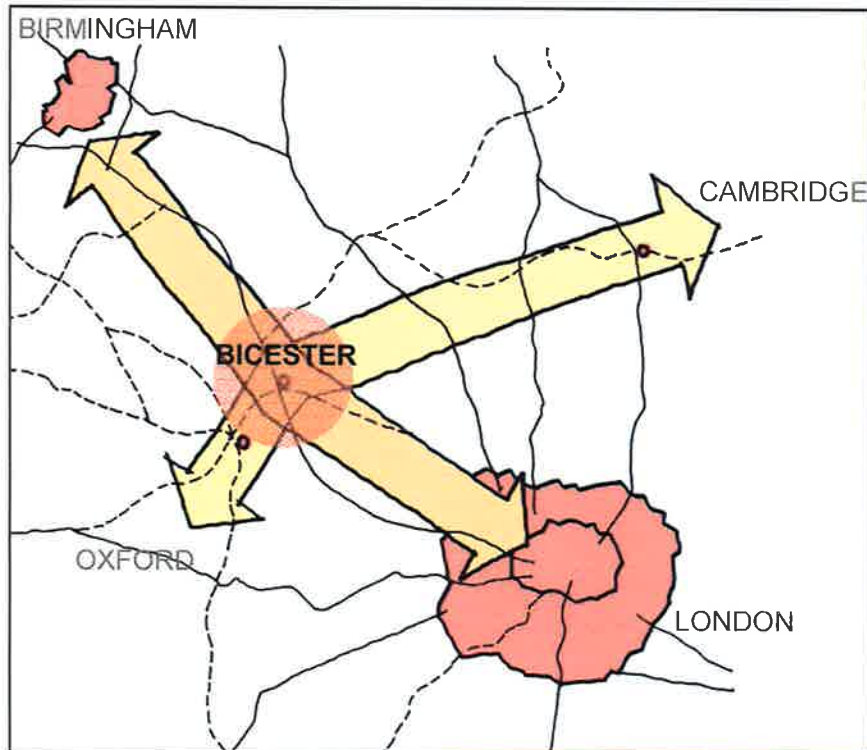


NW Bicester

an eco development



The Consultation

Welcome to this consultation on proposals for the NW Bicester eco development. Thank you for your interest in the project.

At this exhibition you will first see an overview of how we are developing a Masterplan for the whole NW Bicester site. This helps put in context the second part of the exhibition - the more detailed outline proposals for the very first eco development NW Bicester – the Exemplar.

We need your comments on the design of the Exemplar as a planning application will be submitted to Cherwell District Council later in the year. Your comments will be an important way of influencing the final design.

You can send your comments online via the project website www.nwbicester.co.uk or complete a feedback form here after looking at the boards.

Members of the NW Bicester professional team are available to explain and answer your questions, so please approach them.

The Project

NW Bicester is one of the UK's first designated "eco towns". Our aim is to create a fully integrated, seamless extension to the existing town of Bicester. It will be designed and built to demonstrate exemplary sustainability standards, fitting into the natural landscape. NW Bicester will enhance the existing town, with good transport links, while at the same time providing for everyday needs in the new development.

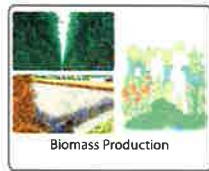
The NW Bicester Eco Development Project is being led by P3Eco, facilitators of eco developments, and a consortium of partners including local housing provider the A2Dominion Group and world-renowned architects and masterplanners Farrells. We are working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council to ensure that Bicester is a pioneering model of sustainability.



As a designated eco town NW Bicester has to meet certain criteria set by the Government. This includes achieving a zero carbon development, building sustainable homes, access to other transport reducing car use and green space within development. These are all in an official document called the Planning Policy Statement on Eco Towns (PPS).



In June 2010 we consulted members of the public from in and around Bicester and held a two-day Community Masterplanning Workshop for key community representatives and organisations on our approach to meeting targets in the PPS. Many useful comments emerged from this stage of consultation.



We now have our written response to the PPS, including remarks from the June consultation. We would like your feedback on this response – NW Bicester: Testing Masterplan Ideas.



Please have a look at the Powerpoint summary and hard copies of the document available here.

Use the computers here to log your comments.



View the whole document and comment online at www.nwbicester.co.uk
Comments can be logged online until 17 September 2010.



Thank you



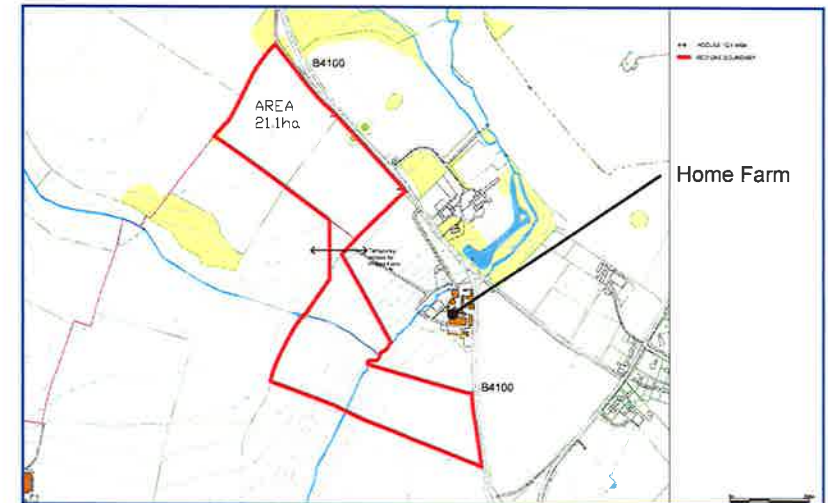
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The site of the first eco community: The Exemplar



The site is located to the eastern edge of the masterplan extent



The exemplar site adjoins Home Farm and fronts the B4100 in two places.

