

Appendix 10

Verbatim Comments from Open Planning Week and drop-in days

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Masterplanning, Design, and Sustainable Construction

Community Masterplanning Workshop comments

Main points

▪ Carbon reduction throughout scheme
▪ Town and Hamlets – what and how
▪ What is it? Define NW Bicester
▪ Desirable place to live
▪ Benchmark – Witney
▪ House values
▪ Masterplan for Bicester
▪ Car use – studies
▪ Transport has to work
▪ Water important
▪ School involvement
▪ Timely community facility
▪ Change of lifestyle – employment
▪ Use section 106 to support project
▪ Size of Exemplar
▪ Retro-fit
▪ Masterplan before Exemplar

Table 1

- The Exemplar should be innovative and promote eco lifestyles. It should try out ideas.
- The WHOLE TOWN needs to be thought about
- Social infrastructure must start early – front load facilities
- Transport is important – should be convenient & reliable – work all year round
- Education and information for existing town is important – schools are important
- Welcome links to nature, ‘village’ approach
- Learn lessons from elsewhere: Witney, MK, Stoneham, Germany
- Bicester village bus

Table 2

- Bio Bicester! - (Image, aspiration, pride, forward thinking not 70s retro!)
- Maintenance of landscape and habitats, green gyms, community involvement (in ecotown and in old Bicester)
- Build your own home (Kevin McCloud – Grand Designs)
- Aspirational Housing
- Integrate – new build & existing town (Integration works both ways)
- Links to the living landscape, River Ray and beyond
- Market town character at core
- Real benefits
- Partnerships in build – local manufacture, e.g. timber frames for ecohouses, especially innovative design
- Link railway stations to town centre and ecotown
- Railway to town? Or at least retain the option on the ground
- Build capacity – schools, shops, entertainment, community, outdoor activities for children, healthy living, exercise, habitat, creation eco-hall
- Things to do in the evening
- How do other developments integrate?
- How do existing build & new build & community relate to the landscape/ecosystem?
- Do the houses have to be conventional in form and layout?
- Gateways & access to existing town & ecosystem

- Dysfunctional spaces & buildings (address these)
- Build in variety (of design, of people, of new biodiversity in the town)
- How do new/old residents perceive the identity of the new ecotown?
- What about Witney? Everyone seems to like Witney but not Bicester
- Integrate the eco-features at the earliest stage
- What about doing something different?
- N
- No 'bolt-ons' at a late stage
- Developing green skills in green building, green living, education – which can create jobs and bring income to the town

Table 3

Start with the site – what is there?

- preserve & enhance
- focus
- natural environment – vegetation, water courses
- built environment – buildings, routes
- green infrastructure
- movement pattern & links with town
- flood risk management throughout town

Attractive & effective & viable alternatives to the car

- initial subsidy
- early provision
- car pools, community buses, alternative fuels, charging points, secure storage for bikes at both ends
- movement pattern
- break down ring road collar
- links with town
- green infrastructure & links with town & multiple use of land

Consider risks:

- Planning
- Who will pay for social infrastructure
- Traffic constraints
- Economy – house values/market pressures

Exemplar

- Masterplan before exemplar!
- Social infrastructure – sloping etc. – facilities to match size, schools, health (GP) etc.
- Part of community building
- Linkage to surrounding centres/facilities
- Concern about how energy/eco aspects can be brought forward at this exemplar scale
- How many houses will Exemplar be?
- Secure by design – for every home – 2 ½ t of Co2 used by Police investigating burglary)

Masterplan

- Complementary uses between hamlets/villages, as part of larger ecotown
- Railway – connectivity issues between hamlets
- Car parking
- Good play facilities – natural play/recreation
- Car dependency – air pollution
- Profile of community - young families, then older
- Matching facilities – from primary schools to care homes
- Demonstrate retrofit/enhancing exit properties within the area – to promote uptake in - Bicester

Whole town

- Include retrofitting
- The 'blue print' plan for the whole – needed to provide benefits
- How are infrastructure deficits of Bicester addressed – that the Ecotown will burden further
- Needs to be part of Bicester not a separate bolt on – name – why not just Bicester?
- But non-coalescence policy to existing surrounding villages – therefore separate identity
- Links to Oxford Uni, helped by railway enhancements
- Healthcare facilities – need upgrading
- Mainly family homes/few flats
- Bicester population profile – thought to be ageing

Table 4

Climate Change

- Grey water & storage
- Distribution & water away – carbon neutral aspiration

Homes

- Concerns about density – unclear
- Flats v houses
- Mix of tenure
- Affordable housing for older people
- Phasing
- Community Facilities

Transport

- Access to N'Wood – under/over pass
- Types of transport
- Distribution points & goods & services
- Early integration
- Trams
- Convenience, 'local', reliable
- Innovation in transport

Healthy lifestyles

- Allotments – shared & accessible for all
- Green gyms
- Cycling share – common ownership
- Bike clubs
- Play areas – safe & accessible
- Access to healthy food
- SMEs to distribute food
- Information/education on access to healthy lifestyles
- Proximity to work/schools/infrastructure
- Ridge & furrow

Landscape and history

- Airfield
- Existing transport (historic), infrastructure – hedge rows/footpaths/farms
- Visual input (below tree line)

Table 5

Should we be masterplanning the whole town?

