

NW Bicester

Statement of Community Involvement Report

For two outline planning applications for approximately 518 acres of the Masterplan, along with a strategic infrastructure application.

July 2014

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1. Introduction

- 1.1 Following the identification of land to the north west of Bicester as a proposed site for an Eco-Town by Cherwell District Council (CDC) and with support from Oxfordshire County Council (OCC) and Bicester Town Council, NW Bicester was announced as one of four new Eco-Towns in Eco-Towns: A Supplement to Planning Policy Statement 1 (July 2009). Since this time and in its role as lead **developer, A2Dominion has secured permission for the first 'Exemplar' phase of the scheme, which comprises 393 new homes.**
- 1.2 This strategy is one of a number of documents prepared on behalf of A2Dominion in support of two outline planning applications for approximately 518 acres of the Masterplan, along with a strategic infrastructure application.
- 1.3 **In line with CDC's own requirements** and its own best practice approach, A2Dominion has embraced a firm commitment to consulting local stakeholders and the local community in connection with the development of its outline application proposals. Indeed, the company has a strong track record in engaging with members of the local community, community groups, local councillors and other relevant third-party stakeholders and has invested considerable resources into building partnerships with the Bicester community.
- 1.4 The applications have been informed by previous consultation that began in 2013 as part of the Masterplan phase. However, this was the subject of a previous and separate Statement of Community Involvement report submitted at the time which detailed the relevant programme, activities and outcomes.
- 1.5 This document has been produced with the aim of clearly and concisely detailing the community consultation undertaken in June 2014 by A2Dominion in respect of its proposed planning applications. Furthermore, this report sets out how comments received have been considered by A2Dominion and its consultant team.
- 1.6 This document will therefore, provide a chronological account of the consultation activity that has been undertaken during the development of the

two outline planning applications and strategic infrastructure application and, in addition, the activity that A2Dominion proposes to complete in the future.

- 1.7 In order to assist with the community consultation and communication, A2Dominion appointed Remarkable Engagement, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.

2. Background

2.1 Policy Context

2.1.1 There are a number of relevant planning policy documents.

2.1.2 The Council is preparing its local plan, a process which is on-going. NW Bicester is identified in the emerging local plan as a strategic allocation to help meet the **District's housing requirements up to 2031 and beyond. In support of this,** the Council has instructed White Young Green (WYG) to prepare a Masterplan for the whole of Bicester.

2.1.3 A2Dominion has prepared and submitted a Masterplan for the NW Bicester site to the Council with the invitation that it is adopted as non-statutory policy.

2.1.4 A2Dominion is now formulating outline planning applications, which will be followed by detailed reserved matters that accord with the Masterplan proposals.

2.2 Application Stages

2.2.1 There are various applications that will be made by A2Dominion before development starts.

2.3 Stage 1 Outline Planning Applications:

2.3.1 This stage establishes the principle of development in accordance with the NW Bicester Masterplan. Parameters Plans will set the type and location of land use, indicative amount of development, range of density, range of building heights, key access and movement routes, and open spaces, providing an overall framework in which the detailed design can take shape.

2.4 Stage 2 Reserved Matters:

2.4.1 This stage establishes the detailed design of the scheme. The reserved matters must fall within the development parameters as set in the outline planning permission and will cover matters relating to appearance, layout, access, landscaping and scale.

2.5 Cherwell District Council's Statement of Community Involvement

2.5.1 Cherwell District Council adopted its Statement of Community Involvement (SCI) in July 2006. The document outlines the following as its expectations on the part of applicants to undertake community consultation. The following extract sets out the methods that CDC encourages applicants to adopt as part of pre-application consultation:

2.5.2 *For a significant planning application, the applicant is encouraged to consider use of the following:*

- Public meetings/area, town and village meetings
- Letters e.g. to statutory bodies
- Parish/Town Councils
- Electronic consultation – web site, email
- One to one meetings with selected stakeholders
- Exhibitions/road shows/displays/stalls
- Workshops
- **Planning 'surgeries'**
- Formal written questionnaires/surveys/referenda
- Local design panels/groups
- Focus/discussion groups or citizen panels
- **"Planning for real" exercises & "enquiry by design"**
- Media
- Development briefs
- Leaflets/brochures/posters

3. Pre-Submission Consultation

3.1 Executive Summary

3.1.1 Government guidance and CDC's own SCI encourages pre-application discussions and community involvement from the outset.