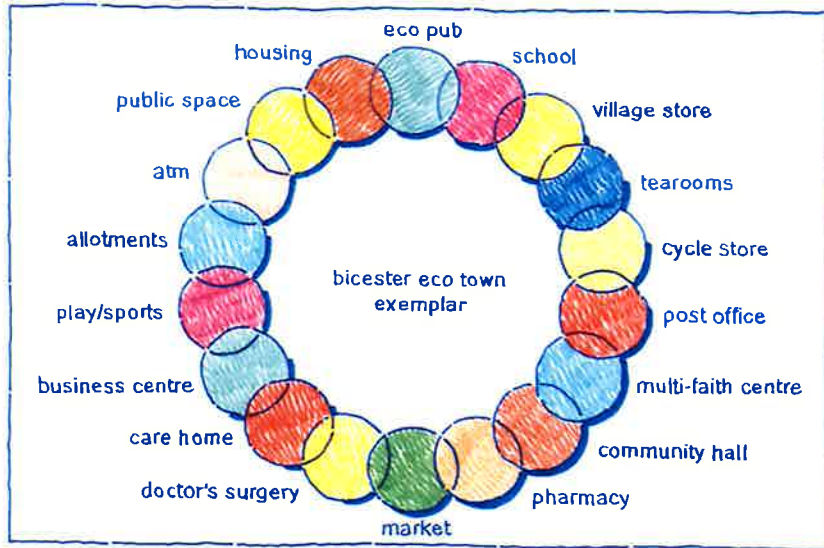
The site for the 'Exemplar' has been chosen for the following reasons:

- The landscape and biodiversity – field patterns, hedgerows and protecting species
- Big enough to be the first 'village' and support a commercial hub
- Leaving workable fields for the farmers and Home Farm intact
- Land ownership tied to timescales

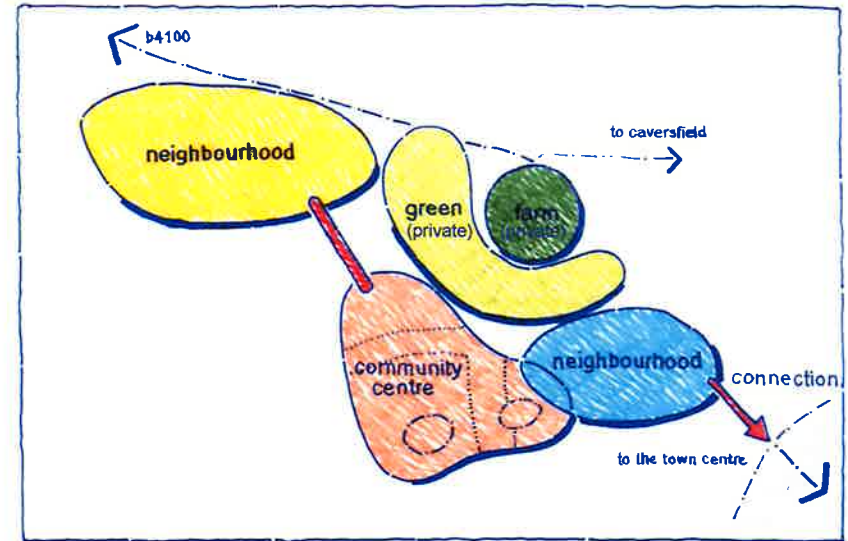
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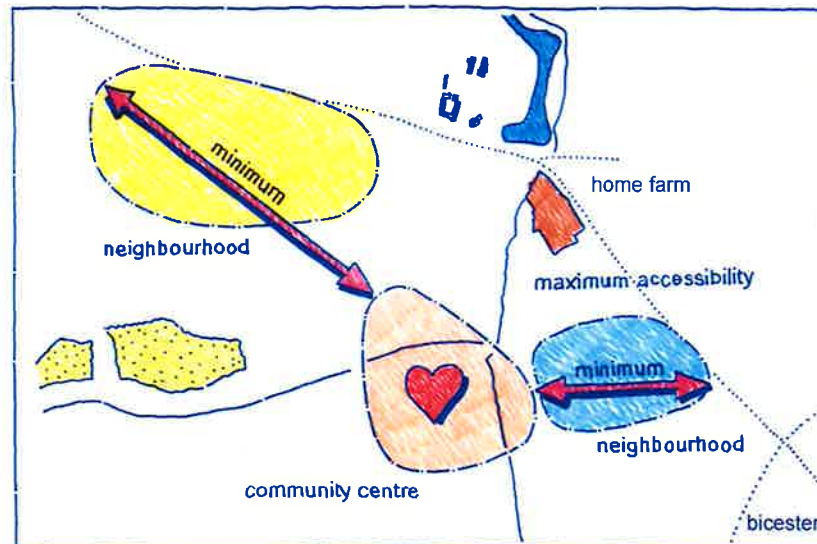
We want to create a rich and varied place with a thriving community.
We have considered what the Exemplar should contain and how it could connect to the later phases of the masterplan.