- a Bicester Masterplan
- first priority
- need a PPS for Bicester

General comments

- A2 have done Code 4 before. They will exceed that on Exemplar, regardless of energy centre
- Exemplar will be designed for connectivity with the rest of NW Bicester
- Aggregate Industries and other local materials, local businesses must be linked in
- Will the biodigester work if potential waste – fuel supply goes to Cassington/Ardley – need joined up thinking
- Demo House – how does it fit in? How will it be used to market the ecotown

Transport

- Exemplar – A2 will encourage electric cars – a deal with BMW
- MK link – electric car scheme
- A2 say it won't be car free development
- NW Bicester – trams have been suggested but perhaps unrealistic – v short distances
- Need multitude of bus links
- Smaller flexible minibuses similar to Chiltern Railways
- Bicester Village bus network
- Bicester – has to be holistic solution

Climate change adaptation

- Exemplar – A2 will meet this
- Must have 40% green space
- Allotments
- Habitats
- Exemplar must demonstrate the potential for this 40% open space
- Think about best plants, bigger buffers
- Retrofitting existing homes in Bicester
- Improve water retention, thinks SUDs
- Exemplar - Local subcontractors
- Light steel frame/timber frame
- Training for building skills
- Oxford Innovation – builders café, training, business incubator
- Should be testing different building types
- MUST be a commercial success
- Local community involved by invitation at every stage and invited on-site
- School involvement – communicate with young people – we want them to stay and work
- Opportunity for Exemplar design

NW Bicester

- Needs to be holistic process
- Want something different
- BRE houses impractical
- Stonham houses in Germany are a good example
- BICESTER – employment, needs a masterplan, integration needed
- Strategic Board role and consultation important but need to get on and make tough decisions

Comments from Open Days

- Open parklands. Areas for play – but not just grass with unimaginative shrubs. Good gardening is vital to improve interest that enhances lives.
- Visible signs and alternative information for diverse needs & cultural backgrounds.
- What makes this development different from yet another housing estate?
- Local building materials.
- Transport infrastructure needs co-ordinating. Good rail development is already proposed. Roads are lacking (top of A41 to J40).
- Transport and road infrastructure needs thought and design.
- How will you ensure local jobs for local people/trades during the building phase?
- Use of (very) local materials – clay, gravel, stone from the site.
- Houses must be built to the very highest standards to make this viable as an ecotown.
- Open spaces for public use i.e. nature reserves similar to Bure Park Nature Reserve.
- One quarter of the site shown in the 'Masterplan' belongs to my family. NOT FOR SALE.
- Using other materials than wood, a material that insulates
- Is building on farmland green?
- Integration of the two communities – avoid an 'us' and 'them' mentality
- Design: taking local vernacular architecture into consideration e.g. use of limestone for developments would be attractive and in keeping
- Need infrastructure first – roads, schools, health facilities etc.
- Plenty of storage cupboards in the houses so the garage can be used for the car! Clearing the drive for a second one and the kerbside clear of clutter
- Broadband and beyond technology
- Screen it from the ring road with plenty of trees, parkland perimeters
- Ensure police patrol regularly to prevent vandalism (as when Bure Park was first built)
- Interesting pre-fab home! All materials need to be 'greener' and the whole house sustainable
- Log cabins, parkland & high tech industry (yes). Large ecotown (no)

Water, Energy and Waste

Community Masterplanning Workshop

Main points

Water – options to reduce usage
Progressive infrastructure
Drainage
Education - smart metering?
Re-use
Business implication?
Waste - fuel (AD) (traffic)
Low energy and low water houses (alternative – back up)
Code of houses
Energy centre – Options – PV, wind, geothermal, etc.
Management of both
Local products and services
Over provision on eco site - old Bicester
Joined up thinking on waste contracts
Town sewage capacity
Exemplar – issues of scale – viability vs. aspiration
Possibly 2 levels of infrastructure – switchover/ code 5-6 ready
Demand reduction – energy efficiency
Education, lifestyles,
Design to make conservation easy
Use technology
Standards should aim beyond current buildings and be as high as possible
Keep up with fast moving technology and include over the life the project
Individual and communal community solutions
Waste - energy recycle, recycled products and repair
Local products, services and facilities
Think about area: other energy and waste development and not have a negative impact on existing infrastructure

Table 1

Waste

- Exemplar – Construction stage – no waste offsite
- Reuse materials
- NW Bicester –
- Look for industrial symbioses (NISP)
- Design out waste
- Uncertain viability of CHP
- *need an energy strategy

Bicester

- Good domestic segregated. Collection system
- BUT waste contracts have already gone out
- Need a ten year waste strategy for county

Water

- Exemplar – code 5 very strict on water consumption
- Careful selection of kit
- Risk of water efficient kit will be ripped out leading to waste
- Need good water pressure for aerated shower heads to work
- NW Bicester – possible sewage treatment for ecotown and also for Bicester
- Bucknell pig farmer has pig slurry etc
- Harvesting of grey water
- Landscape choices should not be water hungry
- Water features must not dry out
- Bicester town sewage is at capacity – need more capacity
- High water table area

Zero Carbon

- Exemplar – A2 will go beyond code 4
- A2 will do code 5 zero carbon
- Stick to 15 house types

Energy

- Loads of options for energy centre
- Buffer to Bucknell important
- Must have joined up thinking at county level
- Need to clarify any agreements on lack of re incinerator
- High risk that all partners don't have joined up thinking at board level
- Retrofit programme please
- In Exemplar, A2 will install smart metering, real time travel information, broadband

Table 2

- zero carbon
- sun / photo voltaic
- wind – wind mills / micro generation / scrolls
- geo thermal / heat pump
- new technology – unknown
- combined heat and power – bio mass
- anaerobic digestive plant – bio gas
- energy company – community?
- Affordable ? for residents
- Secure! Additional source
- LED lighting > homes and street
- Exemplar may not be cost effective at an earlier stage
- Supply chain (packaging) products
- Passive house systems – design crucial – possibly retrofitted
- Effective insulation
- N.Vac – bin storage and management
- Reuse and recycle and repair
- Lake and recreation (40%)
- Household 27% > 50% - construction 0% waste
- Local construction – mainly timber
- Incentives – reward – ease – cost

Table 3

- General principle – local supply
- Products and services
- Also Oxford Brookes (education)
- Technology centre
- Water – build in infrastructure that can be upgraded easily, monitoring of water usage (water meter in every house) Rainwater harvesting
- Suds
- Reduce water use
- Water butts
- Local products and services
- Education – adults as well as kids
- Design to help behaviour change
- Aspirational
- Local companies for specialist technical solutions – existing or new start ups?

