribution, hopefully this development could encourage the development of the local shop between Elmsbrook phases 1 and 2.</li> <li>• Suggestion of an organic café and zero-waste shop.</li> <li>• Suggestion regarding the development of a local library.</li> <li>• Suggestion of facilities to host leisure activities.</li> </ul>	<p>Firethorn Developments Limited and the project team note the helpful suggestions and feedback relating facilities and amenities on site.</p> <p>The Site benefits from proximity to a range of amenities within the immediate area such as the 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.</p> <p>It is anticipated that given the existing and any new facilities that may come forward at a future date, the proposed development site is well supported by existing amenities and services.</p>
<p>Access and Highways</p> <ul style="list-style-type: none"> <li>• Suggestion of improved access.</li> <li>• Suggestion of a crossing on the B4100 and a car park for the benefit of St Laurence Church.</li> </ul>	<p>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.</p>

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	<p>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.</p> <p>The Outline Planning Application does not include provision for delivery of a crossing or car park for St Lawrence’s Church, which would be the subject of a separate planning application. However, as part of the consultation process, Firethorn Developments and the project team have been in contact with representatives of St Lawrence’s Church. Further communication is planned as part of the application process.</p>
<p>Housing provision</p> <ul style="list-style-type: none"> <li>• Smaller housing and bigger outdoor space for those houses.</li> <li>• A need for smaller housing with some of the housing could be used for shared ownership.</li> <li>• Bungalows to ensure accessibility.</li> </ul>	<p>The proposals include provision for a large variety of house types and tenures including up to 30% affordable housing provision to ensure a wide range of house types and sizes to meet a variety of local needs.</p> <p>The housing mix will also reflect the local needs identified by CDC as well as the market demand.</p> <p>There will be a number of accessible and adaptable properties enabling people to stay in their homes as their needs change. Homes will also be designed to facilitate comfortable home working and be future proofed for flexible working arrangements.</p>

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

Comment/Theme	Response
<p>Sustainability/Environmental Considerations</p> <ul style="list-style-type: none"> <li>• Highlighting the importance of the sustainability and environmentally friendly nature of the development.</li> </ul>	<p>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.</p>



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<ul style="list-style-type: none"> <li>• ‘Delighted’ to see that the project aims to be carbon neutral and are ‘keen’ on the proposal of 40% open space.</li> <li>• It would be ‘inexcusable’ to not put a solar panel on every south-facing roof.</li> <li>• Transparency requested regarding the impact the development has on the environment and a request for trees not to be cut unless they must.</li> <li>• Suggestion of a local eco-friendly shop.</li> <li>• Suggestion of an eco-friendly public house (that was apparently dropped from the exemplar phase).</li> </ul>	<p>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.</p> <p>We have also incorporated a three-tiered approach to reducing the carbon footprint on the Site as set out below:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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).</li> </ul> <p>The Technology Appraisal for Zero Carbon Homes at Land North West of Bicester and the Outline Energy Statement looks to provide a clear understanding of the impact of specific energy technology on both carbon emissions and energy demand over the next 30 years at North West Bicester.</p> <p>Over the next five years, national Building Regulations will require developers to strategically plan energy infrastructure against the rapid decarbonising grid power infrastructure. The technology appraisal has looked at the implications and variables</p>
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	<p>associated with heating technology options and future grid decarbonisation for achieving energy and carbon emission reductions at North West Bicester.</p> <p>The summary of findings are:</p> <ul style="list-style-type: none"><li>• Over the next five years, the greatest influence on the carbon emission reduction potential of new homes will be the decarbonisation of grid electricity. The adoption of electric-led heating approaches on each housing unit offers the maximum carbon benefit.</li><li>• Zero carbon homes and Code Level 5 can be achieved through a combination of the Future Homes Standard and solar power generation.</li><li>• New homes will fail Part L of the Building Regulations if they are connected to a heat network supplied by gas boilers and Combined Heat and Power beyond 2021.</li><li>• In lieu of none of the preferred technology options established for the eco-town coming forward, to deliver true zero carbon, offsetting or off-site renewable energy projects will be required. The off-site location could accommodate all the renewable energy generation for the development within a single location.</li><li>• Decarbonisation of the heat network is critical to achieving minimum compliance to the Building Regulations and reducing the need for off-site renewable generations.</li></ul> <p>Therefore, based on this initial work, it is likely that a combination of the Future Homes Standard coupled with the use of air source heat pumps, solar arrays on-site and either off-site solar arrays or carbon offsetting, will allow the Site to meet the required policy standard.</p>
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## LAND AT NORTH WEST BICESTER