A rich and varied brief contributes to a thriving community.



We need to create a place from day one.



We intend to place the community centre at the heart of the scheme reducing walking/cycling distances.

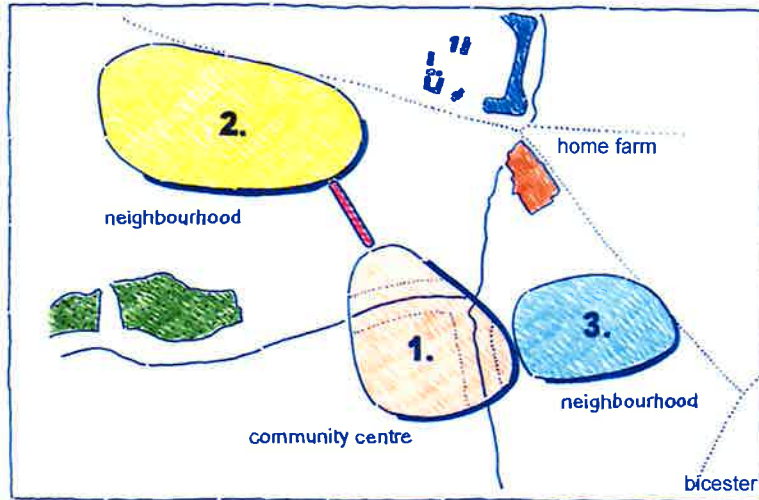


Place the centre so that it can grow in later phases and link with other community centres.

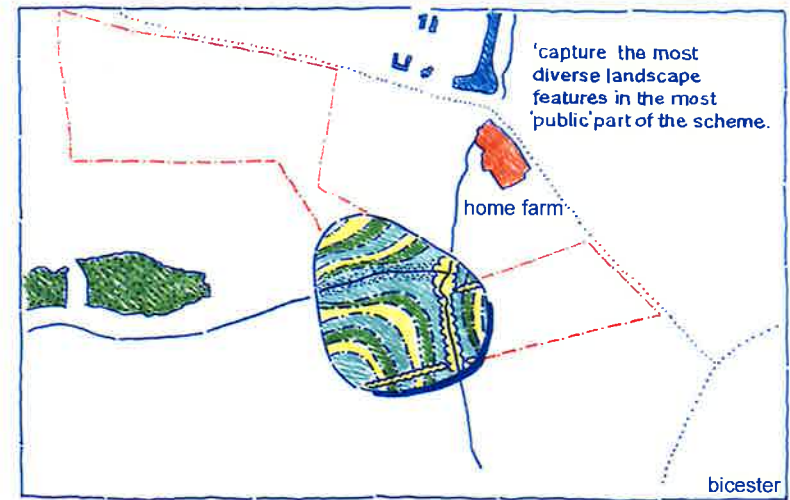
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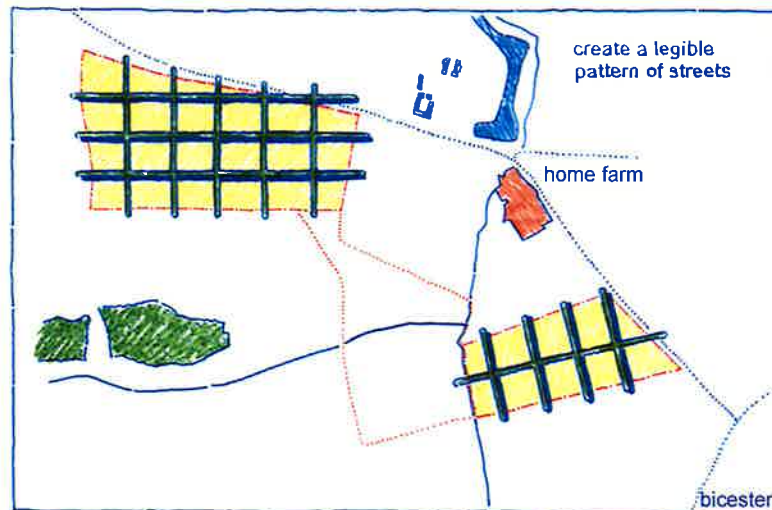
We have considered how the Exemplar should be laid out and how the residential neighbourhoods relate to the community centre



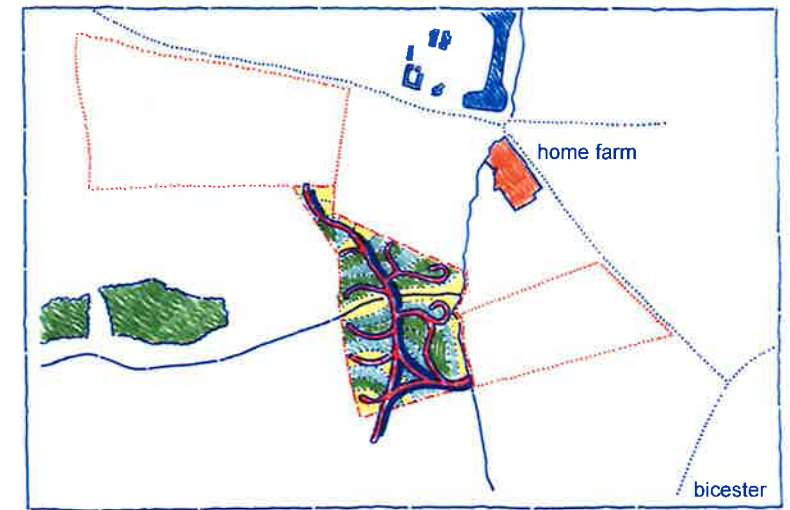
Use the centre to organise the site accommodation, creating neighbourhoods with varied and distinctive characters.