3.2 Consultation Objectives and Methodology

3.2.1 Prior to consultation taking place on the draft outline application proposals, the proposed community engagement activities were discussed with CDC officers. This followed the previous preparation of a community engagement programme that was shared with officers to confirm the intended approach, methodology and key activities in respect of the Masterplan stakeholder and engagement programme.

3.2.2 Key objectives of the consultation programme included;

- Raising awareness and understanding amongst key target audiences
- Engaging the local community and encouraging feedback in regards to the applications for NW Bicester
- Ensuring stakeholders, the local community and its representatives were involved in formulating the proposals
- Building productive working relationships with key influencers, opinion-formers and decision-makers
- Acknowledging and involving key individuals and parties, including Interim Management Board (IMB) group members and recognising the key role this and other groups play during the consultation process

3.2.3 The purpose of the consultation was to help inform the proposals for NW Bicester as the outline applications progressed. In addition, involve and update stakeholders throughout the project.

3.3 Consultation with Statutory Consultees

3.3.1 The various work streams set up prior to submission of the Masterplan, provided a forum in which topic areas could be discussed. Key consultees and statutory consultees attended regular work stream meetings, allowing all to be engaged in the Masterplan process and Masterplan outputs agreed. This approach provided a useful mechanism for securing feedback. Furthermore, regular meetings were held with CDC in which Masterplan progress was discussed.

3.3.2 During the development of the outline applications, A2Dominion worked collaboratively with CDC and OCC. Regular meetings took place with A2Dominion, its consultancy team and the Local Authorities, as well as on-going communication with the Environment Agency.

3.4 Public Exhibition

3.4.1 In order to provide the local community with every opportunity to view, consider and provide feedback on the two outline planning applications and strategic infrastructure application, a public exhibition was held over the course of Friday 20th June 2014 between 4pm and 7pm and Saturday 21st June 2014 between 10am and 2pm in Unit 3, Crown Walk, Bicester. The public sessions were preceded by a dedicated stakeholder session held on Friday 20th June 2014 between 2pm and 3.30pm.



Unit 3, Crown Walk, Bicester

3.4.2 Awareness of the event was created through an initial community invite newsletter, which was distributed to 15,000 homes in the vicinity of the site on the 6th June 2014. A full copy of the newsletter, as seen below, is also included in the Appendices.



The community newsletter

3.4.3 The invite newsletter provided initial background on the outline proposals together with details of the public exhibition as well as the supporting telephone enquiry line and dedicated project website. The scope of the households invited to attend the exhibition can be seen on the map overleaf.



The consultation area

3.4.4 As referenced, a dedicated stakeholder preview session was held on Friday 20th June 2014 with the below individuals invited to attend. The stakeholder preview invitation letters, issued on 6th June 2014 with a copy of the invite newsletter, contained the details of the exhibition, as well as information relating to the telephone enquiry line and dedicated project website. Copies of the stakeholder preview invitation letters are included in the Appendices.

- Cherwell District Council Executive & Lead Officers
- Cherwell District Council Political Group Leaders
- Cherwell District Council Executive Committee members
- Cherwell District Council Local Ward members
- Cherwell District Council Planning Committee members
- Oxfordshire County Council Executive & Lead Officers
- Oxfordshire County Council Political Group Leaders
- Eco Bicester Strategic Delivery Board
- Bicester Town Council
- Caversfield Parish Council
- Bucknell Parish Council

- Chesterton Parish Council
- Middleton Stoney Parish Council
- Sir Tony Baldry, MP
- Community Groups
- Local media
- *IMB group
- Primary and Secondary Schools
- Health service providers & agencies
- Faith groups
- Hard to reach groups and associations
- **Residents and businesses that back on to Howes Lane

*IMB – A2Dominion and Cherwell District Council are currently leading on the creation of a community-led management structure for NW Bicester, with the first iteration on the Exemplar phase named the Interim Management Board (IMB). A2Dominion has engaged and holds regular workshops with an IMB working group of key Bicester stakeholders spanning the public, private, voluntary and community sector with representatives from: Bicester Town Council, Caversfield Parish Council, Bicester Vision, Bicester Green Gym, Bure Park Residents Association, Bicester Green Reuse Centre, Grassroots Bicester, Bicester Rotary Society, Bicester Churches, Oxford Diocese and Bicester Local History Society.

**Stakeholder preview invites issued to Howes Lane residents and businesses followed previous communication prior to the Masterplan submission. This included a dedicated drop-in event held for residents and businesses at the West Bicester Community Centre in November 2013. A2Dominion are particularly keen to engage with these residents and businesses as they are the closest affected properties to the proposed strategic realignment of Howes Lane.