Energy

- Insulation- passive gain, wood fuel, modern kit, heat pumps
- Embodied carbon
- Local sourcing of materials
- PFA from Npower Didcot
- Low-C materials
- Ehat islands (materials, trees, green areas)
- Produce energy for old Bicester (solar – zeta, local street lighting very careful decisions about detail of where lighting goes)
- Composting
- Recycle ‘waste’ wood and chips from landscaped areas

Waste

- Impacts on natural systems – eutrophication of River Ray
- Energy cost of using waste
- Sewage as a resource
- Waste as a resource
- Bio gas
- Composting (Ipswich)
- Recycling
- Transport – design to help stop the waste of fossil fuels

Table 4

Water

- Secure adequate fresh water supply – already under stress in Bicester
- Recycling – grey water / rain water – reduce usage and demand infrastructure needed for effective localised re-use. Needs to be designed in
- reduction of demand more widely – eg Bicester town. Education (difficult)
- LAs need to take the lead in their own buildings

Waste

- Waste as fuel – AD plant (food, sewage, etc)
- Opportunity for waste from Bicester Town to go to AD on NW Bicester
- Recycling
- Minimise material to go to landfill / other. Utilise energy efficiency transport in that case.

Fall back – i.e. if EFW not available – use other fuel e.g. gas?

Table 5

Water

- concern not to have negative impact – good that PPS aspires to neutrality
- Question is how? Demand: grey water, recycling water including gardens and allotments
- Access to most eco appliances e.g. hand basin/toilet
- Storage capacity
- Behaviour and expectations: e.g. bath
- Important to get water right in Exemplar – include irrigation systems
- Underground water storage

Energy

- Photo-voltaic panels to generate electricity and excess energy creation to feed in to national grid
- Fast moving technology
- Mass scale gives potential for positive energy impact
- Demand – energy efficiency and lower use
- Include smarter technology and visibility of usage / reward
- Code 6 aspiration welcomed: recognition energy may be difficult at the start
- Desire for code 6 to be ahead of legislation
- Wary of other energy proposals and 'fit with eco'

Waste

- Wary of other waste proposals
- Onsite / recycling & waste centre to avoid travel to one by car > combo of individual and local
- Innovation – disposal and recycled products / businesses
- House design to allow space for bins and recycling
- Possible commercial bins, including peer pressure
- Lifestyle and education

Feedback from Community Open Days

- House designs need to incorporate eco needs e.g. now 3 large wheelie bins. More bins in the future? Modern eco-glass in windows. Insulation etc 'AAA' rating.
- Will a new water reservoir be built to provide water to 15000 people?
- This is an area where the eco-effectiveness of design should take priority over aesthetics e.g. people being anti-wind turbine etc.
- Waste – Will this development be partly bolted on to existing waste disposal?
- How are the floodable land defences going to work?
- Zero waste – all treated on site, including waste water in Reedbeps.
- Where will the waste (residual waste) be going, to the proposed incinerator development in Ardley? Then what about the fumes/pollution being blown by prevailing winds towards the so-called Ecotown? How can this be eco?
- Unsure on wind turbines – noise etc.
- Recycling banks everywhere
- Cheap/affordable ways for businesses to recycle

- Lights/heating/computers etc, which automatically switch off if not used/movement detected etc.
- Energy from waste?
- Flood Management Bill? Disposal of surface water
- South facing house ideally
- Grey water recycling?
- Is there such a thing as zero carbon, surely low carbon?
- Concerned about flooding as climate change causes greater extremes
- Wind turbines
- Grey water recycling important
- Solar panels most important
- Your pictures are promising. Again look at some countries in Europe – Holland, Scandinavia, Germany
- Should a waste incinerator at Ardley be sited so close to proposed Eco development
- Can Thames Water sustain this 'project' – water currently from Fanmoor

Open Spaces and Environment

Community Masterplanning Workshop

Main points

Chance to educate and enjoy nature and wildlife – think about how: e.g. organised activities
Sports and recreation – should complement existing town – include natural and informal spaces (not some small play parks)
Community should be involved – e.g. community management – communal allotments etc
40% open space needs to be defined: gardens, water?
Support for keeping hedgerows, water and protecting existing biodiversity
Allotments and food production – working w/farmers, farmers market, teaching people, working together
Make sure they are accessible, including for existing residents
Cultural references
Open space 40% – gardens
Cemetery
Education – wildlife, woodland, contour connectivity
Allotments – farmers market – community produce, small holdings
Flood plain – water courses
Communal front gardens
Visual impact of cars
Eco packs for houses
Multi-use open space – no micro play areas, bigger range of facilities
Plant for climate change
Buffer zone
Land best use – dual use
Railway – Barrier or opportunity?
Exemplar to meet these needs

Table 1

- Open space 40%: lack of clarity does it include gardens, private?
- What's in it? Buffer zone to protect surrounding neighbourhoods – source of energy
- Grass/willow
- Buffer zone – how are they managed, ownership? – what is it?
- Need for dedicated space for specific activities – football
- Flexibility where possible
- Community forest linked to CPEF
- Land use – swap running gain eco town - Bicester
- Principles
- To open space e.g. community ownership
- Lake - is this public/open space
- Support for activities – sports etc
- Range of spaces
- Increased diversity
- Forest benefit to CPEF
- Fields to copse
- Ridge and furrow. Wetfields
- Green roofs

Table 2

Green infrastructure

- 40% open space – ½ public. ½ other
- Recreational facilities – other than football – multi use
- Horticultural use – public + private – community farm
- Cemetery – garden of remembrance
- Outdoor arts – music, theatre, 3D
- Water recreational activities e.g. fishing
- Woodlands
- Do not want small heaps, neaps, laps
- Sustainable drainage

