

Welcome

Welcome to A2Dominion's public exhibition in connection with its proposals for the UK's first eco town, North West Bicester (NW Bicester).

A2Dominion is one of the country's leading providers of high-quality housing for sale, shared ownership and rent. As well as leading on the Masterplan for NW Bicester, A2Dominion is the lead developer for the first, Exemplar, phase.

Over the last few months, A2Dominion has been preparing a draft Masterplan for NW Bicester, which, when finalised will be used to guide the future development of the eco town.

The following information sets out further details on the Masterplan and what is being proposed. Once you have reviewed the material, please take the time to provide A2Dominion with your views by completing the feedback form available.

At the event today:

- Site background
- Masterplan overview
- New zero carbon homes
- Green spaces and landscaping
- Highways and access arrangements
- Community facilities
- Employment provision
- Community governance
- Next steps and timescales

Thank you for your interest and we look forward to receiving your feedback.

www.nwbicester.co.uk

Freephone: 0800 298 7040
Email: info@nwbicester.co.uk

Site Background

Following the identification of the land to the north west of Bicester as a proposed site for an Eco-Town by Cherwell District Council (CDC) with support from Oxfordshire County Council (OCC) and Bicester Town Council (BTC), in 2008, NW Bicester was announced as one of four Government Eco-Towns in the UK.



A2Dominion has been working on advancing it's plans to help bring this to fruition with the aim of creating a new sustainable community that is vibrant, resilient and truly integrated with the wider town. This is being done in line with the planning principles for eco-towns as set out in the Planning Policy Statement 1 (PPS1).

Planning permission on the first 'Exemplar' phase of NW Bicester was approved in July 2012.

To help guide the overall development of the wider NW Bicester site, A2Dominion has been working with a range of local stakeholders and representatives to prepare a draft Masterplan:

- Set out the key principles of development in terms of the distribution of land use, open space and strategic access to serve both the NW Bicester site and surrounding areas
- Provide a guide for all future planning applications
- Establish a framework against which future planning applications can be judged

Once completed, the Masterplan will be put forward to CDC to review and consider. If the Masterplan is considered acceptable, it will then be used as the lead resource for all parties involved.



5. LORDS LANE



6. BURE PARK



7. EXISTING BICESTER HOUSING



8. RAILWAY BRIDGE



9. ST LAWRENCE CHURCH



10. EXISTING FIELDS

Masterplan overview - what makes NW Bicester different?

The Masterplan is intended to set out the framework for the future NW Bicester development and will be used to help guide all forthcoming planning applications.

Planning Policy Statement (PPS1) standards for the development of eco-towns sets out fundamental principles for the NW Bicester Masterplan to follow, including:

- A minimum of 5,000 homes built
- Ensuring a mix of affordable housing is included, in line with CDC's requirements
- 40% public and private green space throughout
- Creating 1 job per home within a sustainable travel distance
- Achieving a zero carbon standard for the development

- Attaining a modal shift in travel patterns to encourage non-car use
- Homes built to minimum code level 4 for Sustainable Homes and BREEAM excellence
- Make best use of technologies in energy generation
- Future climate change adaptation incorporated within homes
- Real time energy and travel monitoring in every home
- High levels of energy efficiency in the fabric of the buildings
- Primary schools located within 800m of all homes
- Enabling local food production
- Attaining a net gain in local bio-diversity
- Achieving water neutrality
- Zero waste to landfill during construction
- Commitment towards a Local Management Organisation

Proposed Urban Boulevard



Masterplan - Green Spaces

Proposed central village green and amenity

Local play areas with an emphasis on natural play

The Green Loop 'adventure' walking and leisure routes

Proposed Country Park

Bure River corridor: existing hedgerows and woodlands enhanced

Nature Reserve protecting and enhancing the rural habitat

A woodland cemetery

Existing farm

The Central Green Gateway between Urban Boulevard to the west and the Rural Avenue to the East

Public sports pitches with community centre and changing facilities

'Every day' cycling routes between schools, local centres and hubs

Existing foot and cycling routes To Town

Allotments accessible to everyone, with strong links to the possible Community Farm