3.4.5 To further raise awareness of the public exhibition, news releases were issued to the local and regional media including Oxford Mail, Bicester Advertiser and Bicester Review supported by paid for advertisements.

NW Bicester: Have your say in helping to shape the next phase of the UK's first eco town

Friday 20th June 2014, between 4pm and 7pm
 & Saturday 21st June 2014, between 10am and 2pm

Following last December's well attended public exhibition, A2Dominion reviewed and considered the feedback received and submitted its North West Bicester 'Masterplan Vision' to Cherwell District Council. A2Dominion is progressing proposals which will form two outline applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan.

If you would like the chance to find out more about the applications, meet the project team and comment on the proposals, A2Dominion would be pleased to see you at its forthcoming public exhibitions on:

**Friday 20th June 2014, between 4pm and 7pm
 and Saturday 21st June 2014, between 10am and 2pm**

At Unit 3, Pioneer Square, Bicester
 (The unit is located adjacent to Coles Books and close to Boots Opticians and WH Smith)

For further information, please call the NW Bicester project team on freephone 0800 298 7040, email at info@nwbicester.co.uk or visit www.nwbicester.co.uk

north west bicester | a2dominion

TRADING ABOUT TOMORROW

The Bicester Review advert

3.4.6 Two half pages adverts appeared in the Bicester Review on 13th June and the 20th June 2014 as well as a digital advert with 3,000 views per week. In addition, adverts appeared in the Bicester Advertiser and Oxford Mail on Thursday 12th June and Friday 20th June 2014.

3.4.7 The exhibition displayed details about the two outline planning applications and strategic infrastructure application. The exhibition banners on display are detailed below.

- Vision for NW Bicester: The Masterplan
- About Today
- Masterplan update and overview
- Overview: About the application proposals
- Outline application 1: North of Lords Lane (392 acres)
- Outline application 2: North of Howes Lane (126.6 acres)
- Detailed planning application 3: Strategic realignment of Howes Lane and key infrastructure works
- Transport, Highways and Access
- Dealing with traffic impacts

- Timescales

3.4.8 Copies of the exhibition display banners are contained within the Appendices.



Exhibition visitors viewing the display banners

3.4.9 As part of the public exhibition, information was also on display about the permitted Exemplar phase of NW Bicester.

3.4.10 The following materials were also available:

- Feedback forms
- A visitors book, for registering interest and a desire to receive further information
- Freepost envelopes for the feedback forms



Residents had the opportunity to leave feedback (picture taken before the exhibition)

3.4.11 The exhibition also provided:

- A ballot box to place completed feedback forms
- An A3 copy of the consultation boards
- The NW Bicester Masterplan Submission
- **A2Dominion's Vision for NW Bicester**
- Factsheets about the first Exemplar phase and what makes it unique
- Pens and pads of paper
- A-board signage to lead attendees into the venue

3.4.12 Feedback forms could be completed at the venue or completed online via the NW Bicester website. Postage paid envelopes were made available to all attendees at the exhibition so that no postage had to be paid if visitors wanted to take comment forms away to complete and return.

3.4.13 These were then collated and the feedback analysed. A copy of the feedback form is included within the Appendices.

3.4.14 Representatives of A2Dominion, Barton Willmore (planning consultants), Farrells (architects and Masterplanners), Hyder Consulting (highways and drainage consultants), SQW (employment and economic consultants), BioRegional (sustainability consultants) and Remarkable Engagement were on hand during the course of all three sessions available to answer questions throughout the exhibition.

3.4.15 Whilst 141 individuals signed the attendees registration book (76 attendees, Friday 20th June 2014, 65, Saturday 21st June 2014) over the course of the two days, we estimate approximately **200** people attended, including the following stakeholders:

- Bicester Town Council
- Bucknell Parish Council
- Chesterton Parish Council
- Caversfield Parish Council
- Bicester Vision
- Bicester Green Gym
- Bicester Chamber of Commerce
- Representatives of Bure Park Residents Association
- Local School Governors and Representatives
- Grassroots Bicester
- Officers of OCC and CDC
- Representatives of BaECON

3.4.16 Following the event, a total of 28 completed feedback forms were received. A summary of the feedback can be found in the next section of this report.

3.5 Additional outreach and planned further communication with stakeholders

3.5.1 Further meetings have taken place with a local Bicester ward member for the community neighbouring the development site, Bucknell Parish Council and Bicester Town Council. A2Dominion has also continued to attend and update the Bicester SDB with progress of its outline applications.