The highlighted area has a varied topography, water courses and is higher in biodiversity. We intend to maximise access to and enjoyment of landscape features.



The street pattern will respond to the orthogonal nature of the hedgerows and field patterns creating an environment which relates to the surroundings.

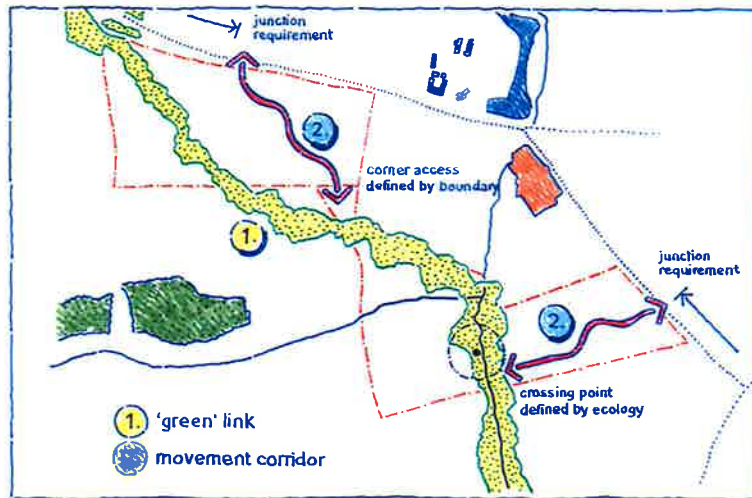


This will be contrasted by the centre responding to the landscape and topography, it will be more organic in its nature.

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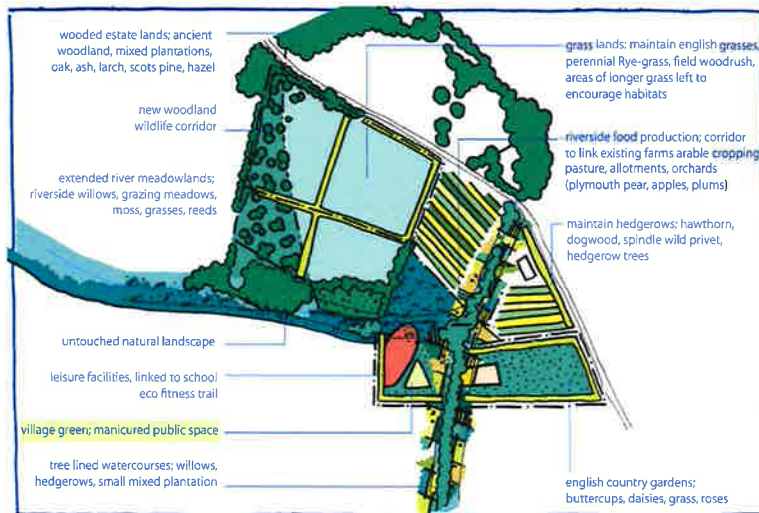
Landscape is a key driver for the layout of the Exemplar



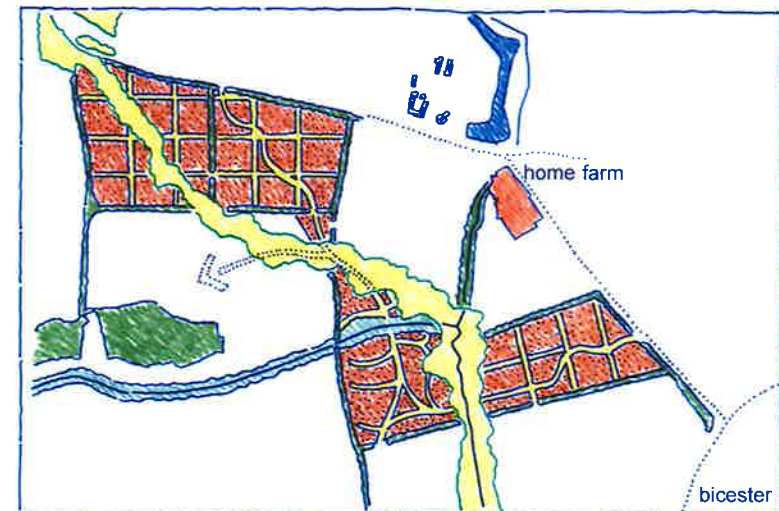
We are considering creating variety within the neighbourhoods by overlaying two features, a green artery connecting Bicester and movement corridors for public transport and access.



The 'green link' could provide varied public and private uses.



We have reviewed different landscape proposals and will develop these as the design progresses.