Urban Boulevard with Water Landscape



Hammerby, Stockholm



Tenterden



Letchworth

Masterplan - Land Uses

Exemplar: **393 homes, local centre hub**, primary school, a local supermarket, **shops, an eco business centre**, small business space, community hall and nursery

Community Farm producing organic food for the local farm shops

Visitor, training and education centre

Approx. **3000 homes** north of railway with extensive green spaces and close walking distance to local hub

Secondary and through primary school and school playing fields

Approx **3000 homes** south of railway with extensive green spaces and close walking distance to local hub

'Bus only routes' direct and fast links to Bicester Town Centre and train stations

A **local centre hub** include a primary school, health centre and pharmacy, a dentist, a local supermarket, **shops, small business space**, community hall and nursery

The **Southern Green Gateway** beginning of the **Urban Boulevard** with elderly **Care Home** and supported **care housing**

Business Centre providing up to 2000 jobs

The proposed **'Urban Boulevard'** will be free lined with pedestrian and cycle paths as well as a through route for cars with traffic speeds restricted

The existing **Howes Lane** is realigned, with prioritised access and green space



Second Local Hub Centre in Southern Gateway



Letchworth



Bourton-on-the-water

New zero carbon homes

The projected number of new homes for the 1,000 acre site is up to 6,000 based upon sound planning principles for a site located on the edge of the town which allows all of the PPS1 eco town principles to be incorporated.

Types of housing will be in line with the expected future growth for Bicester. The mix of properties will be varied and include a full range of 1,2,3,4 and 5 bed housing; this will predominately be in the form of houses but will incorporate some bungalows and flats.

Homes will be designed to fit in with, and enhance, the existing town and will incorporate 30% affordable housing in line with Cherwell District Council policy and the PPS1. Specialist housing, such as extra care accommodation, will also be incorporated along with other specialist tenures where there is an identified need.

All of the homes will be built to zero carbon standards and the development will be the first of it's kind of this scale in the UK.

Homes will:

- be built to lifetime homes space standards
- be built to a minimum code level 4 for Sustainable Homes
- incorporate water conservation measures to achieve water neutrality
- be highly insulated and achieve high air-tightness
- have low energy equipment throughout
- incorporate highly efficient photovoltaic (PV) solutions
- have 100mbps superfast fibre optic broadband
- be more energy efficient
- be provided with opportunities to provide extra space to enable home working; for example roof trusses in the loft space, or garages convertible to office or work spaces.



Green spaces and landscaping



Network of Green Routes



Green Space and Activities

The NW Bicester Masterplan has 40% green space across the site. This is a mix of public and private open space. Creating an outstanding natural living environment, very different to other high volume residential developments, NW Bicester will encourage a healthy lifestyle with the outdoors on the doorstep.

Strategic Vision

The vision for the green space at NW Bicester will emphasise local distinctiveness, whilst protecting habitats, and encouraging outdoor activity for the existing and future residents of Bicester.

Protecting existing natural habitats

The Masterplan has been designed sympathetically taking into account the existing natural habitat from the outset. Almost all of the existing hedgerows, the woodland and streams will remain to ensure the site's natural beauty and natural habitats are preserved.

New habitats will also be created in the man-made reed beds, swales and ponds, encouraging and strengthening species. Meadow grass will be planted in certain areas of the site to encourage wild flowers to grow and biodiversity to flourish, and a nature reserve is also being considered.

Existing bridle ways and footpaths are integrated into the Masterplan providing access to the wider rural area through the new development.

Opportunities for outdoor activity

Generous landscape and recreation spaces for sports and play will be in central areas, to encourage community use. All of these spaces are designed to be linked by green corridors to provide easy access to outdoor activity for residents of NW Bicester and the surrounding communities.

The Masterplan proposes to consolidate green space for formal leisure activity and sports into 1 or 2 locations to create viable and accessible sport and leisure for all.

Alongside the large swathes of sports pitches and plays areas, other options being considered as part of the Masterplan consist of a nature reserve, a community farm, formal and informal park areas, a green gym and activities circuit, and a 10km green loop.

The design will also incorporate a large number of community allotments to encourage people to grow food and bring the community together.

Unique landscape creation

All development will be located to fit within the existing landscape features where possible in order to retain natural distinctiveness which would augment and protect the existing rural landscape.

A mix of urban and rural quality green space with green corridors ensures an attractive and accessible network for both people and wildlife.