3.5.2 Following the submission of the applications, update material will be distributed to all key stakeholders and local residents previously contacted, ensuring they remain informed on the progress of the proposals. This material will also contain details of the freephone information telephone number and project website.

3.5.3 The stakeholders who will be sent update materials are:

- Cherwell District Council Executive & Lead Officers
- Cherwell District Council Political Group Leaders
- Cherwell District Council Executive Committee members
- Cherwell District Council Local Ward members
- Cherwell District Council Planning Committee members
- Oxfordshire County Council Executive & Lead Officers
- Oxfordshire County Council Political Group Leaders
- Eco Bicester Strategic Delivery Board
- Bicester Town Council
- Caversfield Parish Council
- Bucknell Parish Council
- Chesterton Parish Council
- Middleton Stoney Parish Council
- Sir Tony Baldry, MP
- Community Groups
- Local media
- IMB group
- Primary and Secondary Schools
- Health service providers & agencies
- Faith groups
- Howes Lane residents and businesses
- Hard to reach groups and associations

3.5.4 A2Dominion will continue to inform and involve community and hard to reach groups along with all other stakeholders as the proposals evolve and progress. This will include proactive contact prior to further public consultation relating to detailed planning applications.

3.5.5 Those who request further information by telephone, letter or email will be responded to in the most appropriate manner.

3.5.6 All platforms for communication with those interested in the proposals (information line, consultation email address, project website) will continue to be updated and monitored throughout the course of the planning process, and will remain live for the duration.

3.6 Freephone Information Line

3.6.1 During the consultation, access to a telephone enquiry line was offered to those who wished to find out more about the proposals, or register their comments via telephone.

3.6.2 This telephone enquiry line was manned between the hours of 8am to 6pm, with a message facility out of hours.

3.6.3 The telephone number was 0800 298 7040.

3.6.4 Information was given to callers where possible and if questions were of a technical nature, these were passed on to relevant people within the team for comment.

