

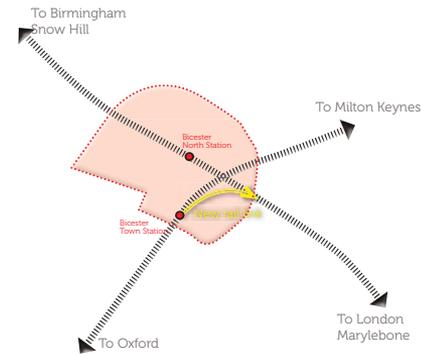
NW Bicester

an eco development

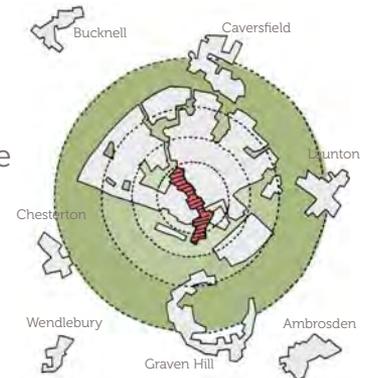
Regenerate Bicester town centre
Connect the town and surrounding communities together



- Make the historic town centre into the 'heart' of the place
- Get local people to shop locally
- Develop a variety of related new activities
- Create a destination for the local communities
- Improve the quality of the public realm



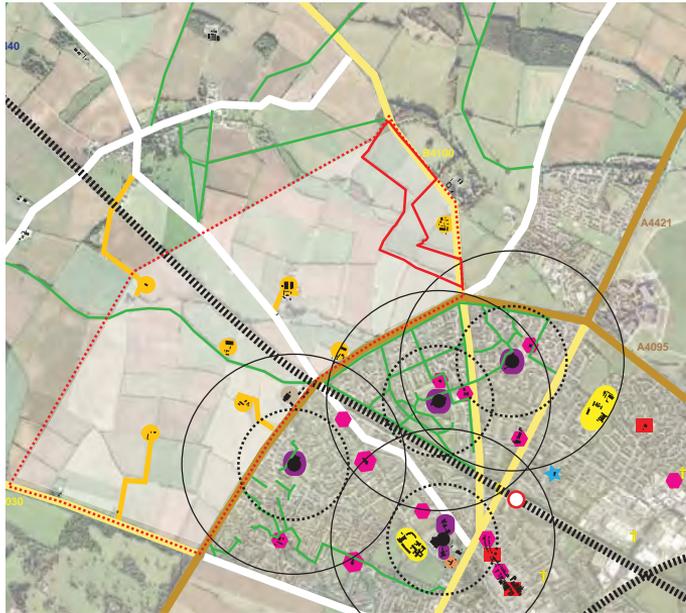
- Make the most of Bicester's strategic position
- Create a sustainable transport plan



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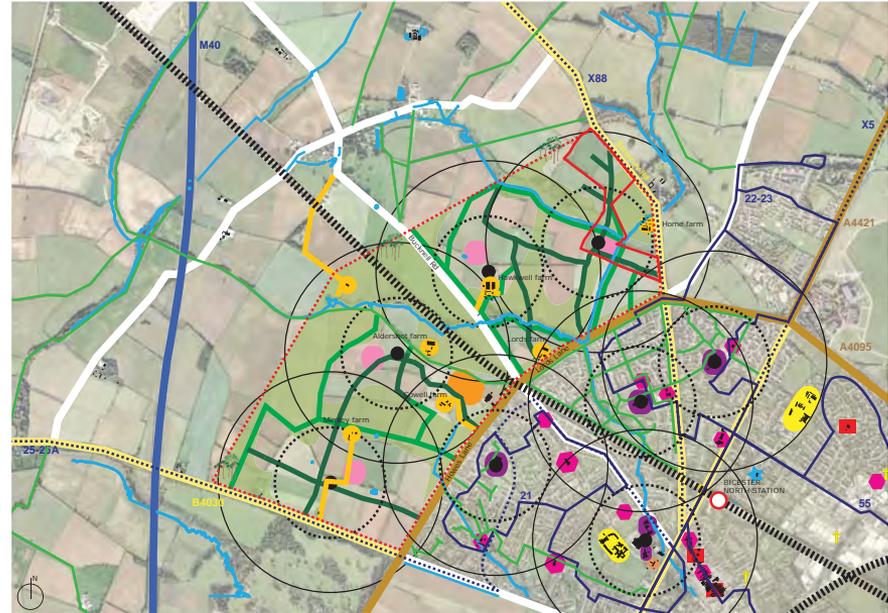
Grow the social infrastructure



Existing community hubs
Existing connections and links

More than houses...