Footpaths and cycle routes that interlink throughout the site and connect to the town and the surrounding countryside will encourage such uses and greatly enhance health and quality of life.



Communal spaces



Allotments



Proposed stream buffers



Proposed buffers adjacent to footpaths



Sports pitches



Community farm



Horse riding



Gardens

Highways and access arrangements

The aspiration of the NW Bicester Masterplan is to encourage non-car use with alternative means of sustainable transport, but ensure that the highways and access arrangements are fit for purpose and provide connectivity to existing routes.

Strategic Access

- Ensure future access and connectivity works with the surrounding area and the new proposed development
- Ensure there are good connections within the development between all facilities
- Ensure the development is well connected to the rest of Bicester
- Enable a frequent and high-quality bus service to be provided
- Give priority to strong walking, cycling and bus connections
- Minimise traffic going through existing communities.

Bus Network

Bus routes will be designed to take residents in the most direct route possible to key destinations in Bicester including local centres, employment sites, public transport interchanges.

- A bus service to be provided with frequent, direct links to the town centre, schools and local facilities
- Bus routes will be strategically designed to encourage bus travel over car use
- Real-time bus information to be provided in every home.

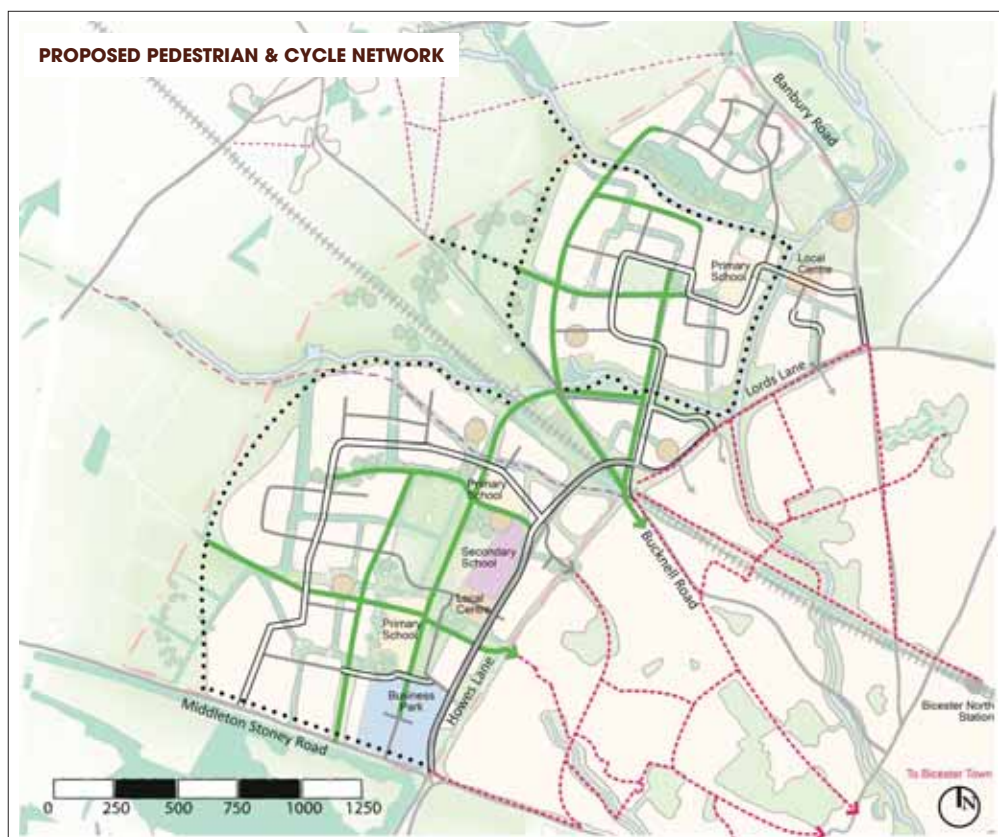
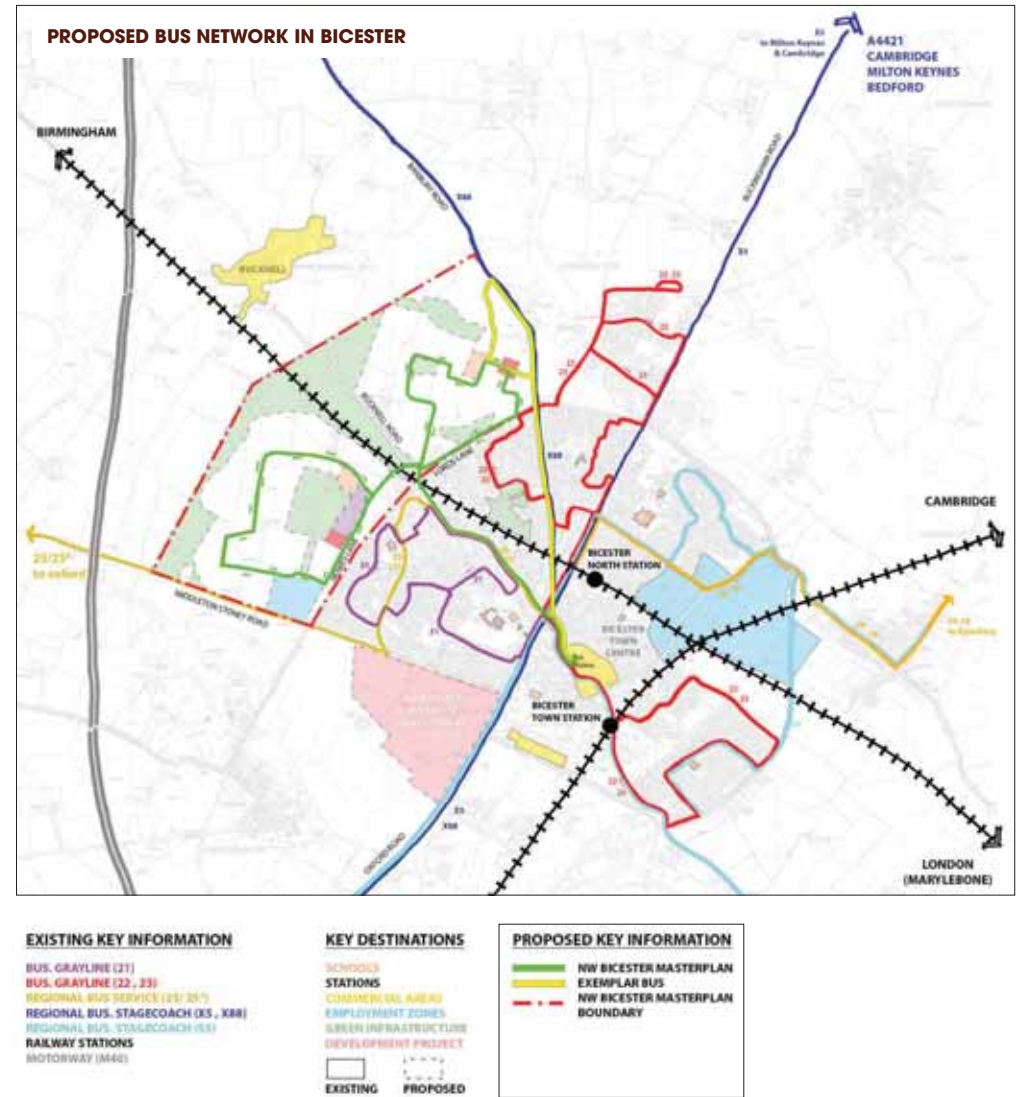
Walking and Cycling

High-quality: Routes must be of a high-quality with all-weather surfacing, well-lit and easily maintained.

Safe: Routes should have natural surveillance to increase user safety. Where possible pedestrians and cyclists shall be segregated to minimise potential conflicts, with walking and cycling routes segregated from vehicular routes. Safety should be ensured by providing routes of adequate widths with numerous crossing points.

