

# NW Bicester

NW Bicester: Testing Masterplan Ideas  
September 2010



Contents

Introduction	1
Purpose of NW Bicester: Testing Masterplan Ideas	2
Masterplanning, Design and Sustainable Construction	3
<i>P3Eco's response</i>	4
Water, Energy and Waste	5
<i>P3Eco's response</i>	6
Open Spaces and Environment	7
<i>P3Eco's response</i>	8
Transport and Access	9
<i>P3Eco's response</i>	10
Training, Business and Jobs	11
<i>P3Eco's response</i>	12
Local and Community Facilities and Services	13
<i>P3Eco's response</i>	15

## **Introduction**

Cherwell District Council (CDC) and the Government have designated land at NW Bicester for an eco development. P3Eco Ltd has brought together a consortium to develop a Masterplan for this eco development using a “Masterplanning in Partnership” approach. Work on the Masterplan will continue into 2011.

To get the project started and to provide a sense of how it can develop, P3Eco aims to submit a planning application by the end of the year for an ‘Exemplar’ of a few hundred houses and supporting amenities and infrastructure, with leading UK housing provider A2Dominion.

### ***Exemplar Project Vision***

*To demonstrate how the masterplan can be tested to provide a mixed use development as an initial phase of development that creates a community that is linked to the existing town and will ultimately link into the wider masterplan development.*

*Such development will contain residential, commercial, and community uses along with the provision of green space and sustainable links around the development and connections into Bicester and the facilities therein. The development will be designed to respect the constraints of the site (ecological and technical); the adjoining countryside land; the wider masterplan development; and the existing Bicester.*

*The exemplar phase of development will demonstrate that the PPS1 supplement aspirations are achievable and set the baseline for the future development contained within the wider masterplan area.*

We are currently considering for the Exemplar various elements, including:

- Between 400 and 450 homes, with 30% affordable;
- Some provision for retail units (to potentially include a village store and pharmacy);
- A 75-bed care home;
- Land provision for a school;
- A community centre;
- Pedestrian and cycle links around the site and to the community hub.
- Employment space
- Pub

From the outset, P3Eco’s aim has been to create a strong partnership between the NW Bicester professional team, CDC, Oxfordshire County Council (OCC) and the local Bicester community. Our intention is that this partnership designs and drives all aspects of the Masterplan as it progresses. The aim is for Councillors, community

representatives and members of the public from Bicester and the surrounding villages to be involved in the development of the proposals at every stage.

To launch the Masterplanning in Partnership approach, P3Eco organised and managed an Open Planning Week in Bicester from 5-12 June 2010 which included public drop-in sessions where the local community were able to learn more about the NW Bicester Eco Development and leave behind their thoughts and ideas on the proposed project. Over 200 Bicester residents came to these sessions and over 50 community representatives attended a two-day Community Masterplanning Workshop with members of P3Eco's professional team to consider the project in a greater level of detail. The comments were put to the Masterplanners who are seeking to incorporate these points wherever possible. P3Eco are delighted with the engagement shown by the local community at the Open Planning Week.

### **Purpose of 'NW Bicester: Testing Masterplan Ideas'**

P3Eco is listening to and responding to both the aspirations of the local community and the Government Planning Policy Statement on Eco-towns as it develops its proposals. Published in July 2009, the Government's Planning Policy Statement on Eco Towns provides the standards to which any eco town will have to adhere and the list of locations identified with the potential for eco development. As NW Bicester will be an extension to a town rather than a stand-alone development, P3Eco refers to the NW Bicester project as an eco development rather than town.

To keep the Bicester community informed as to the standards set and aspirations expressed so far, the aim of this paper is to summarise:

- The Government's Eco-Town Standards
- The local community's opinions gathered so far
- P3Eco's response to these at the current time

This paper will in turn be consulted on and the next draft of P3Eco's Masterplan will form the basis of a subsequent paper entitled 'NW Bicester: Shaping The Masterplan' to be published later in the year. Using the public's input, P3Eco aims to meet the Government's aspirations and more in this landmark eco development.

In order to provide structure to the masterplanning exercise, the project has been divided into six 'workstreams' and for clarity consultation on the Masterplan (including this document) is structured on the same basis.

**Masterplanning, Design and Sustainable Construction**

The Government's aspirations summarised below derive from the Eco-Town Standards (ETS) set out in its Eco Town Planning Policy Statement. The Masterplanning, Design and Sustainable Construction workstream refers to the sections on masterplanning, zero carbon in eco-towns, climate change adaptation, homes and healthy Lifestyles.