- | | |
|-------------------|-------------------|
| Healthcare | Leisure |
| Theatres | Theatres |
| Restaurants | Museums |
| Bars and Cafes | Festivals |
| Art and Galleries | Schools |
| Farmers Markets | Community Gardens |
| Nature Tours | Allotments |
| Education | Hotels |
| Retail | Restaurants |



Proposed community hubs
connections and links

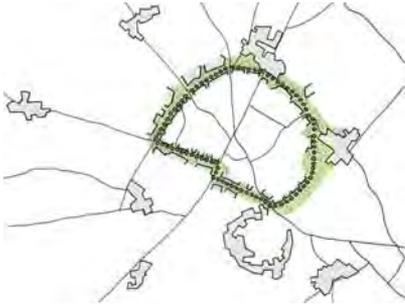
EXISTING FEATURES	
	Motor way
	B road
	C road
	Minor road
	Farm access
	Existing Foot & cycle path
	Existing local Bus routes
	Existing Regional Bus routes
	Rail
	Water courses
	Contour lines
	Primary Schools
	Secondary Schools
	Police stations
	Business park
	Pubs and clubs
	Cinemas
	Existing farms
	Churches
	Shops
PROPOSED FEATURES	
	Proposed primary Schools
	Proposed secondary Schools
	Proposed woodland cemetery
	Proposed Hub centre
	Proposed 400m/5min walk
	Proposed 800m/10min walk
	Proposed green cycle links
	Proposed green cycle on road
	Exempter pilot project
	Preliminary site for care strategy



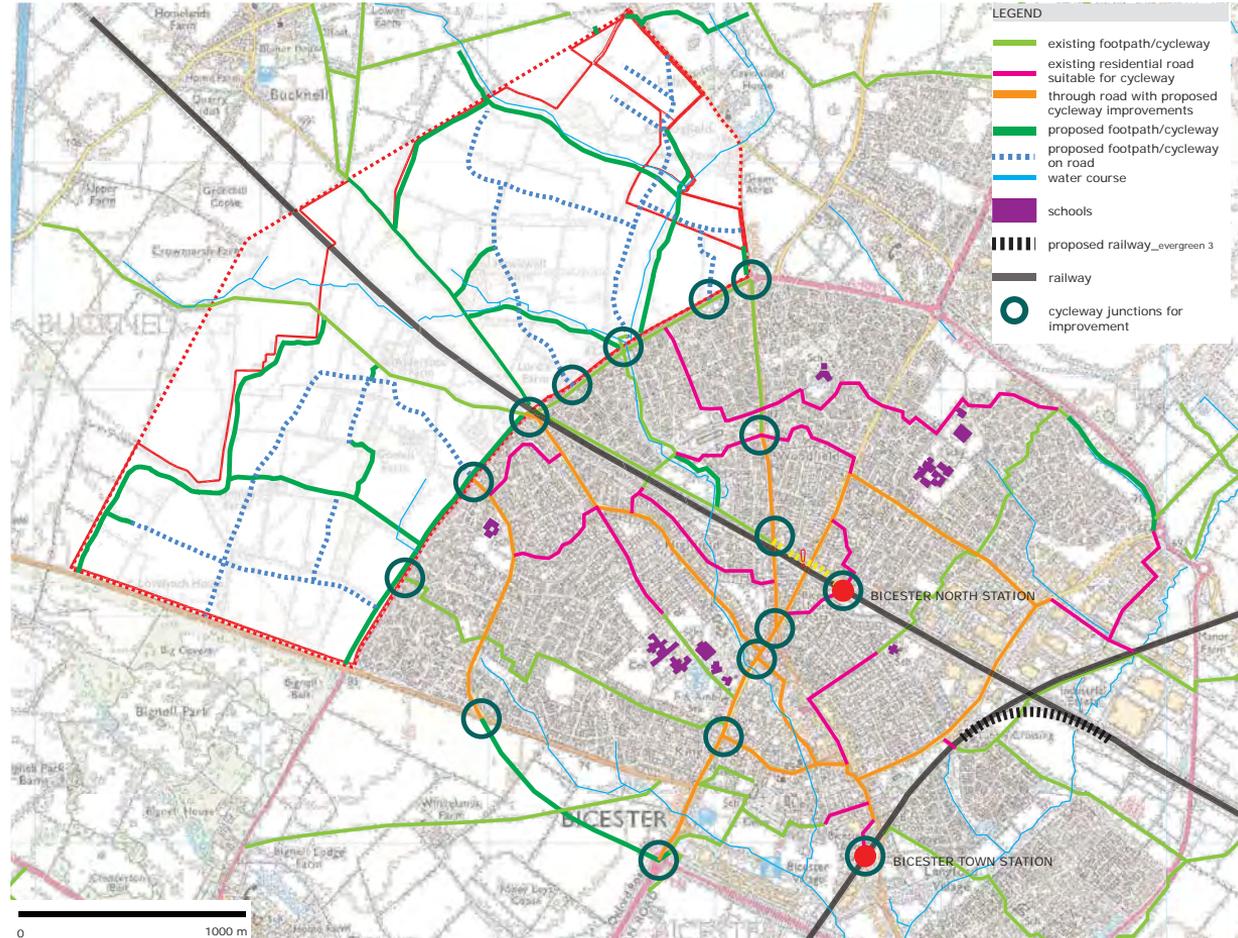
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'Eco Bicester' transport networks