Signage and Marketing: Walking and cycling routes should be branded and marketed with essential information

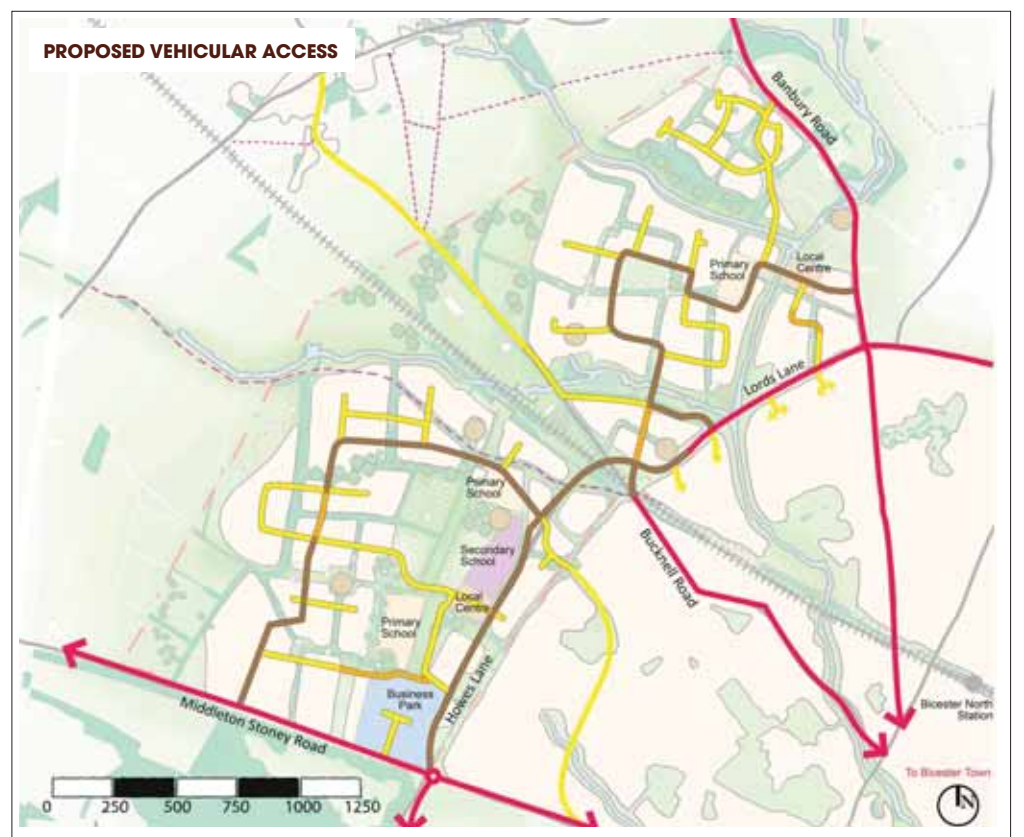
on routes, destinations, directions and distance; to ensure that residents of Bicester are aware of routes in the area.



- Key Information**
- Proposed Pedestrian/Cycle route adjacent to Primary Road
 - Proposed Pedestrian/Cycle route on Secondary Road
 - Proposed Pedestrian/Cycle route off Road Connections
 - Proposed Leisure Pedestrian/Cycle route in GI
 - Proposed Primary/Secondary Pedestrian/Cycle Route along Existing Routes
 - - - Bridleway



Proposed Exemplar



- Key Information**
- Proposed Primary Road Network
 - Proposed Secondary Road Network
 - Proposed Bus Only Road
 - - - Existing Bridle path
 - Proposed Primary Road Network Connections
 - Proposed Secondary Road Network Connections



Proposed Urban Boulevard

Community facilities

The Masterplan will consider the lifestyle and needs of the community now and in the future. Community facilities are intended to benefit both the NW Bicester population and the population of the wider town.

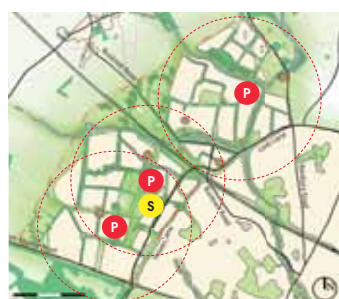
Creating new facilities

New local centres should provide a strong community focus, and be located close to existing and proposed connections and housing to maximize footfall and viability.