### STATEMENT OF COMMUNITY INVOLVEMENT

<p>Traffic and highways</p> <ul style="list-style-type: none"> <li>• New development would increase traffic.</li> <li>• Increased traffic past the primary school would be dangerous.</li> <li>• Traffic would be increased at the exits onto the B4100.</li> <li>• Concern over access to St Laurence Church.</li> <li>• Charlotte Avenue will be at 4 times over capacity, suggests a third road gets developed or the whole development could be connected to Braeburn Avenue with a physical barrier that only buses could get past.</li> <li>• Request for contributions to road improvements.</li> <li>• Suggestion that there should be plenty of parking in the area.</li> </ul>	<p>Whilst it is acknowledged that the proposed development would generate additional traffic on the surrounding highway network, the local highway authority, Oxfordshire County Council has developed a strategic traffic model – the Bicester Transport Model (BTM), that was originally developed in 2007 and has subsequently been updated to reflect a Base Year of 2016, an Interim Year of 2026, and a Future Year of 2031, which coincides with the end of the Local Plan Period for Cherwell District Council.</p> <p>The BTM considers the traffic flows associated with the North West Bicester Eco-Town, which includes up to 6,000 new dwellings and a mix of other uses (as set out within Policy Bicester 1), as well further developments within the Bicester area that are identified within the Local Plan. As the proposed development of up to 530 dwellings is included within the development associated with the wider Eco-Town, the traffic flows associated with the proposed development have been accounted for in the wider assessment of the potential highway impacts associated with the Eco-Town.</p>
<p>Level of development/density</p> <ul style="list-style-type: none"> <li>• Concerned over the density of the development which may lead to overcrowding.</li> <li>• If some houses were not to have front gardens, then maybe trees could be used to provide some privacy for these houses from neighbours.</li> <li>• Does not want Bicester to become a cement-filled town with densely packed buildings.</li> <li>• ‘Elmsbrook currently has a nice feel of openness which would be great to continue. Phase 1 in particular does not feel overcrowded. The height of the buildings and the layout of the roads helps to achieve this’.</li> </ul>	<p>The proposed number of homes equates to just over 40 dwellings per hectare (dph). This is in line with other developments in Bicester which tend to range between 30 dph and 40 dph. The existing Exemplar scheme is 39 dph.</p> <p>Our proposals are based on integrating new housing into the landscape; and providing the basis of multi-functional green infrastructure.</p> <p>Utilising the 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.</p>
<p>Additional Amenities</p>	<p>Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of</p>

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<ul style="list-style-type: none"> <li>• There should be a focus on amenities within the development.</li> <li>• Space for teenagers/young adults.</li> <li>• Suggestion of doctors, dentists, shops, restaurants, a post office, a library, or a community area.</li> <li>• Shops to be part of the new development.</li> <li>• Amenities should be independently driven and should be sustainable, suggestion of cafes, pubs, hairdressers/salons, and craft shops.</li> </ul>	<p>social, retail, educational, health, transport, and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.</p> <p>The Site benefits from proximity to a range of amenities within the immediate area such as the 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.</p> <p>There are mixed uses planned in the SPD masterplan for North West Bicester. In addition, the North West Bicester Exemplar neighbourhood has local office provision, play areas and allotments as well as a future proposed public house all within close proximity.</p>
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Q7: Do you have any additional comments or suggestions relating to our Illustrative Framework Masterplan? Please see overleaf.

Comment/Theme	Response
<p>Traffic, highways, parking provision</p> <ul style="list-style-type: none"> <li>• Access to the site needs to be given greater consideration in the project development.</li> <li>• The proposed ‘Eastern Parcel is too close to Phase 3 Elmsbrook.’</li> <li>• ‘Looks great’ but greater parking provision required given Exemplar phase has struggled with dangerous and inconsiderate parking issues, parking enforcement causing hassles and bad will’.</li> <li>• Concern over the transport assessment – this is considered ‘outdated.’</li> <li>• Proposed development would increase traffic in Charlotte Avenue.</li> </ul>	<p>Allowance for allocated and unallocated parking provision will be provided in accordance with the latest CDC/OCC parking standards set out within Table A6.B1 of Appendix F of the Cherwell Residential Design Guide SPD (adopted July 2018).</p> <p>Whilst it is acknowledged that there is a lack of visitor parking on the exiting Exemplar Scheme, parking provision on the Application site is to be provided in accordance with the adopted parking standards and therefore it is not expected that the development proposals would result in any overspill parking. There is parking enforcement currently implemented within the Exemplar scheme that prohibits parking on roadways or paved areas at any time for non-residents. This enforcement is managed by a private company – Parking Control Management Ltd. It is expected that the same parking management would be implemented</p>

