

# NW Bicester

our vision for the future



north  
west  
bicester

a2dominion 

THINKING ABOUT TOMORROW





## The natural choice for a healthier community.

It is with great pleasure that I present our vision for NW Bicester, the first eco-town in the UK. We hope that this document will give you a greater insight into this exciting flagship scheme and the pioneering work undertaken by the A2Dominion Group and our consultant team and our future aspirations for this project.

From the very start, our guiding principles at A2Dominion have been to make it easy, attractive and affordable for people of all ages to live healthy, sustainable lifestyles without compromising the needs of future generations.

We believe there is no other scheme that incorporates such green infrastructure and energy-efficient design whilst protecting and enhancing the existing landscape.

This will be a community of high quality homes that every person can enjoy for generations to come. A place where residents can step into the countryside right outside their front door in a development that leaves no carbon footprint.

We're confident that this scheme can be delivered and are committed to the visionary placemaking of this document.



**John Knevett**  
**Group Commercial Chief Officer**  
**and Deputy Chief Executive**  
**of A2Dominion Group**





## Creating space for a new way of life.

While retaining 40% of the environment at NW Bicester as green space, this pioneering community will not only house up to 6,000 future-proof homes, it will also create outstanding green spaces, a business park and many sports and leisure facilities.

The overall design is centred around four urban and four rural areas interconnected through green “lanes” which include both direct and leisure routes, so everyone can get from home to work, and play, in no time at all.

Key destinations for new and existing Bicester residents to enjoy will be the tree-lined Boulevard, the tranquil Bure Stream and the picturesque Rural Edge, each adhering to the masterplan’s aim to fully integrate urban and rural needs.

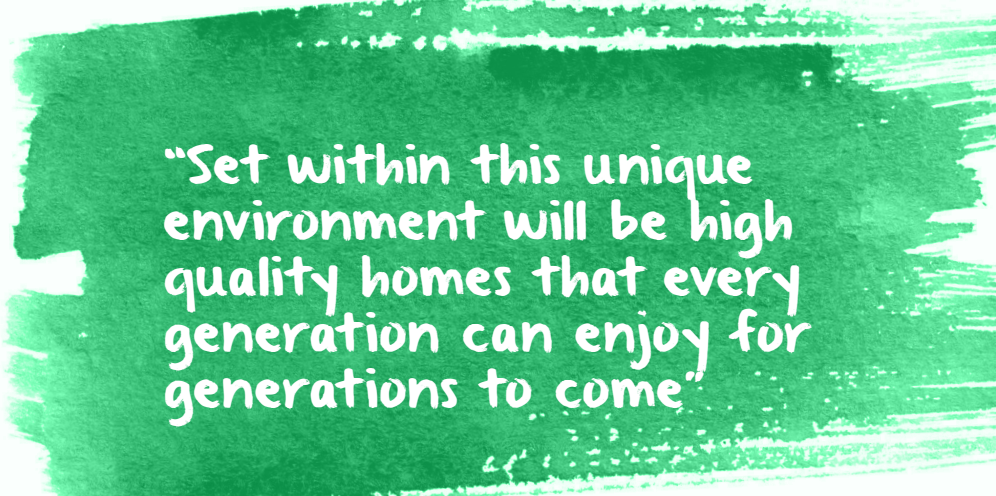
Set within this unique environment will be high quality homes that every generation can enjoy for generations to come - from starter homes, to family homes of all sizes, bungalows and

extra-care provision, together with all the facilities needed to create and sustain a vibrant community life.

These will include new schools, community centres, nurseries, a health practice, a town square, a community farm, allotments, an orchard, a country park and a nature reserve with a mosaic of grasslands in which the local waterways will be revealed and enhanced for everyone to enjoy.

The exceptionally green infrastructure will encourage healthier lifestyles, promote sustainable transport choices and support start-up business units where sustainable practices are encouraged. In short, this is a community designed to give everyone ample opportunity to stretch their imagination as well as their legs.