Community facilities on the Masterplan will include the following principles:

- Creation of two vibrant and mixed use hubs which complement the existing retail and services
- Primary schools to be located close to the community hubs and green space
- Secondary school to be located in central area to south of railway line in close proximity to bus routes and to sport pitches
- 4 new community halls, 2 for each side of the railway line
- 4 new nurseries
- A new health practice

Proposed Schools



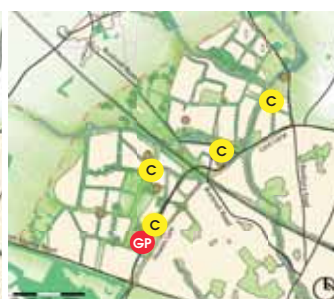
- Primary School
- Secondary School
- Existing Farms
- Primary Schools within approx 800m walking distance to homes

Proposed Hubs



- Hub/Local Centre
- Existing Farms

Proposed Health and Community Centres



- Health Services
- Community Centre and Nursery
- Existing Farms

Improve Bicester's existing facilities:

Other contributions will be put forward towards improving facilities off-site, these include; library, adult learning, day care, fire station, community hospital, special education needs, museum resource, skills and training.



Secondary School



Community Centre



Hub/Local Centre

What is a community hub?

Each community hub should serve the surrounding housing. The hub to the north of the railway line includes a primary school, an Eco Business Centre, a nursery, a community centre, office space, a pub, a small supermarket and other retail uses.



View of the Exemplar Community Hub

Employment provision

NW Bicester will be a mixed use scheme, supporting the creation of one job per home within a sustainable travel distance of the site.

The employment proposals have been designed to complement provision elsewhere in Bicester, not compete with it. For example:

- Some retail, leisure and local service jobs are best located in the town centre
- Large scale warehousing could be located elsewhere in more strategic locations with stronger existing road and rail links.

The Masterplan makes provision for 4,600 jobs to be created on site, including:

- 2,000 at the proposed business park in the South West corner of the site, to be designed in-keeping with the wider eco-development principles. This site was chosen as the most accessible location and will incorporate buffers which enable it to fit well with surrounding uses.
- 1,000 local service jobs within the proposed community and business hubs including schools, retail, the health centre and eco-business centre.
- 1,000 home based jobs with opportunities to provide extra space to enable home working and access to 100mbps broadband.



- Proposed Employment
- Existing Farms

The mix of jobs on the eco development could include:

- Environmental goods and services, including sustainable construction
- High performance engineering
- Other knowledge-intensive, light manufacturing, logistics
- Business, financial and professional services serving a local and regional market
- Local training and apprenticeships linked to construction on site.



Example business centre



Local service jobs



Innovation and engineering



York business centre



Variety of jobs



Light craft work

Creating a community-led local management structure

Our goal at NW Bicester is to create a community that is vibrant, resilient and truly integrated with the wider town.

As well as setting out its vision to ensure that eco towns are exemplars of good practice and provide a showcase for sustainable living, PPS1 is clear in reinforcing the importance of community and governance in these developments. Planning applications should be accompanied by long term governance structures for the development designed so that they can reflect the composition and unique needs of the local community.

The approach and commitment of A2Dominion to deliver a community governance structure has been written into the planning agreement for the first stage of the NW Bicester development and is embedded in the s106 agreement:

Develop a local management organisation (LMO) that will;

- Uphold, promote and progress low carbon living

- Support the creation of social capital and social cohesion for Bicester
- Allow those that live and work in the development a voice in how community assets are managed
- Be flexible and respond effectively to the needs of the first occupants and the needs of future occupants
- Ensure that the owners and developers take consideration of the Community Benefit over all stages of the development, enhancing the wellbeing of those who live and work there.

A2Dominion has successfully engaged a committed working group representing all elements of Bicester's community. This group has shaped a framework of what the first stage of the LMO could look like in practice; its initial objectives and early activities; and how it could benefit both the existing and new community.



Next steps and timescale

A2Dominion hopes that you have found today's event helpful and would be grateful if you could take the time to provide the team with your views by completing the feedback form provided.

Feedback received from today's event will be taken into consideration to further help shape the Masterplan proposals being prepared.

Should you have any further questions or if you would like to discuss the plans with the team following today's event, you can get in touch using the details below.

Thank you for attending today's exhibition.

Project timescales

Winter and Spring 2014

We will review the emerging proposals for the Masterplan in light of the comments received and ongoing work.

Following this we will look to provide the emerging Masterplan to the Cherwell District Council for comment and review.