Biodiversity

- Biodiversity
- Enhance existing
- Planting for climate change

Landscape and historic environment

- Enhance existing – need to know what's there now
- Links to above points

Table 3

Biodiversity

- Exemplar – Issue somewhat isolated until the wider /masterplan site comes forward
- Linkages to sustainable drainage i.e. wetland area
- Site – Planned open space, right at start
- Upfront habitat creation (before houses)
- Legible landscapes – helps orientation
- Species - Protection and enhancement

Green infrastructure

- Exemplar – some sports fields (less formal)
- Gardens included in 40% - little verge bits?
- Wide cycle routes
- Allotments
- Community management of open spaces (BBOWT)
- NW Bicester – Cemetery – multi purpose 5 uses, formal as well as wooded green burials
- Formal sports fields/Central big sports fields/Central big sports fields rather than lots of little one/local play area
- Lake!
- Wildlife Park
- Save on management costs by using biodiversity rich unknown open land suitable for flood zone
- Bicester – running track – biggest club in Bicester

Landscape and historic environment

- Exemplar – maintain field boundaries. Hedgerows and water courses
- NW Bicester Roman town – reference this in the design. Chariots! Staging post!
- Sheep Street market

- Public Art
- Garrison is cultural reference
- Cross roads at centre of England

Table 4

Green infrastructure

- Village green – wide streets
- Allotments
- Links vs. spaces (links and spaces)
- Flood plain
- Water courses
- New suds network
- Multifunctional green space
- Back gardens private – communal front spaces (management plan needed)
- Existing infrastructure
- Gardens
- Cemetery
- Eco/education/community
- Natural play centre with nature trails (multi-use building)
- Heat islands
- Permeable paving

- Reclaim streets for people,
- Flexible garden sizes
- More green fewer cars
- Design and educate out car dependency
- Visitor parking in discrete locations
- Car clubs
- Bike storage

Landscape and historic

- Sport
- Playing fields
- Fishing vs. wildlife
- Market (farmers market)
- Community market garden
- Community wildlife reserve
- The high street in old Bicester
- Community wood fuel
- Eco farm
- Rare breeds
- Bicester vineyard
- Bicester Aerodrome
- Hedge rows network (ancient networks)
- Re-use of old farm buildings

Biodiversity

- Living landscapes – river ray – every garden has a tree, a pond
- Wildlife gardens
- Eco-cemetery (species rich grassland)
- Urban wildlife (integrate into built form)
- Education pack – ‘wildlife and the eco town’
- Build a biodiversity community (Like the BBOWT), ‘friends of’ groups
- Education centre? Partnerships like @ Sutton Courtney environmental centre

Table 5

- Local food production – beyond allotments – better utilization of land – is there enough space?
- Lots of agricultural land
- Access to the open space, common land, grazing
- Diversification of land > wetland, meadow grass, woodland etc – dual use of land (linked back to common lands)
- Farmers Market – communal small holdings – need policy to ensure?
- Link schools to allotments, small holdings
- Land management - community trust - inclusivity
- Governance questions
- Landscape – typical field patterns – field sizes relatively small – maintain hedge boundaries for biodiversity
- Connections to others nearby open space (Bignell Park)
- Landscape – railway line
- Can this corridor be used to connect to Bicester?
- How can this be used as an opportunity?
- Biodiversity – maintaining corridors – hedgerows, suburban back gardens
- Extend green corridors into and around Bicester – plan for the whole area

Feedback from Community Open Days

- “Quality of landscaping is very important. Unimaginative planting and maintenance is a lost opportunity to enrich lives.”
- Whole ecosystems will be destroyed to build the town.
- Variety of open spaces is important for all ages.
- This whole idea is only destroying wonderful farmland with very precious wildlife living on it i.e. badger sets and birds and flowers and insects.
- Could not this development be put on a brownfield site – this proposal on the doorstep of Caversfield village will have considerable detrimental cost on the village community.
- Will the land be subject to CPO?
- Allotments!
- Graveland and woodland burial site,
- More safe areas for kids.
- Can the open space provide all the food the community needs? Gardens and allotments are more productive than broad scale farming.
- Larger park areas with more facilities and interests for children e.g. small stream where they could paddle in the water.
- Why destroy more greenfield sites when there is a perfectly good brownfield site on the other side of Bicester.
- Our 220 acre organic farm is under threat of development. The land is shown as developed despite our express wish to Cherwell and P3Eco to remove it from their plan and NOT show it to the public as development land.

- Following on from the above, how is it that this company is proposing to destroy land not put up for sale and has been emphatically refused permission for sale?
- Light pollution – a reduction in street lighting from current levels is a must. Design out this need for it by creating more open spaces. At present my southerly aspect is destroyed by a yellow glow and this development would only make it worse.
- Keep existing hedges
- Don't knock down or build on Himley Farm
- Gardening club like on 'Gardeners World', able bodied help less able gardeners
- Concerned about size of town – roads? Electricity, water etc. and the use of arable land
- Involve Bicester Green Gym in maintaining and developing nature reserves
- Provide allotments and football/sports pitches
- Allotment space needed
- Vandalism, hooliganism to be discouraged!
- What farm would food production take? Allotments? City farm? How would people be involved?
- There are not enough open play areas or parks for family and wildlife. We should encourage local wildlife and let kids learn at the same time. Check out some of the Canadian/Swedish countries for ideas

Transport and Access

Community Masterplanning Workshop

Main Points

Subsidies?
Broadband: work from home –local employment
Security of alternative methods –signposting
Cheap and alternative methods – education
Hub deliveries
School travel plans/no mum runs, school buses
Enhanced and sub rail travel – timetables easily accessible
Exemplar cycle and foot networks
Increase bus services – electric cars
Recycling facilities on site
Link to villages – no rat runs
TIA to inform solutions
Reward for non-car use
Cycle security, speed limits
Transport strategy for town