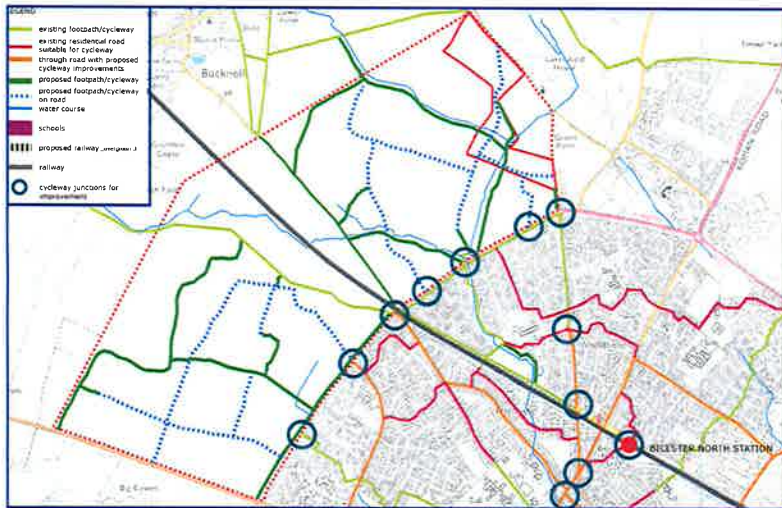


Bringing the ideas together into one drawing.

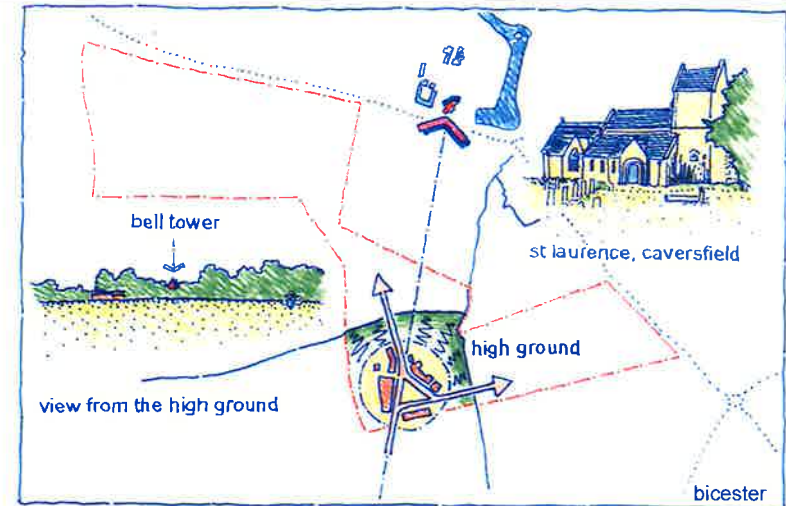
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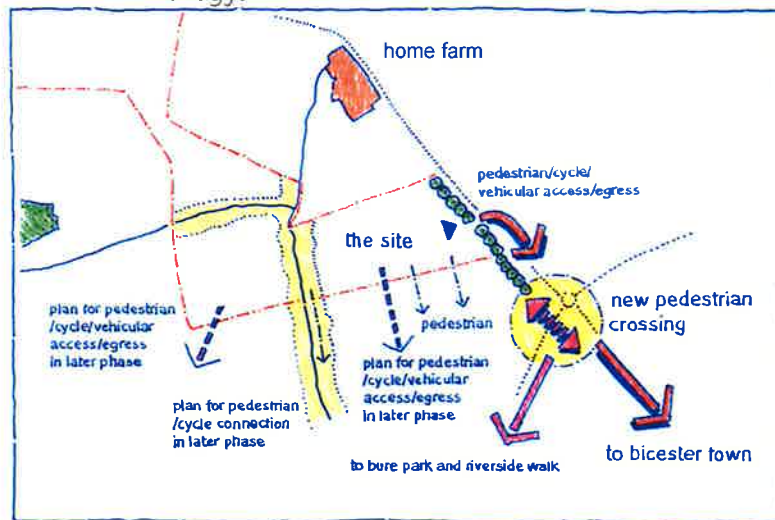
In keeping with the masterplan approach, we aim to connect the Exemplar to Bicester and the surrounding villages.



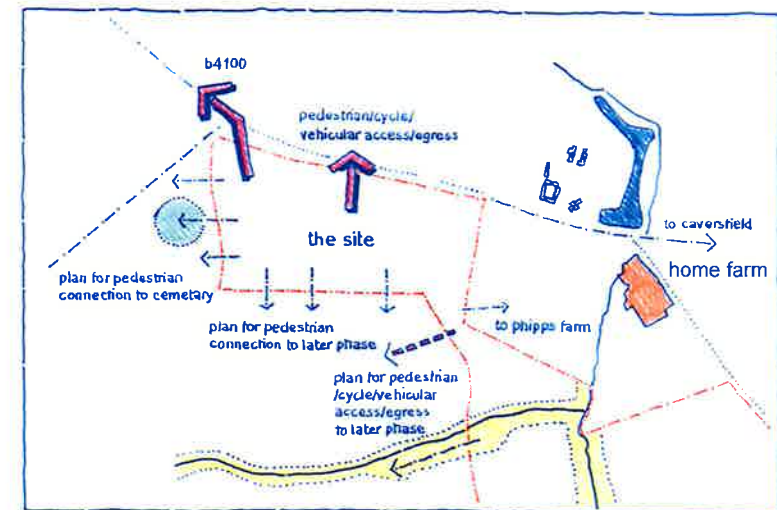
The masterplan proposals create a network of connections to Bicester and the surrounding villages. The Exemplar site will fit within this strategy.