Spring and Summer 2014:

Following this, we will look to make the first planning applications to develop land within the master plan.

Further consultation will take place before the submission of a planning application by A2Dominion.

www.nwbicester.co.uk

Freephone: 0800 298 7040
Email: info@nwbicester.co.uk

Let us know what you think

1. Do you support the Masterplan proposals in principle to develop the UK's first eco town at NW Bicester?

Yes No Unsure

New Zero Carbon Homes

NW Bicester will provide a wide range of homes for the existing and new residents of Bicester, all of which will be built to zero carbon standards and be highly energy efficient.

2. The proposed masterplan will provide lower density homes on the more rural edges of the site, whilst properties that are more urban in character will be located closer to the centre. Do you agree with this approach?

Yes No Unsure

3. How important is the energy efficiency of a house to you when moving home?

Very important Important Indifferent

Wouldn't affect my decision

Green spaces and landscaping

40% of the land at NW Bicester will be dedicated public and private green space, creating an outstanding natural living environment. Having viewed the exhibition boards:

4. Do you feel the proposed new sports fields are well located and provide good access to the existing and new proposed housing areas?

Yes No Unsure

5. Do you feel the introduction of a nature reserve on part of the site represents a good use of the green space areas?

Yes No Unsure

If included, what would you like to see incorporated within a nature reserve?

6. Do you think using part of the site for a new country park is a good idea and, if so, would you use it?

Yes No Unsure

7. In light of the potential for a nature reserve and country park, which of the following other uses would you most like to see incorporated within the green space? Please rank your top 3 choices, with number 1 as your highest priority.

- | | |
|---|---|
| <input type="checkbox"/> Community Farm | <input type="checkbox"/> Orchards |
| <input type="checkbox"/> Fruit Farm | <input type="checkbox"/> Pick Your Own |
| <input type="checkbox"/> Community Allotments | <input type="checkbox"/> Sports Pitches |
| <input type="checkbox"/> Extreme Sports Park (e.g. BMX & skate track) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Environmental Education Centre | |
| <input type="checkbox"/> Plays Areas | |

Highways and Access Arrangements

The NW Bicester Masterplan will encourage non-car use with alternative means of sustainable transport, whilst also ensuring highways and access arrangements provide connectivity to the existing Town.

8. NW Bicester will provide a frequent bus service between key destinations. How frequently do you use the current bus service in Bicester?

Daily Weekly
 Occasionally Not at all

9. What would encourage you to travel by bus more frequently?

- Frequent service Desirable destinations
 Operating hours Direct routes
 Real time bus information in your home
 Reduced travel time
 Other;

Pedestrian and cycle routes between key destinations will form an important part of the overall masterplan, ensuring the development is well connected to the rest of Bicester.

10. Do you feel the proposed pedestrian and cycle routes provide good links for existing residents to access the proposed new community facilities, and for new residents to access Bicester Town Centre?

Yes No Unsure

11. Do you support the proposals for the realignment of Howes Lane to enable the new development to connect into the existing town?

Yes No Unsure

Community Facilities

The NW Bicester development will provide new community facilities, including: schools, community halls and health centres. Having viewed the exhibition boards:

12. Are the primary schools in the correct locations to serve the new community?

Yes No Unsure

13. Will the secondary school location serve the needs of the new and existing community and encourage use of facilities /amenities by the wider town?

Yes No Unsure

Community Hubs will provide retail, services and employment opportunities for surrounding neighbourhoods.

14. What facilities and services would you most like to see included within these? Please rank your top 3 with number 1 as your highest priority.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Shops | <input type="checkbox"/> Leisure |
| <input type="checkbox"/> Healthcare | <input type="checkbox"/> Dentist |
| <input type="checkbox"/> Nurseries | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Offices | <input type="checkbox"/> Restaurants / pubs |
| <input type="checkbox"/> Other: | |

15. Is the proposed community hub, located south of the railway line, in the right place to serve existing and new residents?

Yes No Unsure

Employment Provision

NW Bicester needs to complement employment opportunities elsewhere in Bicester, not compete with them. The Masterplan makes provision for a great majority of jobs to be located within the NW Bicester development.

16. How often do you currently work from home?

Permanently Regularly (1 – 3 days per week)
 Occasionally Not at all