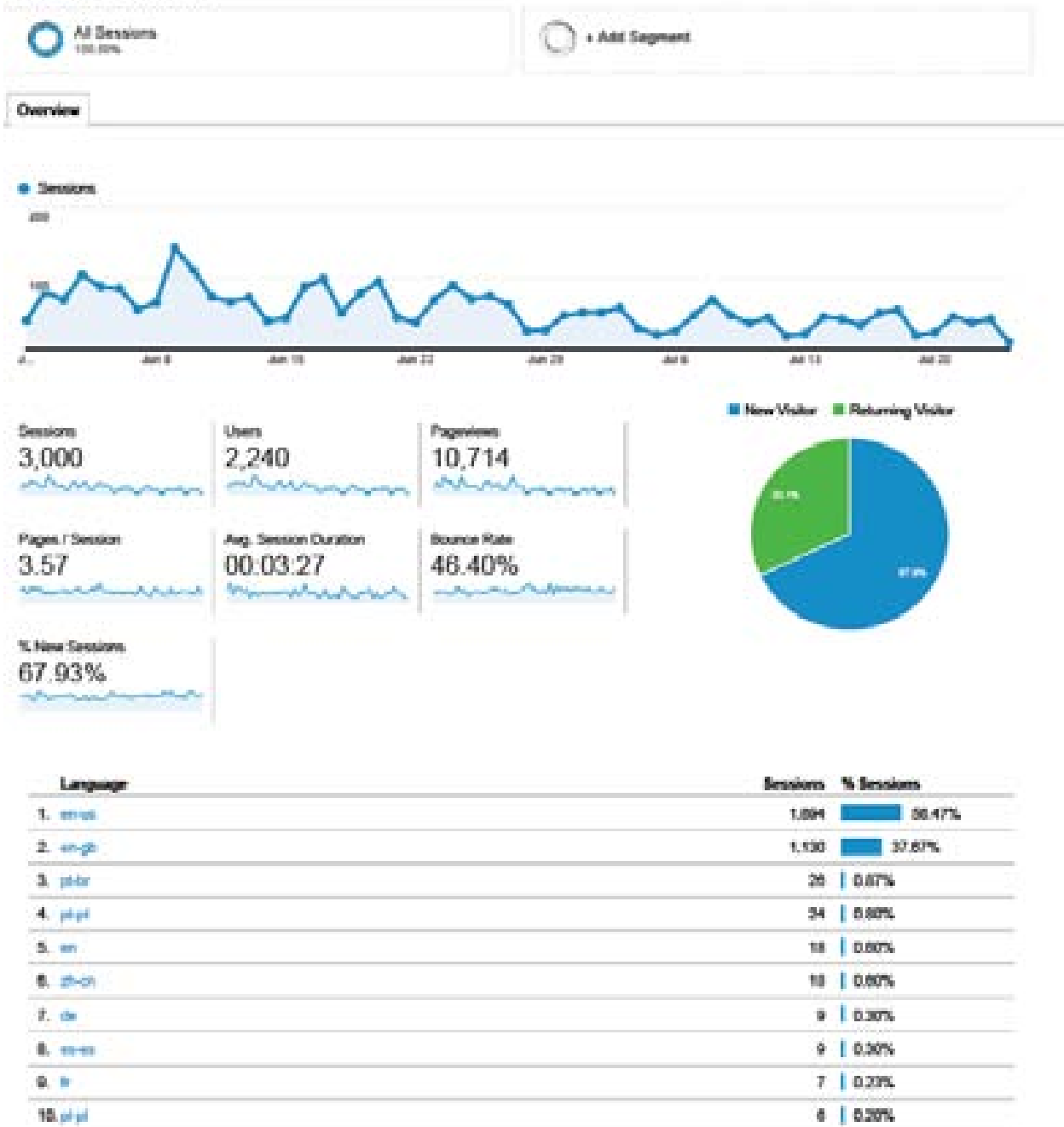
3.7 Project Website

3.7.1 A website was made available throughout the consultation process as a first point of information for interested parties.

3.7.2 The address is www.nwbicester.co.uk and the website included information about NW Bicester, details of the June 2014 exhibition, news & events, sales information, and contact information.

Audience Overview

Jun 1, 2014 - Jul 24, 2014



Overview of the website analytics

3.7.3 The website provides an option for residents to sign up in order to receive further information and to be kept updated on the proposals. A total of 2,240 people visited the NW Bicester website (<http://nwbicester.co.uk>) between June 1st and July 24th 2014. Content on the project website includes all exhibition boards and an online version of the exhibition feedback form which was available to complete during and after the consultation event that was held in June 2014.

4. Public Consultation Feedback

4.1 Public Exhibiton Feedback Analysis

Residents and stakeholders were asked to comment on the proposals. The feedback form was broken down into several different sections; **'Outline application 1: North of Lords Lane'**, **'Outline application 2: North of Howes Lane'**, **'Detailed application 3: Strategic realignment of Howes Lane'**, and **Further Comments**.

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

Of the **28** responses received, **15 (54%)** stated that they support the proposals, **4 (14%)** were unsure and **7 (25%)** respondents stated objection to the proposals. Only **2 (7%)** respondents did not provide a stance to this question. Some respondents were concerned that the infrastructure would not be able to cope but others said they were *'pleased that such a forward thinking project is in my town.'*

2. Do you support the proposals in principle to develop two outline planning applications for up to 3,500 new true zero carbon homes?

Of the **28** responses received, **17 (61%)** stated that they support the applications, **3 (11%)** were unsure and **6 (21%)** respondents stated objection to the proposals. **2 (7%)** respondents did not provide a stance to this question. The majority of respondents did not comment on this question, however, those that did commented that they did not believe Bicester currently has the infrastructure to cope.

3. Do you welcome the provision of up to 30% of the new homes being offered as affordable housing?

Of the **28** responses received, **19 (68%)** welcome the provision of affordable housing, **6 (21%)** were unsure and **1 (4%)** did not welcome it. Only **2 (7%)** respondents did not provide a stance to this question. The only comment left for this question stated that it *'depends what affordable means and who is eligible'*.

4. To reduce energy demand and deliver zero carbon energy we are proposing homes that are well insulated, with PV on their roofs and a series of energy centres that will meet hot water and heating demands. Do you think that this is a good idea?

Of the **28** responses received, **24 (85%)** stated that they agree with the energy proposals, **1 (4%)** was unsure and **1 (4%)** respondent stated objection. **2 (7%)** respondents did not provide a stance to this question. There were no comments in regard to this question.

5. What are your views regarding the proposed land uses for outline application 1: north of Lords Lane?

Of the **28** responses received, **6 (21%)** stated that they were in favour of the plans and **4 (14%)** believed the proposals are a good use of the land. **2 (7%)** of respondents are pleased with the use of green space, however **2 (7%)** feel the proposals are too big and **2 (7%)** are concerned by the potential increase in traffic. A number of individual responses were also provided representing **4%** of the total number of respondents each. These responses included suggestions such as better infrastructure being needed to respondents being happy with the inclusion of a country park. **3 (12%)** of respondents did not provide any comments in this section of the feedback form.