We intend to organise the high ground to respond to views of local landmarks which will help orientate movement through the Exemplar site.



We are proposing new connections from the site to Bicester including a new crossing over Lord's Lane

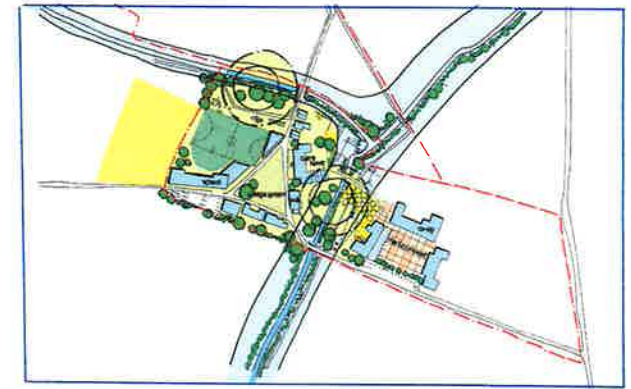


We are proposing to connect the Exemplar site with existing footpaths. There will also be future connections to places of interest within the Masterplan.

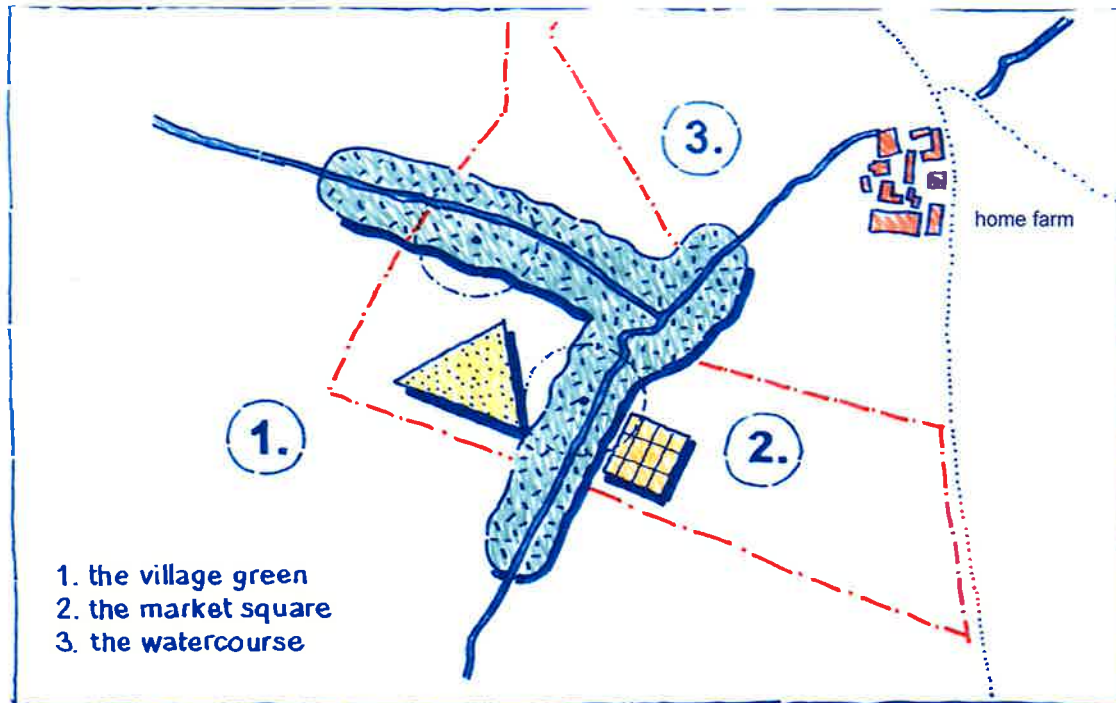
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The Community Centre: The heart of the Exemplar:
We have arranged non residential amenities around three different character areas



We have explored a number of options for the community centre. The drawings below show our latest thoughts.



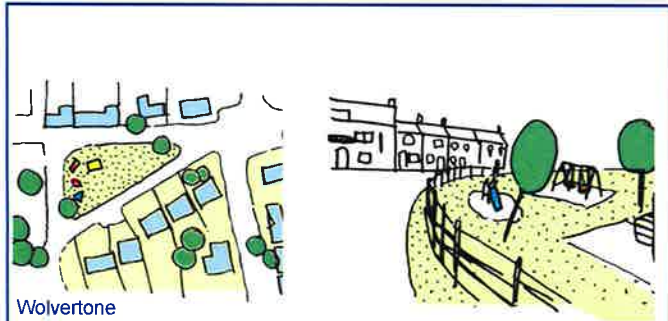
The non-residential amenities are organised around three settings which differ in design and character. This is what we describe as the community centre.