**Masterplanning (ETS 20)**

- Eco-town planning applications should include an overall masterplan and supporting documentation to demonstrate how eco-standards will be achieved. There should be a high level of engagement and consultation with prospective and neighbouring communities.

**Design and Sustainable Construction**

- Energy emissions for an eco-town as a whole to be zero or below **(ETS 7)**
- Eco-towns to be planned to minimise future vulnerability from climate change with both mitigations and adaptation in mind. **(ETS8)**

Homes in eco-towns should: **(ETS9)**

- Achieve Building for Life Silver Standard and Level 4 of the Code for Sustainable Homes as a minimum
- Meet Lifetime homes standards and space standards
- Have up-to-date communications capability (e.g high-speed broadband)
- Provide for at least 30 percent affordable housing
- Demonstrate high levels of energy efficiency
- Achieve carbon reductions of at least 70 per cent relative to current Building Regulations

**Healthy Lifestyles (ETS12)**

- Eco-towns should be designed and planned to support healthy and sustainable environments and enable residents to make healthy choices easily.

During the **Open Planning Week** consultation in Bicester, the local community asked us to do the following:

- Bicester residents need to be informed about eco lifestyles and provided with information on NW Bicester
- NW Bicester Eco Development should be innovative, different and have the highest standards of sustainability
- A holistic approach should be taken to the development
- Construction should use local people, materials and businesses
- The latest technologies should be used as the development progresses

**Masterplanning, Design and Sustainable Construction: P3Eco's Response**

Prior to commenting on specific points made regarding the NW Bicester eco development, it is important to reiterate that the Masterplan will continue to evolve during 2011. Moving forward the implementation of the Masterplan will take place over the next 20 years and reflect developments in technology, commercial agreements and the latest thinking on eco communities, for instance in transport.

An iterative process in itself, the Masterplan reviews all aspects of the development proposals including: land use; transport; access; sustainability; and governance to create an overall scheme for the site. The Masterplan does not drill down to the final design but provides the overarching framework for each separate stage of the development. It will continue to evolve and form the basis of regular meetings and feedback with key stakeholders to provide a solution that benefits all including the existing community of Bicester and make NW Bicester the best it can be.

The Masterplan design is being approached in a holistic way which will ensure that the benefits of the latest in construction and design is applied to all parts of the development in both private and public areas. Sustainable construction practice encourages the use of local supplies to reduce carbon footprint, to benefit the local community and create a local infrastructure for the future.

Within NW Bicester, the design of buildings will aim to exceed current national minimum standards to achieve the highest level of sustainability where possible. P3Eco is aware of ever-changing technological advances and will incorporate them as they come on board and retrospectively if deemed appropriate. We are actively reviewing and considering new methods of construction with the potential to optimize prefabrication and contemporary techniques for building with traditional materials.

Whilst several factors are guiding the Masterplan one of the main aims is to provide a development with open spaces and cycle and pathways linking into existing landscape to create a rural feel to this suburban location. The aim is to create a community which supports healthy and sustainable lifestyles in an attractive place to live and work. It will draw on the ideals of traditional village life by creating local 'hubs' based on 'village green' and 'market square' principles.

The masterplanning process enables us carefully to set the long-term standards for the future of the development. This is a once in a lifetime development for Bicester and it is imperative that the development is given the right framework from the outset.

**Water, Energy and Waste**

The Government’s aspirations summarised below derive from the Eco-Town Standards (ETS) in its Planning Policy Statement. The Water, Energy and Waste workstream refers to sections on Water, Flood Risk Management, Zero carbon and Waste.

**Water (ETS 17)**

- Eco-towns to be ambitious in terms of water efficiency across the whole development, particularly in areas of serious water stress.
- Eco-towns to contribute towards improving existing water quality where necessary
- Eco-town planning applications should have a **water cycle strategy**. Areas to be addressed in this strategy include:
  - ❖ Impact on **water demand** and measures to limit this
  - ❖ Demonstration that eco-town will not result in a deterioration of surface waters / ground-waters
  - ❖ Measures for **improving water quality** and avoiding surface water flooding
  - ❖ Incorporating **sustainable drainage systems** (SUDS)
  - ❖ Aspiring to **water neutrality** in areas of serious water stress
  - ❖ Setting out how new homes will be equipped to meet the **water consumption requirement** of Level 5 of the Code for Sustainable Homes
  - ❖ Setting out how new non-domestic buildings will be equipped to meet similar high standards of water efficiency re. their domestic water use

**Flood Risk Management (ETS 18)**

- The location, layout and construction of eco-towns should reduce and avoid flood risk wherever practicable in both the town itself and elsewhere. Eco-towns should use opportunities to address and reduce existing flooding problems.

