

Appendix 26

Responses to Pre-Application Consultation - October 2010

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Question 1a: The layout

- Do you think the plans provide a good mix of homes, community spaces and employment? Y/N

Yes (%)	No (%)	Don't know/blank
26 (67%)	9 (23%)	4

- Is there anything missing that should be considered for future phases?

Y/N	Comment	Response
Y	Services-Opportunities directed at young people	Will be incorporated in community development work and through community governance. Further work will be done with young people in Bicester to consider the youth offer.
N	Employment not certain	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Maybe more employment.	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Initial phase only contains houses. There are no requirements to sell houses to employees of local business	There is more than housing in the Exemplar. Mechanisms to prioritise local employment and business opportunities are contained within the economic strategy supporting the Exemplar application. Links between the community and new job opportunities will be considered further.
Y	Electric charging posts for cars	This will be included on the Exemplar
N	Supermarkets shops	There will be a local retail offer in the Exemplar and repeated in future phases. A supermarket is not being considered.
Blank	Care Home	This will be delivered in a future phase.
N	The Real World	The performance of the eco development and supporting strategies will be monitored for success over a range of criteria.
Y	Open water, boating, fishing, nature reserve. Visitor centre.	A visitor centre will be included on the Exemplar. Open water is unlikely to be considered in later phases.
N	Future Road Expansion	There will be access roads to the site, but non-car travel will be prioritised.
Blank	Yes for homes and community, No for employment	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Senior School Places	A secondary school will not be included in the Exemplar, but will be provided in later phases.
Y	Cinema	A cinema is being provided in the town centre redevelopment. The Exemplar will be town centre focused.
Don't	Employment needs to be	An economic strategy to address employment

know	looked at further	creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	The energy required voids any savings	An energy strategy to cover all onsite needs is included in the Exemplar application, in line with the Eco Town requirements.
Y	Secondary school provision	A secondary school will not be included in the Exemplar, but will be provided in later phases.
Y	Concert/sports venues. Any provision for teenagers?	Outdoor sports provision will be provided in future phases. Other venues for sports and for music will be considered.
Y	Nothing for the younger generation	Activities for young people will be incorporated in community development work and through community governance in the Exemplar.

Question 1b: The layout

- Do you like the idea of the Village Square / Village Green? Y/N

Yes (%)	No (%)	Don't know/blank
37 (95%)	1 (3%)	1

- Why? What do you like or dislike?

Y/N	Comment	Response
Y	Open spaces for young people – recreation	Agreed.
Y	Not convinced about employment opportunities – only sure thing is houses.	An economic strategy to address employment creation supports the Exemplar application.
Y	Like the idea of individual community feel within a large estate plan	Agreed.
Y	Focal open area.	Agreed.
Y	Community space. What provisions will be made for maintaining these areas?	Agreed. There is a community governance strategy which accompanies the Exemplar application which considers maintenance of open spaces.
Y	This looks similar to other non-eco developments, but I don't expect this will be a community hub, just an open space	The development is intended to be like other places, but with additional benefits to living there (e.g. open spaces). Community development and governance will support active use of open spaces.
Y	Big enough for recreational activities: e.g. Cricket on village green to bring community together	Community development and governance will support active use of open spaces.
Y	Community Spirit	Agreed.
Y	Dislike anti social behaviour, like community events	Agreed. Farrells have been working with Secure by Design and the local police to consider the best methods to design out crime. Community development and governance will play a significant part in this.
Y	Larger 'green'	There is significant open space (over 40%) on the Exemplar.
Y	Don't want the eco-town	NW Bicester has been designated by the Government's Eco Town PPS and considered

		through the District Council's Local Development Framework Core Strategy.
Y	Tradition & focal point	Agreed.
Y	Open spaces and local centre	Agreed.
Y	Good place for young people	Agreed.
Y	Nice to have a space to walk or sit	Agreed.
Y	Space	Agreed.
Y	Local communities make life more pleasant	Agreed.
Y	It needs a heart for the community	Agreed.

Question 1c: The layout

- Do you like the way we have designed the other open spaces? Y/N

Yes (%)	No (%)	Don't know/blank
28 (74%)	3 (8%)	7

- Why? What do you like or dislike?