Table 1

Concerns

- Small village roads /estates used as ‘cut throughs/rat runs etc., closing restricting access/traffic calming/signage
- Protecting local communities
- JW ringroad – its relationship and benefits to the Exemplar
- Discourage car use and encourage other transport - travel choice
- Regular/rapid public transport
- Front load access routes - cycle. pedestrian
- Ghost buses
- Need to establish transport/traffic habits

Exemplar

- Needs social infrastructure to reduce the need to travel
- Must show example of what may come
- Make public transport more attractive than private car: travel choice
- RTP1, display units in each home

General comments

- Public transport needs to include surrounding villages/estates etc
- Good path/cycleways - safe attractive
- Education to allow cyclists to be on road
- Change culture/perception - schools
- Cycle hubs – pick up/drop off contact-less technology
- Speed limits – home zone – design. Surrounding areas as well
- Traffic management – overarching strategy of traffic management
- Carrot and stick - toll road?
- Electric cars - locations –hubs, distributed, straight to door – able to be used by all
- Car Club: managing car sharing, self financing, used by whole of Bicester

- ICT: crucial to enable all those
- Railway - could a tram type share the track.
- Trams: part of the overall Bicester plan
- Increase bus services to link up with train timetable and at peak times
- Need to break the existing ring road, to enable access to Bicester

Table 2

- Well signposted, publicised, maintained cycle and pedestrian routes – in homeowners pack
- Should connect existing and new concepts
- Secure storage/parking throughout whole town/Bicester
- Delivery of shopping from supermarkets after an 'instore' shop
- Pools of communal bikes/electric cars
- Providing electric charging systems/stops for taxis and personal transport – inc at fuel stations
- Providing services and information OR a free bus pass from Exemplar from day 1
- Educate residents and visitors on benefits of alternatives to car
- Provision of school buses to solve 'school run' congestion
- Do local authority buildings have limited parking?
- All new infrastructure and benefits to the exemplar/ecotown needs to be rolled out to the rest of Bicester
- Employment provided close to residential areas
- High speed broadband needed from the start to allow/encourage home working
- Office space provided in housing design
- Real time messaging in the home –buses trains etc
- Smart working centres
- Promoting travel plans and factory buses - for employers

Table 3

- Need eco businesses on site
- Behavioural change / promotional pack for owners
- Can't detach Bicester from Junction 9/South Bicester – will Junction 9 improve things?
- Carbon calculations cradle to grave
- Need cycle parking etc at end of ride in town – bike racks, lockers
- Cycle hire facilities
- 30% live/work within 2km of Bicester north/west ward
- Broadband and other WAH facilities critical
- Infrastructure before any development – service strips in pavements
- Need facilities to reduce journeys/create local journeys
- Cheap and reliable connection modes e.g. buses etc needs to include rush hour – need convenient services & visible alternatives
- Central hub for deliveries shopping/post etc
- Design facilities into employment uses – minibuses, cycle paths/showers
- School travel plans – reduce Chelsea tractors
- Design in equipment for alternatives e.g. charging points / hydrogen station etc
- Need car hubs to reduce car ownership
- Car share is a positive & should be created
- Security on footpaths/cycleways
- Separation of different transport systems in NW Bicester & retrofit where possible
- Existing cycleways / footpaths in Bicester are inadequate – paths need maintaining inc hedges
- Air taxis to avoid travel to airports
- Need Chiltern Railways to carry out works to improve service – train stations need improving.

Table 4

Exemplar

- Fantastic cycle and pedestrian connectivity out of the town
- Breaking the ring road “barrier”
- Education on the lifestyle
- Schools/shops walking distance
- Electric scooters – electric cars – power. Bikes, car clubs, safe bike areas
- Renting car pools
- People will have cars
- Topology – parking – ground – up – down – hidden?

NW Bicester

- Cycle strategy – footpath strategy > town linkage – safe, open facilities for cycle safe storage
- Improved regular bus links – trams? Linkage to railway line route to town
- Employment to the east

Bicester

- Buses – within town. Village connectivity good to oxford, reflects current demand
- Ox-Camb service in other areas
- Station rebuilding
- Train bus station outlet village

Comments from Community Open Days

- Bus service important for elderly & non drivers.
- Good bus service essential – especially for elderly.
- Better buses from villages into town will reduce congestion.
- Improve services to all villages and out of Bicester.
- Improve bus services to outlying villages.
- More bus routes and timetables to Oxford.
- Make cycling easy!
- Great idea and position. Ensure adequate parking for increased rail/bus passengers. Cycle ways also.
- It is not just about the town itself. It is surrounded by villages. Push cycle lanes to them e.g. Blackthorn and Launton. A41 is not a friendly route.
- Good cycling route with trees/shrubs regularly at back. Ensure pavements are well constructed and don't split/crack like many in Bicester.
- Bike lanes and paths into town - all weather and well lit. Safety in evenings. Buses into town into evening.
- Transport is not just about bikes! What about train system for example?