**Zero Carbon in Eco Towns (ETS 7)**

- Energy emissions for an eco-town as a whole to be zero or below
- Homes to demonstrate high levels of energy efficiency

**Waste (ETS 19)**

Eco-town planning applications should include a sustainable waste and resources plan covering both domestic and non-domestic waste. This should;

- set ambitious targets for residual waste levels, recycling levels and landfill diversion and show how this will be achieved
- provide waste storage arrangements
- show that consideration has been given to the use of local waste as a fuel source for combined heat and power generation (CHP) in the eco-town
- set out how landfill will be avoided for construction, demolition and excavation waste

During the [Open Planning Week](#) consultation in Bicester, the local community asked us to do the following:

- Water provision should be carefully managed – e.g storage, danger of flooding, climate change impact, existing capacity.
- Need to reduce energy demand which involves energy efficiency, use of technology, education and lifestyle and design to make conservation easy.
- Energy standards should be beyond the norm
- Important to keep up with fast moving technology in this area and include it over the life of the project
- Consider individual waste solutions (e.g house recycling collection) and communal (e.g central recycling points)
- Consider that waste can be used for energy creation, producing new products or being repaired / re-used
- Consider wider local area, other energy and waste developments and the need not to impact on existing infrastructure

### **Water, Energy and Waste: P3Eco's Response**

One of the key requirements set out by central government and reinforced by CDC is the need to consider in detail the issues of water, energy and waste. The NW Bicester Eco Development will be seeking innovative, efficient and sustainable design solutions in these areas.

For example the development will be designed around Sustainable Drainage Systems (SuDS) which will be adopted by OCC throughout the development in line with best practice for surface water. The Masterplan area is located outside any areas at risk from flooding but measures will be designed into the scheme to eliminate downstream flood risk and mitigate against possible climate change impact.

Not only will SuDS be incorporated into the development but other measures to conserve and re-use water will be developed which could include grey water harvesting (re-using bath and shower water for example) and any other innovative and feasible approaches that are identified.

The proposed buildings (both residential and non residential) will be designed to exceed current national minimum standards to achieve reduced energy consumption. There will be the use of enhanced insulation which will enable the house to perform 'normally' but with substantially less demand for energy.

A complete energy strategy is being designed which will incorporate micro energy solutions for individual buildings and macro energy solutions for the community as a whole, allowing for new technologies to be incorporated as they develop. Energy solutions we are considering include anaerobic digestion, biomass, solar and photovoltaic technology. We are not considering incineration.

Measures to better minimise and recycle waste will be set and monitored carefully through the development's Waste Strategy. P3Eco will work with local authorities to ensure that recycling is easier and more efficient for the community.



## **Open Spaces and the Environment**

The Open Spaces & Environment workstream refers to the Eco Town Policy Statement on Green Infrastructure, Biodiversity and Landscape and Historic Environment.

### **Green Infrastructure (ETS 14)**

- 40% of an eco-town's total area should be allocated to green space, half being public and which demonstrates a range of green space types e.g community forests, wetland areas and public parks.
- Green space should be multifunctional e.g accessible for recreation, walking or cycling safely and support wildlife, urban cooling and flood management.
- Particular attention should be given to enabling local production of food from community, allotment and/or commercial gardens.

### **Biodiversity (ETS 16)**

- Eco-towns should demonstrate a net gain in local biodiversity and a strategy for conserving and enhancing local biodiversity should be produced.

### **Landscape and historic Environment (ETS 15)**

- Eco-towns planning applications should demonstrate that they have adequately considered the implication for the local landscape and historic environment.
- Eco development must complement and enhance existing landscape character and measures should be set out to conserve and enhance heritage assets and their settings.