We are considering a community centre similar to this

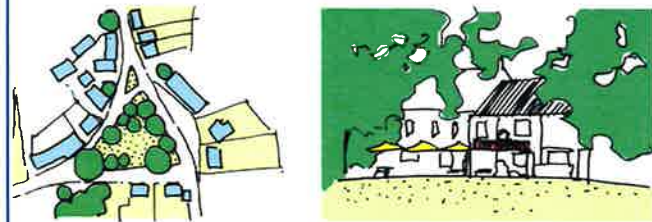
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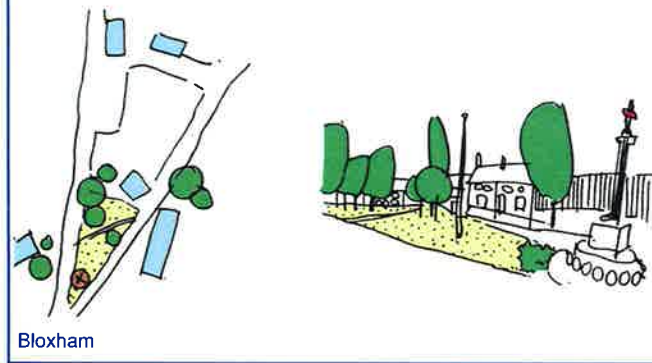
To make the kind of place that people want to live, work and relax in we have looked at examples from Oxfordshire and further afield



Wolvertone

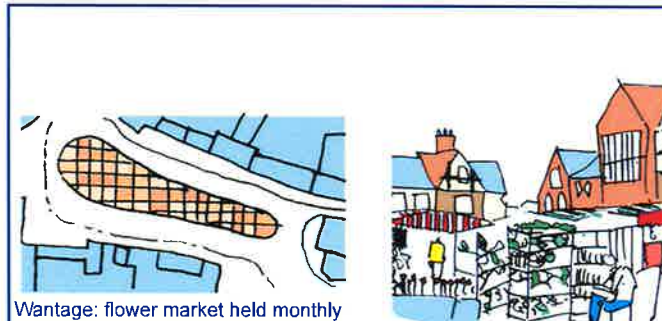


Adderbury



Bloxham

Village green studies



Wantage: flower market held monthly



Deddington; childrens entertainer, jubilee day celebrations, weekly market



Eynsham; farmers market, morris dancing

Village square studies



Thornwood wetlands, Epping forest, Essex



Greenwich ecology park, London



Ranworth nature trail, Norfolk

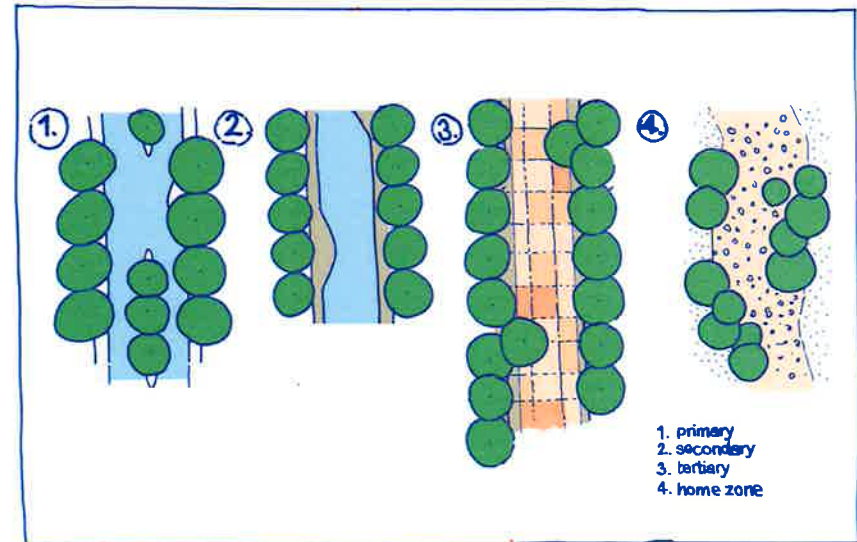
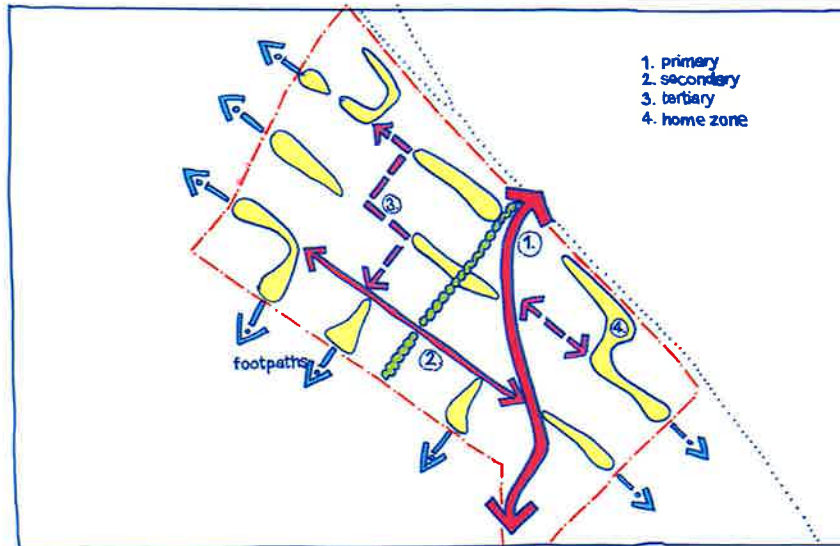
Stave hill ecology park, London

Landscape studies (from further afield)