To encourage healthy eating, we’ve included edible landscapes and community allotments for growing local food and we aim to plant a fruit tree in every single garden.



“Set within this unique environment will be high quality homes that every generation can enjoy for generations to come”



**REDUCE**

**RECYCLE**

**REUSE**



## Putting energy to better use.

Our guiding principle at NW Bicester is to Reduce, Re-use and Recycle; at every level.

Every new home will incorporate the very latest energy-saving building materials and design to guarantee increased air tightness, super-efficient insulation, passive solar orientation and cooling, together with the best possible use of natural daylight and ventilation.

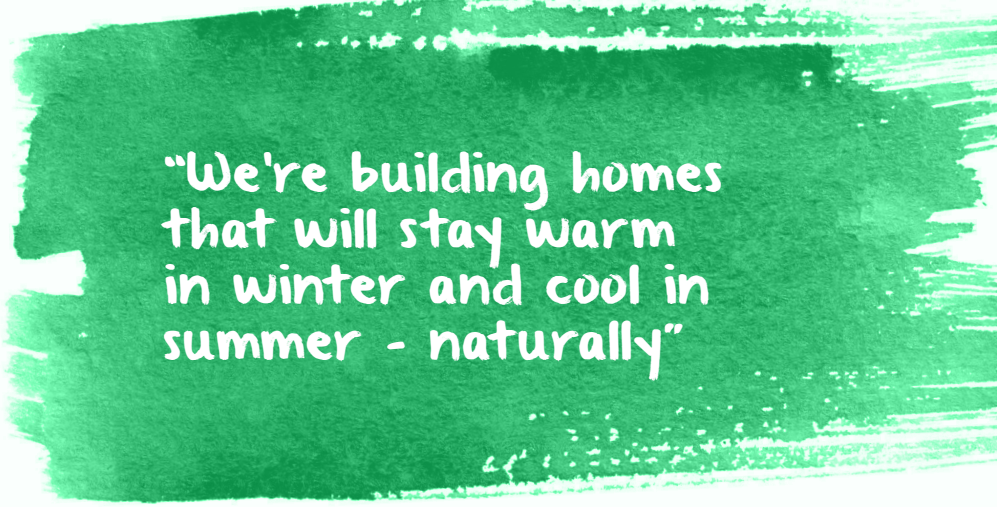
Rainwater harvesting will also be incorporated into the design of all residential properties to reduce waste of this precious resource. And if it rains too hard, NW Bicester's Sustainable Urban Drainage Systems will mitigate any risk of flooding.

Community energy centres will provide heat and hot water to people's homes and businesses, enabling NW Bicester to be a true zero carbon community with local residents and businesses benefitting from reduced energy consumption. Significant coverage of solar photovoltaic panels

to homes and businesses will generate energy and help to reduce energy bills.

There will be plenty of opportunities to reduce travel by car and minimise CO<sub>2</sub> emissions, because every home will be within 400 metres of a bus stop and within an easy ten-minute walk of local shops and primary schools. With so many beautiful and spacious green lanes, it will be easy for everyone to cycle to work in and around NW Bicester. And for those who travel a little further, there will also be improved cycle and bus routes into Bicester that can connect into improved rail connections to Oxford and beyond. Real time travel information in every home will make use of public transport more accessible.

In keeping with our eco principles, we aim for zero waste to landfill during the construction of NW Bicester. In addition, every home will have exemplary recycling facilities, an allocated space for composting and residents will be encouraged to Freecycle unwanted items.



**"We're building homes that will stay warm in winter and cool in summer - naturally"**



FREE RANGE  
EGGS

FREE R  
EGGS  
£ 2-2





## Meeting today's needs without harming tomorrow's.

NW Bicester will showcase to the world what a sustainable future can look like by enabling people to live affordable, happy and healthy lives in high-quality homes that use resources wisely and enhance their natural environment.