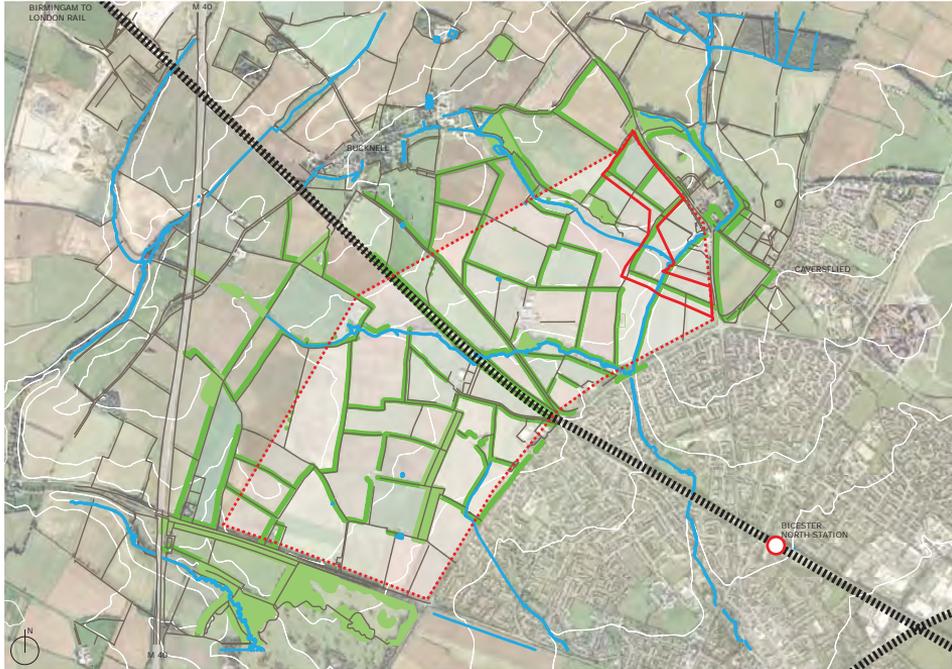
- Humanise the ring road
- Make Bicester the best place on 2 wheels
- Reduce reliance on the private car
- Create a network of paths and cycle routes
- Build on existing infrastructure
- Make the pedestrian king of the public realm