During the Open Planning Week consultation in Bicester, the local community asked us to do the following:

- Educate community about and encourage them to enjoy nature and wildlife through accessible activities.
- Sports and recreation is important and should complement the existing town, include natural and informal spaces and be safe.
- Support for a "green gym"
- Community should be involved in managing open spaces/environment e.g community management, communal allotments/garden club, city farm
- Support for keeping hedgerows, water courses and protect biodiversity
- Local food sources are important – work together, on allotments, with farmers, farmer's markets and educate people to provide as much food as possible
- Ensure allotments are accessible including for existing residents
- Quality landscaping and a careful strategy to make sure there is variety
- Concern about destroying green fields, farmland and eco systems/ wildlife. Why not build on brown field sites?
- Cemetery or a woodland burial space should be included

**Open Spaces and the Environment: P3Eco's Response**

Within the development at least 40% of the site will be provided as open space which encapsulates the spirit of the development and its aim to foster a healthy, sustainable community. It is accepted that some of this will form private green space (such as back gardens) but that still leaves a significant area of land that can be provided as recreational space, parkland, allotment or nature areas for the benefit of both NW Bicester and the wider Bicester community.

Using landscaping specialists, the NW Bicester Masterplan will design accessible open space located close to the new housing and communal facilities to encourage enjoyment of nature and wildlife, outdoor sport and leisure activities. In the Masterplan 15ha of green space is currently allocated for sports. This open space is being designed to complement and enhance the development and it will also be usable for existing residents of Bicester. P3Eco is engaging with agencies interested in fostering a community focus and involvement in this open space.

Existing watercourses will be maintained and enhanced where appropriate and the natural features of hedgerows, trees and habitats will be largely preserved. Biodiversity will be increased by the introduction of new indigenous landscape to extend existing species' rich habitats. We intend to make these areas as accessible as possible for residents so they can share in this biodiversity.

Public open space will be provided in varying scales, such as small playgrounds and play areas, village greens, football pitches, woodlands, allotments and a cemetery as well as footpaths and cycle ways. With allotments, the intention is for the community to be able to produce as much food as possible (individually and through community-supported schemes). P3Eco is already investigating possible ways that food produced onsite and locally can be sold through food outlets. Possible locations have been identified for a woodland cemetery and P3Eco is working with Bicester Town Council's consultants as we hope this may be provided in the first phase of development. All of these will be designed as safe and desirable places for the public to visit.

As with other facilities, all open space will be designed to link in and complement rather than compete with existing facilities in Bicester. Maintaining 40% open space will result in a very different scheme to recent developments in and around Bicester, and will help us preserve and even enhance the biodiversity of the area.

**Transport and Access**

The Government’s aspirations summarised below derive from the Eco-Town Standards (ETS) set out in its Planning Policy Statement. The Transport and Access workstream refers to the PPS section on Transport:

**Transport (PPS 11)**

- Transport priority should be given to sustainable options such as walking, cycling and public transport.
- Homes should be within ten minutes’ walk of frequent public transport and neighbourhood services.

Eco-town planning applications should include **travel plans** which demonstrate;

- How the town’s design will enable at least 50% of trips originating in eco-towns to be made by non-car means, with potential for this to increase to at least 60%
- How transport choice will be provided from day one of residential occupation
- How the carbon impact of transport will be monitored

Eco-town planning applications should also demonstrate;

- Measures to avoid congestion and more ambitious non-car targets when an eco-town is close to an existing higher order settlement
- Sufficient energy headroom and increased congestion avoidance if incorporating ultra low carbon vehicle options (e.g electric car schemes)
- Design that ensures a maximum walking distance of 800m from homes to the nearest school for children aged under 11.

During the Open Planning Week consultation in Bicester, the local community asked us to do the following:

- Local services (including good employment opportunities to stop commuting) are vital to ensure there is no increase in traffic.
- Good communication structure (ie. good broadband) is also important in preventing increased traffic.
- Public transport, walking and cycle ways need to be secure and well-managed, reliable, affordable, convenient, varied, well resources, accessible to everyone and work all year round.
- Non-car travel needs to be actively promoted such as through school green transport plans, car clubs / car sharing, good information about bus and train times.

**Transport and Access: P3Eco's Response**

As well as design, a sustainable development needs to consider transport and travel on and to the site and its impact on the local area's existing transport networks.

Through the iterative process of the Masterplan and detailed design of each phase, NW Bicester will focus on sustainable travel. Key to this will be giving priority to pedestrians, cyclists and those using public transport. Appropriate footways and cycle ways to schools and other destinations will be incorporated into the development infrastructure and promoted to local residents. P3Eco will seek to adopt a range of measures to encourage a shift in the community towards forms of transport other than the private car. A comprehensive transport strategy is being developed.