6. Do you welcome the provision of specialist extra care housing for older people?

Of the **28** responses received, **23 (82%)** stated that they welcome the provision of specialist housing and **3 (11%)** were unsure. **2 (7%)** respondents did not provide a stance to this question. Some respondents mentioned that it would create the perfect environment for the elderly, however others commented that there should be more provision for younger vulnerable people.

7. The specialist extra care housing will include facilities such as a café, hairdressers and shops. Do you think it's a good idea if the wider community can also access these facilities?

Of the **28** responses received, **24 (85%)** stated that they agree the wider community should be able to use the facilities, **1 (4%)** said they were unsure and **1 (4%)** did not agree. **2 (7%)** respondents did not provide a stance to this question. Some respondents expressed that it is necessary for different age groups to share facilities and others mentioned that no large shops should be built, as it could negatively impact on the town centre.

8. We are preparing an on-site waste water recycling centre to reduce impact on water resources. Do you think that this is a good idea?

Of the **28** responses received, **25 (89%)** agreed with a waste water recycling centre and **1 (4%)** respondent was unsure. **2 (7%)** respondents did not provide an answer. Some respondents mentioned that it is good to utilise natural resources, but others were concerned this would require on-going maintenance.

9. What are your views regarding the proposed land uses for outline application 2: north of Howes Lane?

Of the **28** responses received, **3 (11%)** believe the proposals are good, however, **2 (7%)** are concerned by the potential increase in traffic and **2 (7%)** feel it is a bad decision to locate the ring road so close to the school. **36%** of respondents left this section blank and a number of individual responses were also provided representing **4%** of the total number of respondents each. Responses ranged from people being satisfied with the proposals to suggestions that healthcare provision should be improved.

10. Land has been designated for a Health Centre. What facilities would you like to see incorporated in the proposed Health Centre?

The respondents were asked what facilities they would like to be included as part of the Health Centre and out of the **28** responses the most popular choice was for a GP/surgery, which gathered **7** votes. This was followed equally by a dentist or a physio, both of which gathered **5** votes each. **7** respondents did not provide a response to the question.

11. We have located the secondary school to best serve the needs of the new and existing community. Do you agree with its proposed location?

Of the **28** responses received, **12 (43%)** agreed with the proposed location of the secondary school, **9 (32%)** respondents were unsure and **4 (14%)** respondents stated objection to the location. **3 (11%)** respondents did not provide a stance to this question. The majority of comments expressed concern at the extra traffic the school would create and it's vicinity to Kingsmere School, however, some commented that the access to the school would be in a good location.

12. Do you support the proposed realignment of Howes Lane designed to provide an improved environment for the existing housing adjacent to Howes Lane, and address future capacity issues at current junctions?

Of the **28** responses received, **11 (40%)** agreed that the realignment was a good idea, **6 (21%)** were unsure and **7 (25%)** did not agree with the realignment. **4 (14%)** respondents did not answer this question. **19%** of respondents believe that the location of the realignment should be changed and **7%** think the speed limit should be carefully considered.

13. Do you feel the proposed pedestrian and cycle routes provide good links for existing residents to access new community facilities and would encourage greater walking and cycling?

Of the **28** responses received, **16 (58%)** agreed with the use of the links, **6 (21%)** respondents were unsure and **4 (14%)** respondents stated that the links are not good enough. **2 (7%)** respondents did not provide a stance to this question. Some residents commented that Bicester has a poor cycle provision and the current links should be extended across Bicester.

14. The community facilities will be delivered in phases. Which facilities do you feel are most important to a new community and should be delivered first? Please rank your top 5 with number 1 as your highest priority.

The respondents were asked to rank their top 5 choices out of a number of options. If a respondent simply ticked 5 boxes then these choices were all added to the 'fifth preference' column. The majority of the respondents asked for a health centre / GP to be included as part of the first phase, which gathered a total of 23 choices overall. This choice was closely followed by requests for primary schools to be included with a total of 17 choices overall, and local shops in third place with a total of 16 choices overall.

Do you have any suggestion as to how NW Bicester can integrate better with the existing community?

Of the **28** responses received, **5 (19%)** believe that the infrastructure needs to be improved and a further **3 (11%)** want better public transport. **2 (7%)** wish to see more community events and **14 (50%)** did not comment in this section. A number of individual responses were also provided representing **4%** of the total number of respondents each. Responses ranged from people wanting to see links with Bure Park to suggestions that there should be an underpass at Howes Lane.

Please use this space below to provide any additional comments you may have.