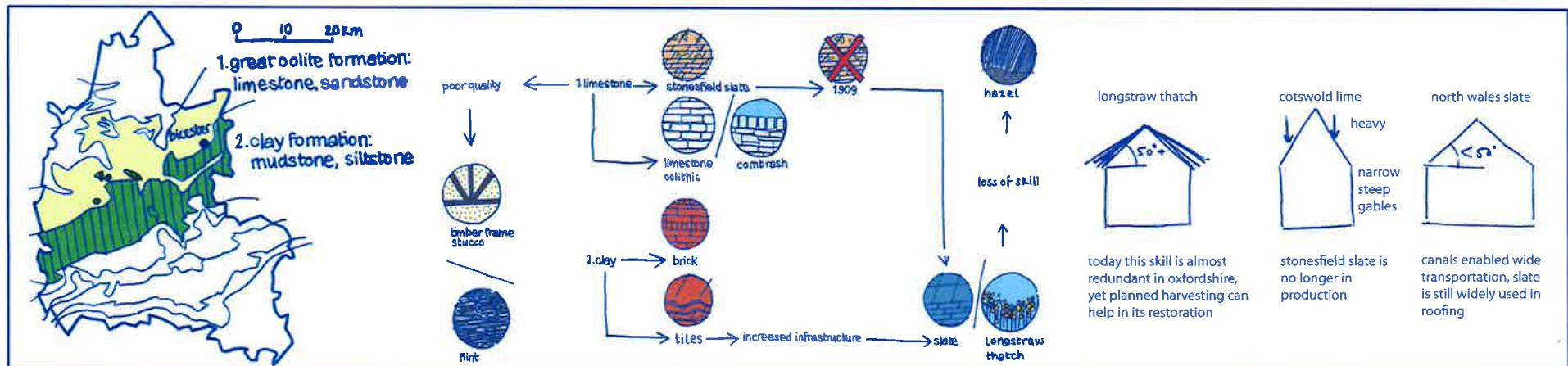
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Next Steps: We will now be undertaking detailed studies of the buildings and landscape to ensure that there is variety and interest throughout the proposal.



We want to create a variety of experiences in the neighbourhoods to support areas for movement, play and relaxation. We are creating a hierarchy of streets that respond to different means of circulation and have different characters.



We want to create a place that is familiar to local people, inspired by the use of local materials and which responds to the local vernacular. To enable us to design the buildings we are studying the character of buildings within Bicester and its surrounding area to understand how the use of materials has affected their form and look. We believe it is important that the new buildings share the character of Oxfordshire and sit comfortably in their context.

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The latest Exemplar layout illustrating some of the many features the proposal could deliver.

Connectivity

Access into the site is via a new junction. The housing has been set back from the existing hedgerow. This is to allow a landscaped buffer zone to be planted. Linkages to existing footpaths will be provided.

Main Movement Corridor

This link connects the site together and creates a loop for public transport access into Bicester.

Green link

The green link can provide pedestrian and cycle routes, allotments and food production, support play space and improve biodiversity. The link will also provide a connectivity to Bicester in later stages.

Hedgerows

The existing hedgerows act as biodiversity corridors and will be retained where possible. Openings through the hedgerows will be minimal and only where necessary. The housing has been set back from the hedgerows to respond positively and to allow maintenance which will improve biodiversity.

Layout

The community heart has been located at the heart of the site to minimise walking and cycling distances from the surrounding communities and allow connectivity to later phases of the eco-town. Its position on the high ground allows the community centre's layout to respond to views of local landmarks and creates variety through the surrounding topography. The polyfocal nature of the village green and square makes reference to surrounding villages and will create unique identities. The residential layout has been designed to respond to the orthogonal nature of the hedgerows and field patterns. Variety is created by the introduction of a green link and movement corridors. Houses are positioned to overlook the street scene and green spaces taking advantage of the views and providing a safe environment for all. The ecology of the site has to be respected and retained whilst developing this layout.



Proposed Care home

We are planning to provide an elderly and dementia care home positioned in short walking distance of the community centre and with views out to the countryside.

Proposed Primary School

We are planning to provide land for a one form entry school with associated sports and play areas. As the surrounding future phases of eco-town develops the school will expand into a two form school to support its enlarged catchment area.

Village Green

A village green for the whole community is located within the community heart. In addition to the school and eco business centre we are planning to provide a tea room and eco pub fronting onto the green which will increase the activity around the green and to the streetscape. Houses will look onto the green creating a safe place for the community.

Village square

The village square will provide a village store, shops, a childrens nursery and houses to create a safe place for the community. We also intend to provide a multi-faith centre that can support community uses.

Watercourse

The watercourse and environs are a unique feature of the site exhibiting rich biodiversity and providing the opportunity for leisure activities.

Housing

The carbon zero housing design and materials will respond to the local vernacular creating a place that is familiar to local people, inspired by the use of local materials.

Homezones

Residential settings that promote pedestrian and cycle movement providing a safe and relaxed environment. Where a homezone meets the hedgerows openings which are overlooked have been created improving connectivity on site for pedestrians and cyclists.

Possible Eco business centre

The eco business has been positioned adjacent to the future phase of the eco-town and will act as a stimulator for commercial enterprises and employment.

Connectivity to Bicester

Access into the site is via a new junction. The housing has been set back from the existing hedgerow. This is to allow a landscaped buffer zone to be planted. To improve the sites connectivity to Bicester we are planning to reduce the speed limit to part of the B4100 and provide a public footpath to Bure Park.