- Not everyone cycles! Need for other public transport – trams, buses etc.
- As a non driving household, Bicester has the best public transport I have experienced. There is utterly no need to drive if you live in Bicester!
- How are the links between the eco-town, the new development next to Middleton Stoney Road and the rest of Bicester – trams? cycle paths?
- Traffic – effect on town end of Bucknell Road – increased traffic into an already hazardous bottleneck with school hazard.
- How can this be (eco) possible with each house having access to 2 cars and using lanes from Bicester to the M40 (Bucknell Road) and causing no end of traffic pollution? This is going to have an on-going effect on these villages.
- Bicester Village roundabout congestion will need sorting out. M40 Junction as well. A34 fly over?
- As a cyclist put off by Bicester's often patchy provision of cycle lanes, I would welcome off road cycle lanes and well lit pedestrian lanes close to shops and houses, so that people don't have to walk through parkland at night to get from A to B.
- Please do ensure that public transport does allow people to lead full lives e.g. late services for those who want to go out in Oxford for the evening etc. That way, hopefully everyone will be encouraged to give up their cars.
- Road network requires 100% overhaul to cope with traffic.
- How will traffic problems be cured as Bicester is jammed up already and does not need more housing without better infrastructure.
- Any new housing development will only make the road congestion even worse.
- That wouldn't solve anything!
- Don't design houses with garages or parking space.
- Either easy transport to railway stations or move Bicester North to eco-town and provide easy transport from town to new station.
- Proper ring road to route traffic away from town centre. To be implemented before any more development.
- The eco town will only cause much more traffic. Every house will have at least 2 cars and the 2 adults in each house will commute from Bicester North or by car to their work.
- We need maps of where all the footpaths are so we can find the easiest route between places. No such map is available now.
- I hope the man who made this suggestion can sleep easy at night. I am sure the town's folk and surrounding people are against it.
- The 'Masterplan Strategy' shows our private farm track as a 'connector', i.e. a road! Our land (1/4 of the site) is NOT FOR SALE!
- Where is the railway station in the development?

- Bicester is already choked with traffic, 2200 more houses that have planning permission will generate 4000 more cars and that's before the ecotown is built. The idea that the residents will walk and cycle – dream on.
- Pathways and cycle ways
- Pathways to be made secure for pedestrians
- Trying not to have any developments too remote from bus stops would help create sense of cohesion
- Tram to Bicester or green buses, people won't walk in the rain
- Into town:
 - o Buses/bike paths to train and bus stations
 - o Lack of parking (a bane of new estates)
 - o Visitors to the new estate could raise the number of cars outside each house to over 3
 - o Provide a central car park and hired bikes to complete the journey to the place you're visiting
- Lack of easy access to either Bicester rail links
- Buses to Oxford are not frequent enough in the evenings or at weekends. This affects access for leisure activities – so I mainly choose to drive (with improved trains this may become less of an issue)
- Safer transport/cycle routes
- Just how do you envisage 'eco-people' get into Bicester and the stations? Southwold Lane is full of traffic at peak e.g. 7.30-9.00 a.m. already, this will make it worse.
- Need inspiration? Go to Holland!
- Rail link with Bicester North and Bicester Town stations
- Roads do not support current traffic. People will find work outside of area, 'will always need cars'
- Be realistic about car use. Encourage sustainable local transport but accept, for many, the car is the only option at present
- Get better roads, stop clogging up areas. Eco area houses should be car free and people should have electric or trams to take them into town and new jobs. More bicycle lanes and bike parks.
- Good cycle routes, particularly Bicester – Oxford
- Integrate current bus/coach routes – S5 and X5 to new developments. Also train/taxi bus

Training, Businesses and Jobs

Community Masterplanning Workshop

Main points

Market Bicester on an international scale (link to existing eco-town)
Home working dangers – mental health
Link in with the companies with high CSR aspirations
Bio commerciality?
Available skills (centre of excellence?)
Community governance hub
Audit what we have (are there eco businesses already?)
Link to schools and universities
Attract business from elsewhere (hot offices)
Accreditation (eco)
Training courses, 20 years of employment!
Exploit road / rail links - location of Bicester
Skills charter
Shared commitment – inward investment and engagement
Use NW Bicester as a catalyst
How many jobs in Bicester now – 5000 realistic?
Rural jobs
Eco Tourism
Eco zone on site

Table 1

Exemplar

- Schools – involve them in projects - how?
- Reality
- Small supermarket
- Construction – building technology innovation
- Work from home
- Care home
- Incubator units, business design unit
- College – apprenticeships 15-20 year olds
- Partnership working like Sutton Courtney community governance and hub

NW Bicester

- Jobs to keep pace with the development
- Measurement of results – what is the 5000
- % increase of local population working within 2 miles
- Oxford Brookes – manufacturing, research, consultancy

Bicester

- Attracting inward investment – promotion – why are we special?
- 'Experience the good life'
- ORCC (Oxford Rural Community Council)
- On site – leisure, employment, shops, schools, community facilities
- Whole of Bicester

Table 2

- Define industry we want to attract to Bicester
- **Employment** needs to link to specialities of colleges
- Expand existing business – find out what they need
- Provide what is needed – probably large units
- Aspirations for ‘**green business**’ / technologies
- New businesses to work with communities – esp. schools to provide training and buy in of students to the new development, as part of their future
- Schools contribute to design of development
- Audit stock of present buildings and cost/potential of refurbishment
- Providing education on benefits of working with solar power etc
- Home working and ICT provision at homes
- **Smart offices** / business hubs/community centres
- Business directory for Bicester – to interlink local businesses
- Need to **incentivise** businesses to locate in ecotown – what do they need? Marketing support
- A green business association/accreditation body
- Local authorities need policies/planning procedures to encourage / facilitate the right businesses coming in
- Green business sponsoring and supporting local students through eco training courses or apprenticeships to create a work force (community hub)
- Eco town, rail links, roads links, with central location all a selling point
- Local priorities for employment and suppliers for the construction of the eco town ‘skills charter’ a new construction training centre - to provide skills needed on site

Table 3

- Where are the houses to be built - factory / MMC – prefabrication - brick/block?
- Skills to support
- Transport links to employment areas
- How can we incentivise?
- Council promotion, business engagement – inward investment programme
- Eco credential companies – rate reduction
- Eco town as a catalyst to eco hub business
- The first to come forward
- Focused – what’s here already? How do we promote Bicester? Incentivise Bicester as Eco business
- Range of jobs for all abilities
- Retail / schools / communities etc....no?
- Construction employment opportunities
- Space for the commercial units / employment opportunities
- Developer to promote manufacture in Bicester
- Links to Oxford University, environmental skills agenda
- Commercial office BREEAM outstanding - local authority, commercial, public services e.g. police
- New hospital - link to training – nurses etc
- Commitment – shared council and developer, Bicester Vision, Chamber of Commerce etc