Y/N	Comment	Response
Y	Like balance of houses/buildings & open spaces	Agreed.
Y	There appears to be a reasonable amount of open space but difficult to view on the plans	Strategies considering Open Spaces and Landscape support the Exemplar application.
Blank	Didn't notice any	There is over 40% public open space. Strategies considering Open Spaces and Landscape support the Exemplar application.
Y	Only 1 LEAP	There are 2 LEAPS and 2 NEAPs included on the Exemplar.
Y	Excellent rural style, well spread across site	Agreed.
Y	Looks great	Agreed.
Y	Wait until people make their own paths	The community's use will develop over time.
Y	Somewhere to walk with greenery maintained, help people to get out and about	Agreed.
Y	Once matured it will look good!	Agreed.

Question 1d: Layout

- Do you think that the Exemplar could help to create jobs and generate business in the Bicester area?

Yes (%)	No (%)	Don't know/blank
22 (59%)	8 (22%)	7

Question 2: Eco houses

- 2a: To show that eco houses don't have to be 'different' we are proposing houses that look very similar to what is already around in the local area. Do you agree with this approach? Y/N

Yes (%)	No (%)	Don't know/blank
29 (78%)	6 (16%)	2

- 2b: Do you like the proposed designs for the eco houses?

Yes (%)	No (%)	Don't know/blank
26 (70%)	7 (19%)	4

- What do you like/dislike in particular?

2a Y/N	2b Y/N	Comment	Response
Y	Y	Energy efficiency	Agreed.
N	N	Increased traffic on existing roads	Non car means of transport will be prioritised for the development and the impact monitored. There is a transport strategy supporting the Exemplar application.
Y	Y	Good to see solar panels included, although 'excuses' such as not having car spaces with houses, will be a huge issue	The use of cars will be monitored. The maintenance of the development, including issues around parking, will be considered through the community governance strategy.
Y	Y	No 3/4 storey flats.	Subsequently, these have now been included to provide a mix of homes for different needs.
N	?	No. Why not be different? But I suspect most local residents will want a style which reflects the local style.	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases.
Y	N	Ambiguous design	There are detailed descriptions of proposed house designs and treatments in the Exemplar application.
Y	Y	Hopefully, any 'low-cost' housing won't look any different to other houses in the vicinity	It won't. The same style guidance (of three types) will be used for all tenures of housing, social and private.
N	N	Overcrowding of houses	There are fewer homes on the final application, which allows for more open space.
Y	Y	Room for design & build & individual styles	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different

			designs to be considered in later phases
N	N	Not enthusiastic on wooden fronts	Wood is one option of material and will not be a primary material. The main fascia materials will be brick, stone and render.
Y	Y	Natural stone, local materials	Stone will be used throughout the development in appropriate locations. A2Dominion has committed to using local materials where possible.
Y	Y	Use of lime	Lime will be considered as a material but is unlikely to form a primary material.
N	N	More eco based	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases. The construction will have high sustainability standards.
Y	N	Ikea houses, need to look like every other house	Further work has been done on the designs. There are detailed descriptions of proposed house designs and treatments in the Exemplar application.
Y	Y	The fact that they're eco	Agreed.
Y	Y	The designs aren't abstract like preconceived ideas of eco-homes	Agreed.
Y	don't know	Would prefer a greater variety of design	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases.
Y	Y	It appears that they will 'fit in' with the local housing & structures already there.	Agreed.

Question 3: Transport

- 3a: Do you approve of the Government and P3Eco's aim to encourage less car use in and around the Exemplar? Y/N

Yes (%)	No (%)	Don't know/blank
27 (73%)	7 (19%)	3

- 3b: Do you feel any transport issues have been overlooked? Y/N

Yes (%)	No (%)	Don't know/blank
25 (66%)	9 (24%)	4

- If so, what?