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“Working with the laws of nature”
Make landscape the primary infrastructure



Natural features and topography

- Local centres based around existing settlement patterns
- Existing infrastructure harnessed in early phases
- Local centres vary in scale according to location
- Employment dispersed across all local centres
- School catchment areas maximised
- 40% of development (138ha) should be green space
- Create green linkages with the wider countryside and communities
- Let countryside infiltrate Bicester town
- Increase the biodiversity of the area
- Create a network of cycle footpaths and public transport routes

EXISTING FEATURES

- ||||| Rail
- Fields boundaries
- Water courses
- Contour lines
- Hedges and trees
- Exemplar pilot project
- Preliminary site for core strategy

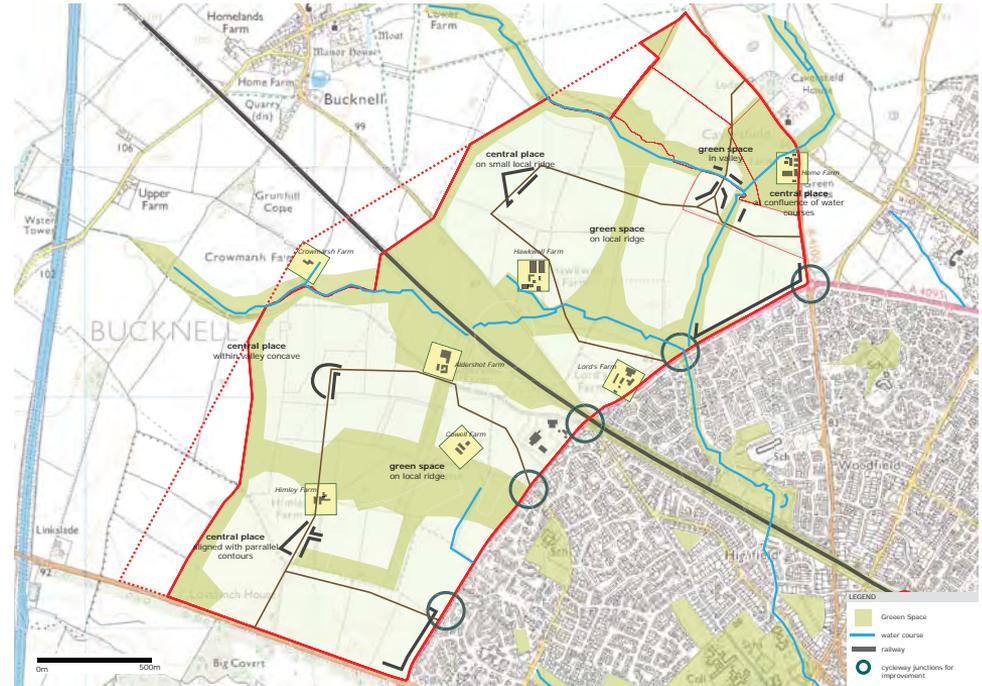


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The existing farmsteads become the heart around which the new community is grown

- Educate children and young people about food, farming and their local environment using the 'outdoor classroom'
- Make locally grown food accessible and affordable to local communities
- Educate people about their cultural heritage and regional traditions
- Celebrate local, regional and national culinary traditions
- Ensure that everyone has easy access to the natural environment
- Designed for sustainability, meaningfully contributing to ecological balance



Celebrate the culture of the countryside



Nature-Based Leisure



Nature Reserves



Community Gardens



Farmer's markets



Local produce



Livestock farming

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Masterplan strategy
Our latest thinking: creation of 4 'hubs' or 'villages'

- Hedgerows and field patterns extend into new development
- New eco-settlement composed as a collage of villages
- Existing tracks and footpaths become new connectors
- New village centres become the focus for the social and cultural infrastructure
- New eco-settlement grown around existing farmsteads
- Landscape buffer to Bucknell Village
- Green Landscape fingers extend through new eco-settlement
- Existing water courses integrated with new settlement
- Green links extend into existing urban fabric