Table 4

Access to site is key

- Banbury Road – 1st?
- Roundabout

- Concerns about Bucknell being a route to M40
- 'Round Robin' bus (hoppa/mini) – pilot scheme
- Car clubs – hybrid and low
- Sponsored bike ownership
- Educate about travel options – generation to change
- Safe road crossing
- Reward – car free use
- Company buses
- Need to support travel subsidising early

General comments

- Market opportunities now!
- Marketing to ensure inward investment
- Majority of work locally may be low paid?
- Work spaces / communal workshops
- Eco innovation centre in Exemplar – associated activities
- Ensure attractiveness of investment
- Look abroad for examples of types of industry
- CSR - identify large corporations
- Town-twinning with eco-towns across world
- Local business may be leaving anyway?
- Dot size of accommodation
- Large bio-gas industries for transport and heating
- Child care facility / smart meters
 - o play equipment green business
 - o bus companies
 - o food and education
- Schools – skills – university

Table 5

- Positives of Bicester – road access, rail, location
- Long term, what will future be?
- Community governance
- New jobs not relocated jobs
- Promote apprenticeships / linking with universities / other education establishments
- How many jobs currently in Bicester? – How realistic is 5000 new jobs?
- Sectors:
 - o IT including maintenance
 - o Service industries
 - o Manufacturing – high tech electronics
 - o R&D
 - o Green collar
 - o Design
 - o Retail x not wanted
 - o Distribution x not wanted
 - o Care/retirement village
 - o NHS – doctors etc.
 - o Transport infrastructure jobs
 - o General infrastructure jobs –maintenance and repair
- Can jobs be created – leisure and tourism, farming (eco), horticulture
- Tourism – get people to stay longer
 - o Museum
 - o Make eco-town a tourist attraction
 - o Eco hotel, eco pub, town farm
- Need to provide infrastructure – broadband, electricity, water

- Need to reuse existing vacant buildings in Bicester before new build
- How will jobs stay available for locals/do they want it?
- Make things designed at university
- Grow local produce
- Need to attract better jobs to Bicester
- Bicester needs unique selling point to attract businesses

Comments from Community Open Days

- What jobs? Bicester is struggling already to suit the jobless now. What jobs will be available for the 1000s of new residents?
- Enough jobs have to be created within the ecotown to avoid overburdening the local roads even further.
- Attracting a mix of employers is crucial.
- Are there enough local jobs to reduce commuting with cars?
- Training and light industry has not yet been attracted to Bicester. What will you do to attract industry?
- No jobs are planned with this new town.
- I work in MK, my wife in Didcot. Full range of business types in local area (high and low tech).
- Business gateway support to include social enterprises, international and local business connections.
- Essential to have space for small businesses on site.
- Why couldn't the ecotown go to Upper Heyford, a brownfield site, ex MOD, largely derelict but with a railway station nearby. This would have been a much better idea – a local bus service comes through – one an hour.
- The residents of the ecotown will of course be commuting by car or train to their jobs. Are they really going to change their current jobs for a non-job in Bicester.
- In answer to the above:
- Yes, why not if there is a good, reliable bus service provided?
- The S5 and especially X5 services from Bicester to Oxford and beyond are fantastic. Please ensure the transport from the ecotown areas is similar, PLUS please give priority in housing to people who do want to avoid driving and who really want this excellent new scheme to work. That way, you get a positive community of like-minded people and good cohesion.
- Himley Farm is a certified organic farm, which is NOT FOR SALE to developers. Cherwell and P3ECO are aware of this, yet still show it to the public as if it were.
- Use other brown sites for development – don't waste good arable land
- Develop derelict places in and off Launton Road. Run shuttle buses to and from ecotown at peak towns
- Small business units for crafts and other projects e.g. jewellery, woodwork, organ pipe repair

- Integrating new and old together most effectively is key.
- Opening at open space is also central
- Give jobs to the Bicester locals first so we don't have to travel by car and a tram or electric bus can take us round to our jobs and shopping. You then stop carbon emissions and future children get locally and can buy houses locally
- Overall broadband speeds need to be improved across the town. 1MB in Langford Village – although only 1 mile from the exchange. I homework so this is an issue (and an eco-issue as it affects teleworking)

Local / Community Services and Facilities

Community Masterplanning Workshop

Main points

Maintain and enhance links to existing facilities
Governance – council – community ownership??
Make good identified shortfall
Community hubs
Local shops selling local produce
Security CCTV – ICT
Range of play
Cater for demographic
Waste disposal (recycle)
Youth/arts centre
Sustainable
Provision for those with disabilities
Multi-functional recreational facilities
Change of use options
Existing resource match with new
Open space provision for town (stadium)
Health - cradle to grave
Museum
Art in the community
Spiritual aspects
Community bus
Whole community issue
Regeneration issue
Building for the future issue
Sustainability issue

Table 1

- Safe, attractive, accessible cycle & pedestrian routes – for access and recreation
- Special Educational Needs Provision, outreach classrooms on new site – twice the size
- Extend services on existing school sites – funding needed – could go here rather than a new school? Provide facilities for local communities
- Rotational school buildings to match age of local community
- Older / existing facilities need to be maintained / developed to ensure there isn't an emigration to new schools
- Supported housing/sheltered living / independent living
- Housing for the elderly / elderly care homes, also vulnerable care
- Visitor centre / community centre is integrated with school as one campus - needs to be big enough / fit for purpose
- Healthcare and hospital, graveyard / garden of remembrance
- Access to history – museum etc
- Open access, habitat creation, allotments, community orchards, school education, recreation
- Longer term – new church – possibly in western half, with all supporting services
- Arts/culture - Garth Park – for existing 3D Art, provided by schools / local communities / open air theatre
- Sports provision – possibly for more alternative sports / multifunctional
- All weather pitches, tennis, bowls – find out what the demand is for skate park and basketball court?
- Play park facilities – locate near school