By pioneering the highest standards in sustainable construction, using low-carbon materials; attracting green businesses; and creating demand for more sustainable products and services across the town, NW Bicester will benefit many future generations.

NW Bicester will provide residents with the opportunity to make sustainable lifestyle choices through the delivery of educational activities, events and green travel planning initiatives. We aspire for the whole of NW Bicester to become a flagship One Planet Community following in the steps of the first Exemplar phase, by championing exceptional quality of life within the means and resources of our one planet.

We are committed to capturing and disseminate learning from the eco town, inspiring multiple audiences including policy makers, professionals and the general public.

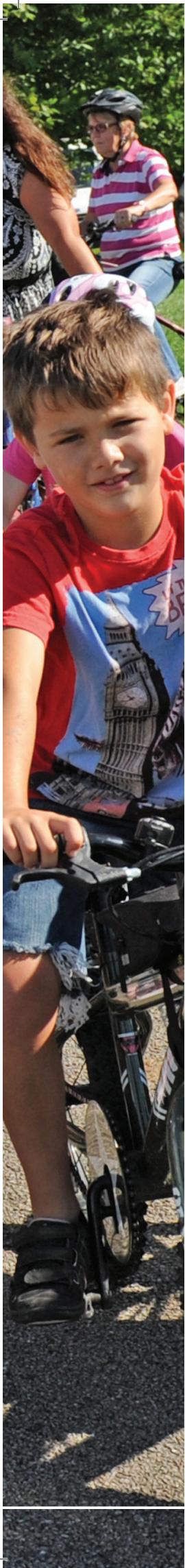
The network of rural footpaths and cycle ways and a series of bus only road links will mean public transport is more rapid and frequent; enabling people to make sustainable travel choices. With a car club and network of charging points for electric vehicles, for those that do still require cars for longer journeys, we will inspire the use of hybrid or electric vehicle.

NW Bicester will reduce water use by almost 40% by including water efficiency in all buildings, plus rainwater harvesting linked to an exemplary Sustainable Urban Drainage System – helping local residents to save on resources while also protecting the environment.



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## Fresh ideas. Traditional values.

Creating a vibrant community is at the heart of all our plans, because NW Bicester's most valuable resource will be its people.

So we've included all sorts of ways to make residents feel part of something great. There are so many safe places for everyone to enjoy the environment - nature trails, sports and leisure parks, attractive walks to the shops and schools, characterful places to meet in the new town square, public art spaces and no less than four new community halls catering for residents of all ages.

Space will be provided for a farmers' market that will sell locally produced food. We're even creating edible landscapes to encourage foraging and understanding of wild foods.

Residents will be engaged in community life and have a strong sense of identity and belonging built upon the integrity of NW Bicester's eco-principles.

The community will also have strong connections with the wider area through

effective partnerships, ensuring that it is seen as part of Bicester, not separate.

New employment opportunities will be provided to complement the needs of the market and long-term aspirations of NW Bicester, but these will never seek to undermine existing employment opportunities in the local area. NW Bicester will provide one job for each home built within a sustainable travelling distance. On site, this will be supported by a business park and eco business centre, and both homes and businesses will benefit from a superfast fibre-optic broadband network.

The flexible layout of our eco homes will allow extra space for working from home, which will in turn reduce travelling needs and encourage people to tap into the local economy.

Our whole vision is about creating a green infrastructure that will provide sustainable ways to live and work for people of every age.

**NW Bicester. Innovation for every generation. For many generations.**

"This visionary place will encourage active involvement from every generation, developing pride in their community and sharing in its success"



NW Bicester is committed to following the ten principles of One Planet Living designed to ensure people everywhere can enjoy a high quality of life within the resource capacity of our one planet. These guiding principles ensure our commitment to a sustainable approach to everything we do. The amount of printed literature material that we produce is always kept to a minimum and printed on 100% recycled paper.