3a Y/N	3b Y/N	Comment	Response
	Y	Costs. Further out of town people are the more expensive travel becomes.	Public transport options will be affordable to work. This will be considered in implementation of the transport strategy and travel plan, i.e. it may be subsidised to reduce costs.
Y	Y	Not sure infrastructure will cope with increased users, people will need/ use cars despite eco principles	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored.
Y	Y	Transport to Oxford	Connection between the Exemplar, Bicester Town Station and existing bus links to Oxford are considered in the Transport Strategy.
Y	Y	Not sure how enforceable personal travel plan will be!!	The performance of the Green Travel Plans and full Transport Strategy will be monitored.
Y	Y	The houses should be built around businesses on the same land and preference/discounts given to local employees.	There is commercial and employment provision included in the Exemplar application. Local employment is prioritised.
Y	Y	Have fewer parking spaces to really make it "eco." Need to have very regular bus service to encourage people to abandon their cars.	A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
Y	Y	Although schemes are being offered there is no enforcement, the estate will get clogged with cars.	The performance of the Transport Strategy will be monitored. It will be part of the long term maintenance of the Exemplar and considered under community development and community governance.

N	Y	Parking	A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
N	N	Cheap public transport links have never been an option in the UK. Convenient, right place, right time	Bus routes, along with walking and cycling, are prioritised in the Exemplar. Public transport options will be affordable to work. This will be considered in implementation of the transport strategy and travel plan, i.e. it may be subsidised to reduce costs.
Y	Y	Not enough detail	A full transport strategy supports the Exemplar application.
N	Y	Impact on existing residents and networks	A transport study was undertaken to provide the baseline for the Transport Strategy which accompanies the Exemplar application.
Y	Y	Transport to Aylesbury	Residents will be supported in creating individual Green Travel Plans as a core part of the Transport Strategy. The Exemplar may not provide full public transport links for all journeys, but the use of car share will be encouraged.
Y	Y	Roads around Bure Park	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored.
Y	Y	Persuading people not to use their cars is not realistic, roads won't take the increase, parking, Lucerne Avenue used as a cut through	Reduction of car use by 50% is a core principle of the eco development and will be monitored. Residents will be supported in creating individual Green Travel Plans as a core part of the Transport Strategy. A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
Y	Y	Extra commuting traffic	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored. Individual Green Travel Plans for residents will

			help the move to non-car journeys or car-sharing.
Y	Y	Access to station	Connection between the Exemplar and Bicester train stations are considered in the Transport Strategy.
N	Y	Buses, Car share links to trains	These are included in the Transport Strategy.
N	Y	Cycling lanes on road - not very common. Should encourage other forms - i.e. a weeks bike discount etc.	Promotion of cycling will be important. Green Travel Plans for residents will help this. Access to bikes will be important to support this.
Y	N	Must have good public transport service within	Agreed.
	Y	Projections are never accurate	The performance of the Transport Strategy will be monitored. It will be part of the long term maintenance of the Exemplar and considered under community development and community governance.
Y	N	I'm not convinced that people will readily give up the car. Bicester gets very congested already. I think a better ring road would help people avoid the town centre	The eco development prioritises non car modes of transport as a core principle. The performance of the Transport Strategy will be monitored. The County Council is also looking at travel patterns within the existing town.
Y	N	But make sure footpath/cycle paths are in the plan	Walking and cycling are prioritised on the development and to connect to the existing town.

Question 4a: Sustainability

- We are proposing to generate combined heat and power onsite from renewable energy (probably biomass) through a district heating system and produce clean electricity onsite from photovoltaic panels on roofs. Do you think this is the right approach? Y/N

Yes (%)	No (%)	Don't know/blank
26 (68%)	0 (0%)	12

- Have you any comments?

Y/N	Comment	Response
Y	Needs to be a school, not just land set aside	A school will be provided under agreement between P3Eco/A2Dominion and the County Council.
Y	Worried that infrastructure in Bicester won't cope with all these new developments	The District Council is leading a consideration of 'Eco Bicester'. Different types of infrastructure will be impacted in different ways. There is a full impact assessment as part of the Exemplar application.
Y	PV expensive	Cost is a contributory factor to the Energy Strategy, and given the advancement in PV technology their cost has been reduced sufficiently to make them viable.
Y	Sustainability is a good idea make sure the 5000 homes have enough	This is a core principle of the eco development.
Don't know	Ground source heat pumps?	These are not part of the Energy Strategy for the Exemplar but will be considered in later phases.
?	Cost efficiency dependent	Cost is a contributory factor to the Energy Strategy.
Y	If practical and cost effective	Cost and performance are contributory factors to the Energy Strategy
Y	Who's paying for PV?	It is the responsibility of the housing provider A2Dominion and P3Eco to ensure the Energy Strategy is delivered, and that it is affordable.
Don't know	Eyesore?	The design of the Exemplar is intended to provide a place people will choose to live.