- Scouts / outdoor camping facilities, for older children / teenagers
- Community bus – increase investment
- Family pub – food and drink – not just a drinking pub, including big garden with play park
- Local shopping facilities needed – wider range
- Farm shop – community farm
- Local shops also taking local produce
- Town centre promotion
- Recycling facilities, clothing, glass
- Community based swap shop / freecycle
- Link materials leftover from construction into local community groups
- Recycling furniture
- Skills bank – lifeskills for community, and specialist skills
- Governance – residents association

Table 2

Existing provision in Bicester:

- New library about to start – need to ensure accessibility
- Community hospital – potential replacement to account for wider population
- Town centre development for wider retail offer
- Cinema
- Leisure centre – recently improved / skate-park
- Sports village on south west development
- Garden centre
- Tennis courts etc

New Requirements for wider Bicester:

- Cemetery – eco burials – part of open space elements
- Further formal recreational open space elements and possible multi-use stadium
- Cultural centre – community focus for local events – but maybe better at the Garth
- Internet café facilities
- Facilities built to low carbon standards

Local provision – ‘on site’

- GP surgeries – existing capacity should be examined first
- Primary and secondary provision – question over Academy – potential to link to eco-theme
- ‘Neighbourhood’ facilities – retail, pub, café
- Local play facilities - opportunity for more pitches
- Useable / functional landscape – areas and corridors that link the hamlets (with community focus)

Table 3

- Need community facilities from start - shops - community centre
- Future-proof buildings - future changes of use – multi-use buildings - share with existing Bicester - not enough at present
- Funding
- Governance - future management - community trust?
- Governance: council, management company - eco town manager
- Transport links to existing facilities
- Deficiency: culture/arts/cinema/conference - hospital - sports facilities - public toilets - pubs
- Community Hub – including drop in for police etc
- CCTV - better to design out problems
- Play - toddlers and young – exploratory play

- Health centre/GP surgery/alternative therapy/chemist: healing centre
- ICT - internet café
- Demographics of Bicester - normalised? A younger population
- Allotments / commercial allotment – linked to learning / schools
- Which is the best long term option? community trust or charitable trust
- Car/bike clubs – storage / hire etc (electric bike)
- Waste storage / private bins/commercial/Envac – commercialised?

Table 4

- Youth centre – churches
- Cemetery
- Open spaces
 - o allotments and wildlife
 - o park
 - o picnics
 - o woodland
- Community Hub
 - o pub / church square
- Open air
 - o lake / swimming pool
 - o park land
 - o market garden
 - o nature resource
 - o environmental centre
 - o waste management – recycling and compost
- Schools
 - o library
 - o playing
 - o green activity
 - o adult learning
- Entertainment and leisure
 - o sport
- Public service
 - o police
 - o housing, neighbourhood management
- Health & medical services
 - o care home
 - o adult
 - o child
 - o families
- Shops & retail
 - o cafés and pubs
 - o co-op

Table 5

- *Bicester already backs all of these*
- How to ensure that community groups are sustainable – thinking beyond 2025

Currently lack / inadequate

- hospital / health facility to cater for town . match population rise
- cemetery / crematorium
- hotel
- cultural facilities – theatre, museum, library
- minority sports e.g. archery

- sports centre
- youth centre / community
- places to meet
- tennis facilities / bowls
- shops

Want:

- schools
- sports fields and buildings
- leisure centre
- 'go ape'
- park – natural habitat
- theatre
- meeting space
- multi-use facilities

Transition

- infrastructure first
- alternative to private car
- build for 5,000 not just exemplar

Community

- governance – monitoring
- how maintain community involvement?
- Link with existing town

Comments from Community Open Days

- Will there be a larger hospital and facilities for say, 15,000 extra people?
- A further swimming facility, i.e. a leisure pool and one for swimming only – current pool unavailable to public majority of the time
- Is it going to be self-contained – doctors, supermarkets, schools, leisure
- Library upgrade & expansion. Pleasant walks going through and around the town and cycle paths
- Better maintenance of footpaths between Bicester & surrounding villages
- Do not forget to include an area for a new cemetery
- There will certainly be plans for one or two purpose built nursery schools with a large green garden with grassland, bushes, and a little woodland area to play and explore nature! Our children are our future!
- Place of worship (Christian preferably)
- Community sports hall – high ceiling please
- Adults keep-fit park
- The usual shop/pub/doctor
- Kings Meadow School to be included in the catchment as they have a falling register

- Will the change of Government affect the plans for the new Ecotown?
- Access to green spaces
- There is no church park to the north of the town at the moment. Emmanuel Church (Anglican) currently meets in Bure Park Primary School. Aiming to build a building and facilities that could serve the north of the town
- What will be the cost per unit?
- We need our own hospital. Locals have to travel too far. The little emergency unit is run brilliantly but needs to be bigger. Get more big libraries/sports centres
- The library needs to be improved – made larger. It is not keeping pace with the size of the town. Also we need the new town centre development – cinema would help attract people to town centre – helping local shops and restaurants. No theatre facilities in town at the moment.
- More sports/leisure facilities will be needed if ecotown is as large as planned – will be a large expansion of the population
- Facilities for young people
- Could the eco house for Garth Park be used by the local school once the two years at Garth Park are done?
- Interesting pictures
- Bicester library too small for town this size
- Bicester and Ploughley Sports Centre – ditto as above and don't dare mention the 4 lane bowling alley
- First thoughts:
 - o eco friendly homes
 - o walking and cycle paths, but houses still accessible by cars (be realistic!!)
 - o green spaces, playing areas
 - o local shop, surgery
- Bicester lacks infrastructure currently, adding eco houses will not help regardless of good intentions.
- Bicester does not need to expand further