Of the **28** responses received, **8 (29%)** of respondents have concerns about the increase in traffic. **4 (14%)** do not want Bicester to change or they wish to see the infrastructure improved first. **9 (32%)** of respondents did provide comments for this section. A number of individual responses were also provided representing **4%** of the total number of respondents each. Responses ranged from people wanting an athletics track to suggesting that bungalows should be provided for the elderly.

A detailed breakdown of the comments made can be found in the appendices.

When analysing recurring themes that appeared in each question, some respondents raised multiple points, therefore the tally in some cases will be higher than the amount of responses.

5. Response to Public Consultation Feedback

- 5.1 The responses below follow the consideration of all feedback received as a result of the public exhibition held in June 2014, by A2Dominion and its project team. These responses relate to the main questions and themes (questions 2-14 on the exhibition feedback form) whereby people were invited to provide comments and feedback to the team.
- 5.2 **Principle to develop two outline planning applications for up to 3,500 new true zero carbon homes:** A2Dominion is pleased to see that over half of respondents were in support of the principle to develop the outline applications. In response to the small number of respondents that held concerns regarding whether the existing infrastructure is sufficient to support the proposals, A2Dominion is keen to highlight that NW Bicester includes comprehensive amenities to support a vibrant neighbourhood, and is not relying on the existing infrastructure to service the new community once complete. Significant work has been undertaken in consultation with Cherwell District Council and Oxfordshire County Council calculating anticipated population projections for NW Bicester to inform the provision of appropriate new amenities and community facilities. In accordance with the findings of this work, the outline planning applications include new schools, community centres, nurseries, a health practice, convenience stores, retail units and town square. In addition the proposals will include a community farm, allotments, an orchard and, a country park together with employment provision on site. The impact of NW Bicester and planned development traffic on the whole town is being reviewed for Bicester as a whole and the M40 junctions 9 and 10. Key infrastructure works relating to highways will help connect NW Bicester with existing Bicester and pedestrian, cycle ways and bus-only road links will make public transport more rapid and frequent, enabling people to make sustainable travel choices.
- 5.3 **Provision of up to 30% affordable housing:** A2Dominion notes the positive response from the community in respect of the provision of affordable housing illustrated at the previous consultation event in December 2013 and June 2014 exhibition. The approach adopted towards the provision of affordable housing

will help ensure housing choice including for younger generations to stay local to the town.

- 5.4 **Proposing homes that are well insulated:** A2Dominion is pleased to see that over three quarters of respondents agreed with the proposal that homes will be well insulated, generate electricity through solar PV and be supplied by energy centres. The approach being adopted for NW Bicester for true zero carbon, highly efficient new homes was also recognised by people in response to the previous consultation event held in December 2013, demonstrating the importance of energy efficient homes and demand for reduced energy consumption and costs when moving home.
- 5.5 **Proposed land uses for outline application 1: north of Lords Lane:** A2Dominion is pleased to note that the respondents who favoured the plans were in the majority. This was reflected with particular support for extra care housing and facilities, and the inclusion of a waste water recycling centre within the land uses of outline application 1, demonstrated in the feedback below.
- 5.6 **Provision of specialist extra care housing:** Over three quarters of respondents welcomed the inclusion of specialist extra care housing, with feedback indicating this would create the perfect environment for the elderly. A2Dominion notes this positive response and also acknowledges that some respondents suggested there should be more provision for younger vulnerable people. A wide range of new homes are being provided at NW Bicester, from one bedroom apartments to 5 bedroom houses. In addition, the scheme will comprise 30% affordable housing with shared ownership and rented housing options to help younger people gain access to properties. A2Dominion will work with local service providers to ensure support for any vulnerable young people identified at NW Bicester is provided.
- 5.7 **Use of extra care facilities such as a café, hairdressers and shops by the wider community:** A2Dominion is pleased to see that over three quarters of respondents were supportive of the wider community being able to use the above facilities. Respondents acknowledged the importance that different age groups should be able to access and share the extra care facilities. Sharing facilities will create increased footfall and viability, but also help to build a multi-generational community that is able to live together.

5.8 **Inclusion of an on-site waste water recycling centre:** Over three quarters of respondents indicated support for the inclusion of an on-site waste water recycling centre and the idea of this natural resource being utilised. Some respondents questioned the required on-going maintenance of such a facility although A2Dominion can confirm that no final decision has been taken as to whether the on-site waste water treatment works will come forward or whether foul water will be pumped off site. Application 1 therefore includes the on-site option for EIA/ES testing purposes.