Question 4b: Sustainability

Cherwell District Council already achieves 51% recycling but for NW Bicester we have a target of 70% from the start and 80% by 2020. What would help you to achieve better recycling? Your ideas will help us to achieve it at NW Bicester.

Comment	Response
Build on CDC scheme, current schools	Agreed.
Glass collection and weekly collection	Recycling schemes will match CDC's current weekly collection. Glass recycling points will also be provided onsite.
Common facilities for structural ...that do not have space for 3 bins	Bin storage will be provided for all homes.

Make it a pledge for new residents & businesses to recycle	Recycling will be promoted to all new residents and performance against targets monitored. This will be linked to community development.
Plenty of recycling required recycling at home needs discrete bin provisional storage.	Bin storage will be provided for all homes.
Regular collection of bins. Good storage area for bins - they are unsightly	Bin storage will be provided for all homes.
Less packaging and Junk Mail	Onsite retailers will be encouraged to use minimal packaging. Paper recycling will be available.
Kerbside glass recycling	Agreed. Glass recycling will also be provided onsite.
Weekly collection	Agreed.
Collection of Bottles	Agreed. Glass recycling will also be provided onsite.
Regular collection , on-site recycling	Agreed.
A way of advertising it to children, a fun and interesting way which will get them to help their parents	Agreed.
Easy labeled bins, regular collection	Agreed.
Bin for glass	Bin storage will be provided for all homes. Glass recycling points will also be provided onsite.
Less food packaging	Onsite retailers will be encouraged to use minimal packaging.
Local council need to make recycling easier. Still difficult to recycle many plastics that other councils seem to cope with	This will be considered in discussions with CDC and OCC.
I think it works well at present - keep up the level of service we currently have.	Agreed. Current standards will be maintained and additional provision made.

Question 5: Community

- Have we got the right approach to supporting the community? Y/N

Yes (%)	No (%)	Don't know/blank
21 (60%)	6 (17%)	8

- Can you suggest any specific things we should consider?

Y/N	Comment	Response
N	No public consultation on this	There is a Statement of Community Involvement supporting the Exemplar application. The designation of the eco town was led by Cherwell District Council.
?	Improving infrastructure.	There is a full Impact Assessment to support the Exemplar application.
N	In an ideal world this will work, but the community will have transport issues in the future, also more jobs are needed in Bicester & facilities to cope with additional homes	The performance of these will be monitored and will be subject to long term involvement of the developers and community governance structures.
Y	Money given to the town must be spent on the town and not diluted to Cherwell projects outside Bicester	This is led by the District Council.
N	Existing Community	The Exemplar is intended to integrate with the existing town. P3Eco, A2Dominion and the project team have taken a 'whole of Bicester approach'. The District Council is leading on 'Eco Bicester' for the existing town.
Y	School should be built, rather than land provided. People would have to drive to get to schools	A school will be provided under agreement between P3Eco/A2Dominion and the County Council. Travel to school will be considered under Green Travel Plans for residents.
Y	More facilities are evidently needed, with more housing we'll need more facilities to make it feel like a town.	The Exemplar will help provide some. NW Bicester is intended to help bring more facilities to the town centre as well as provide additional facilities onsite.
	The bottom line on the balance sheet!	The balance between provision and viability is being carefully addressed. The team is committed to delivering an Exemplar which is the best it can be.
Y	Village centres having community hall for various functions	This is being provided on the Exemplar.
Y	Ensure local community Association/Group from the start	There is a Community Governance Strategy which accompanies the Exemplar application to address this issue.

Question 6: Existing Town

- What do you think is the most important way of linking the Exemplar to Bicester town (e.g. open space, transport, community partnerships)?

Open Space	7	22%
Transport	17	53%
Community	4	13%
Supermarkets, building of school, youth	3	9%
'All of the above'	1	3%