The different measures that will be put in place will not only include sustainable transport links but also: designing the dwellings to facilitate home working and providing local employment; ensuring that broadband services are good; that car share schemes are promoted; and if possible designing individual travel plans for each user in addition to a collective strategy. Transport plans for non-car use will not just be localised and links and networks will be made to existing transport routes in the town centre.

The scheme may be an eco development, but it will not be car-free. It is accepted that residents will have cars but our aim is to make car travel a less necessary form of transport due to the attractive, reliable and safe alternatives that exist. It is anticipated that there will be provision of electric car charging points in some parts of the development which are sustainable but do require parking spaces, and parking standards will be adopted appropriate to the zoning and phasing of the development.

## **Training, Business and Jobs**

The Government's aspirations summarised below derive from the Eco-Town Standards (ETS) set out in its Planning Policy Statement. The Training, Business and Jobs workstream refers to the PPS section on Employment:

### **Employment (ETS 10)**

- An **economic strategy** should be produced to demonstrate how access to work will be achieved and setting out facilities to support job creation in the town.
- As a minimum there should be access to one employment opportunity per new dwelling easily reachable by walking, cycling and/or public transport. (Eco-town standard 10)

During the [Open Planning Week](#) consultation in Bicester, the local community asked us to do the following:

- Bicester needs to be marketed using “Eco Bicester” as a catalyst to encourage inward investment.
- Focus needed on eco innovation
- Support needed for home working for example live-work houses, central work space, social activities to stop isolation, good ICT infrastructure for whole of Bicester
- Ensure there are skills and training to support new jobs.
- Encourage links to schools and employer / businesses
- Consider what already exists – e.g business directory, transparent supply chain, local businesses to use, existing town to integrate, empty industrial buildings and shops to use.
- Shared commitment needed – town, district / county councils, local businesses, business groups as well as the new development.
- Use regional position – transport links and proximity to Oxford (including both universities)
- Ensure a range of jobs (high tech to shop work) including different sectors and rural / agricultural skills / jobs and craft
- Think differently about work – e.g flexible working patterns
- Jobs which keep pace with the development to help Bicester and prevent traffic getting worse for more commuters

### Training and Jobs: P3Eco's Response

P3Eco's approach to employment is to provide access to at least one job per new dwelling in NW Bicester in accordance with Government guidance. These may not all be provided on site and it may be that these are jobs elsewhere within Bicester but easily accessible.

Bicester as a whole needs re-positioning and it is hoped that NW Bicester can act as a catalyst to re-position the town as a pioneering eco skills community: a go-to town for eco technology, but which also provides an overall skills base for the local work force.

Currently P3Eco is working with partners to analyse existing employment and skills in the Bicester area. We want Bicester to be able to capitalise on a national skills gap in sustainability and be at the forefront of new qualifications to provide a significant contribution to the UK's eco knowledge economy. This is currently a niche market but is becoming more critical every day and provides an opportunity for Bicester as a whole to be use one of the UK's first eco communities to ensure it is at cutting edge of the UK's new eco economy.

Working with the local authorities and bodies such as Oxford Innovation, Bicester Vision, Bicester Chamber of Commerce and other key stakeholders, P3Eco is seeking to maximise the benefits for local employment and businesses. With Chiltern Railways' plans to improve the rail network and existing good transport links, there are also good opportunities to encourage new businesses to come to the area to reverse the out-commuting trend.

NW Bicester will provide many types of employment as well as those linked to the eco economy, including retail jobs; nurses; teachers; and community-based work. In the Exemplar, P3Eco will provide a care home, employment space and a nursery for the area. Not only does this produce jobs for the area but it provides working families with care provision options. In addition, P3Eco will provide with the BoxClever Group an employment and training hub for work-ready people who have previously been unemployed.

## **Local and Community Facilities and Services**

The Government's aspirations summarised below derive from the Eco-Town Standards (ETS) set out in its Planning Policy Statement. The Local and Community Facilities and Services workstream refers to the PPS sections on Local Services, Transition and Community & Governance.

### **Local Services (ETS 13)**

- Eco-towns should include a good level of service provision proportionate to the size of the development including leisure, health and social care, education, retail, arts and culture, library services, sport / play facilities and community and voluntary sector facilities.