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<ul style="list-style-type: none"> <li>• Concern regarding the location more generally.</li> <li>• The location of Item 2 is ‘not workable’ as there is a ‘blind corner at the bottom’, more cycle and foot traffic will make this worse’.</li> <li>• Road access to major routes such as M40 and A43 would be ‘further challenged’ by this development with a request for the current bus routes to be continued.</li> <li>• Concerns regarding the impact on Elmsbrook, also a request that the proposed development contributes to their current costs to manage Elmsbrook.</li> <li>• Concern regarding access routes to St Laurence’s Church.</li> <li>• Currently park on the Home Farm Lane with a request for this to continue.</li> </ul>	<p>within the proposed development once constructed.</p> <p>A full Transport Assessment and Residential Travel Plan will also accompany the Outline Planning Application.</p>
<p>Ecology and Biodiversity</p> <ul style="list-style-type: none"> <li>• More greenways for wildlife to pass through safely into the nearby countryside.</li> <li>• Concern for the damage of the wildlife</li> <li>• ‘Linking up footpaths around the countryside would be amazing’.</li> <li>• Request that the development focuses on the history and wildlife, particularly when building is in process (suggest educational booklets on how to live in the countryside and respect the farmland and some information books on the history of the area and of St Laurence’s Church).</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>• Retention and protection of key habitat features such as the watercourses, woodland, hedgerows, and their buffer zones.</li> <li>• Sensitive timings and working methods.</li> <li>• Supervised staged habitat clearance exercises to safely remove protected species from developable areas.</li> <li>• Provision of new and enhanced greenspace and ongoing sensitive management of such habitats.</li> <li>• 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</li> </ul>

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	<p>reptiles and amphibians and invertebrate hotels and butterfly banks.</p> <p>Regarding footpaths, we will provide the following:</p> <ul style="list-style-type: none"> <li>• A variety of circular routes with the site (opportunities are also being explored to connect with adjoining routes off-site).</li> <li>• The design of the routes and open spaces will be considered at the detailed stage but are likely to be a combination of surfaced / mown paths, with appropriate signage and furniture along the routes.</li> <li>• Access to parts of the woodland is also being considered, which will include sensitively designed / unsurfaced routes</li> </ul> <p>Signage will be considered at the detailed design stage, but it is likely that interpretation signs will be provided in key locations, providing information of wildlife and local history. This could include the woodland area, wetland area and in proximity to St Laurence’s Church.</p>
<p>Sustainability/Environmental Considerations</p> <ul style="list-style-type: none"> <li>• Desire for the development to focus on the environment.</li> <li>• Request for more solar panels on the buildings.</li> <li>• Suggestion of a commitment to the District Heating Network.</li> </ul>	<p>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.</p> <p>Consideration of passive solar gain is the first step towards achieving a net zero carbon development.</p> <p>We have orientated as many of the proposed streets and buildings as possible within 30 degrees plus or minus of due south. This approach has been balanced with site topography, activating, and engaging with the street and enhancing the public realm.</p>

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	Please also see our response to this topic under question 6.
<p>Additional Amenities</p> <ul style="list-style-type: none"> <li>• A need to provide amenities.</li> <li>• Efforts should be made to promote organic products with a community farm shop.</li> <li>• More community halls/ social spaces requested in the proposed development.</li> <li>• A need for social areas for teenagers/young adults, suggests a small skate park.</li> <li>• Suggests a facility for hiring bikes to use around the development.</li> <li>• The proposed development should focus on an independent and sustainable platform, suggests community-run shops, public houses and hairdressers that are all incorporated into the community.</li> </ul>	Please see response to this topic under question 6 above.
<p>Misc.</p> <ul style="list-style-type: none"> <li>• Concerns over the potential that the allotment would invade the residents' privacy.</li> </ul>	Future detailed planning applications (Reserved Matters) will ensure residents privacy and allotment design will be in line with the Exemplar Scheme.

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### Chapter 6. Conclusion

Throughout the consultation local councillors, stakeholders and residents have had the opportunity to engage with Firethorn Developments Limited and the project team. Firethorn Developments Limited are pleased to have had the opportunity to engage with the community and stakeholders and would like to take this opportunity to thank everyone who took the time to participate in the consultation.

The information on the proposals was readily available online and in hard copy format. The freephone number and email for the project were manned during office hours, ensuring that anyone wanting to contact the project team could do so. Firethorn Developments Limited have thoroughly reviewed all of the feedback received and the developer's response section details responses to key topics raised.

Firethorn Developments Limited and the project team remain committed to further communication and engagement following the submission of the outline planning application. In addition, the freephone 0800 number, email address and dedicated project website will continue to be in operation to ensure people can contact the team.