### **Transition (ETS 21)**

- Eco-town planning applications are asked to set out the following to support the transition process:
  - ❖ Detailed timetable of delivery of development, facilities and services
  - ❖ Plans for operational delivery of priority core services such as public transport infrastructure
  - ❖ Progress and plans for addressing health and social care
  - ❖ Support for the initial formation and growth of communities
  - ❖ Provision of information and resources to encourage environmentally responsible behaviour
  - ❖ Provision of metrics to monitor, support and evaluate progress in low carbon living
  - ❖ Governance transition plan from developer to community
  - ❖ How carbon emissions from the development construction will be limited, managed and monitored

### **Community and Governance (ETS 22)**

- Eco-town planning applications need to demonstrate that a range of community and governance are in place – ie. long term and appropriate governance structures, continued community involvement and engagement, sustainability metrics, measures so that future developments continue to meet the eco town standards, maintenance of community assets

During the Open Planning Week consultation in Bicester, the local community asked us to do the following:

- Consider what is already in Bicester and provide community facilities where needed
- Facilities which match the development at every stage
- Affordable facilities
- Multi-use, adaptable and sustainable facilities for the long term
- Facilities linked to transport so they are accessible
- Focus on activities which minimise the need to travel
- Sustainable community governance – ensure there are always ways for people to join in
- Safe services and facilities – work with the police to “design out crime”
- Consider range of activities and services for old and young, families, those with disabilities

As part of the Open Planning Week in June, visitors at the drop-in sessions and workshop attendees were asked to identify a list of “wants” which might accompany the eco development. Where possible, some of these wishes may be included in the Exemplar development. Others may be considered at a later date. Listed below are the facilities and services identified at the Open Planning Week.

### **LIST OF WANTS**

- Pubs
- Public toilets
- Drop-in centres
- Play areas and also parks
- Health, GP surgery and alternative health
- ICT
- Car clubs, bike clubs
- Cemetery / burial ground and garden of remembrance
- Facilities for older people including sheltered and independent housing
- Community bus
- Local shops with local produce
- Recycling facilities
- Sports space – including formal outdoor space (pitches, a swimming pool and outdoor exercise space)
- Nursery school
- Facilities for young people
- Cinema
- Spiritual provision
- Theatre, arts and culture
- Access to history and local information – a museum and / or library



## Local and Community P3Eco’s Response

The emphasis of an eco development is to provide a scheme that not only provides residential units but that provides facilities to complement the existing town. Consequently, the provision of community facilities and the governance of those facilities will form an important part in the evolution of NW Bicester.

Throughout each phase of the project P3Eco will provide facilities that match the pace of the development. We are taking a holistic approach to planning the phasing of provision of facilities to make sure they keep pace with the development and much will depend on the input from agencies and statutory authorities.

P3Eco is committed through the masterplanning process to work with key stakeholders and local groups and residents to review the existing facilities and to establish what further facilities would benefit the new development and Bicester town without detracting from current amenities. Our aim is for these facilities to provide for all age groups, to be accessible and to be safe. Amongst others groups, we will be engaging with Thames Valley police and discussing our plans with them in detail.

The list of facilities identified at the Open Planning Week is reasonable and justified. We are considering all of them and anticipate that the majority could be provided through the development.

## What we are considering for the Exemplar

<b>From the ‘List of Wants’</b>	<b>And also:</b>
<ul style="list-style-type: none"> <li>• Pubs</li> <li>• Public toilets</li> <li>• Drop-in centres</li> <li>• Play areas and also parks</li> <li>• Health, GP surgery and alternative health</li> <li>• ICT</li> <li>• Car clubs, bike clubs</li> <li>• Cemetery / burial ground and garden of remembrance</li> <li>• Facilities for older people including sheltered and independent housing</li> <li>• Local shops with local produce</li> <li>• Recycling facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cycle storage provision</li> <li>▪ A community centre</li> <li>▪ Land to accommodate a primary school</li> <li>▪ Small retail units</li> <li>▪ A ‘village green’</li> <li>▪ A pub</li> </ul>

We hope to provide as many of these as possible. The Exemplar phase shows a clear commitment to providing community facilities and this provision will grow as the Masterplan scheme is implemented over a period of time.

The community is central to the long term management and governance of NW Bicester. A range of strategies are being considered to ensure that the community participates in shaping the development, both through phased implementation but also in the long term, in the governance of the completed eco development.