5.9 **Proposed land uses for outline application 2: north of Howes Lane:** Although almost half of respondents did not provide a response to this question, A2Dominion noted that under a quarter of respondents believe the proposals are acceptable. We attribute this in part to experience taken from the public consultation where despite being part of an overall Masterplan, some visitors viewed the outline application proposals as stand-alone developments, so **commented that there wasn't as much provision in outline application 2 as there was in outline application 1**, rather than viewing them as areas that form an integrated development approach that everyone can access. Outline application 2 is also significantly smaller than 1, so there is less space for multiple land uses.

A2Dominion would like to highlight that concerns here also linked to views **displayed in the 'Additional Comments' section which shows there is an overarching concern about a potential increase in traffic for the whole NW Bicester site**. This was accentuated on outline application 2 due to the location of a secondary school and concerns over increased traffic on this section of the proposed realigned Howes Lane in particular. The exhibition included a dedicated display on the proposed highways, transport and access along with information on traffic impact and mitigation measures.

5.10 **Facilities incorporated in the proposed Health Centre:** A2Dominion notes that the most popular choice for facilities to be included in the Health Centre **was for a GP's practice or a surgery and the other suggestions for physiotherapy provision or a dentist**. A2Dominion will continue to consider

these and other suggestions as part of the emerging proposals and ongoing work relating to the applications and Masterplan.

- 5.11 **Proposed location of the secondary school:** A2Dominion notes that that just under half of all respondents agreed with the proposed location of the new secondary school, however a similar number of respondents indicated they were unsure of the proposed location. For those that had concerns these centred on the additional traffic the school would generate (as per question 9).

In preparing the NW Bicester Masterplan, A2Dominion worked closely with Oxfordshire County Council and Cherwell District Council in selecting an appropriate location for the secondary school. The proposed secondary school site would be easily accessible to all by means of a range of transport options including modes of sustainable transport. The location of the secondary school adjacent to the link road means that safe and efficient access for school buses can be achieved without impacting on residential streets. Details of access arrangements to ensure traffic impacts are mitigated will be a key consideration of the detailed design of the school site. Moreover, the Travel Plan for the school (in detail following the Framework Travel Plan for the Development) will put in place measures to minimise car use. Furthermore, it is situated in proximity to a range of complementary uses including social and community facilities. A2Dominion therefore considers this to be the optimum location for the secondary school within NW Bicester.

- 5.12 **Proposed realignment of Howes Lane:** A2Dominion were encouraged that just under half of all respondents agreed with the proposed realignment of Howes Lane, while only a quarter disagreed. A2Dominion and the transport consultants took the opportunity to explain the proposed strategic realignment and associated infrastructure works at the exhibition, while listening to the views of those against the realignment. There was lots of positivity for the new crossing under the railway and improvements to the existing Howes Lane/Bucknell Road/Lord's Lane junctions, but some had concerns over what was viewed as the down-grading of a section of the ring-road from 50mph to 30mph and felt there is a need for a fast and direct road around Bicester. A2Dominion is continuing to work with OCC highways on transport modelling and will

continue to provide further information on this key area of interest as the proposals progress.

- 5.13 **Proposed pedestrian and cycle links for existing residents:** A2Dominion were pleased that well over half of all respondents agree with the proposed pedestrian and cycle links for NW Bicester. Some respondents suggested that current links should be extended across Bicester, which is feedback that A2Dominion will share with the local authority.

The ambition of the NW Bicester Masterplan is to encourage people out of their cars, provide opportunity and choice for use of more sustainable means of transport. The walking and cycling strategy for NW Bicester will offer a mix of direct commuter walking and cycling routes, segregated from but adjacent to roads, and leisure routes which will be off-road through green areas. Connections will also be enhanced to and from the development to the existing town.

- 5.14 **Priority and delivery of community facilities:** A2Dominion notes that the community facilities ranked in preference order based on which facilities are most important in terms of delivery was as follows – a health centre or GP practice, primary schools and local shops.

- 5.15 **Integration with the existing community:** A2Dominion notes that the majority of respondents believe that improving Bicester's infrastructure will help to integrate the eco town with the existing community along with providing better public transport. Half of all respondents did not provide further comment on this question. This response once again demonstrates peoples thoughts immediately turning to transport and access infrastructure improvements when thinking about integration, rather than community integration.

5.16 **Additional comments:** Further comments provided by respondents related to concerns regarding a potential increase in traffic in Bicester although some respondents did not provide any comment for this question. The June exhibition and previous event held in December 2013 provided the opportunity for A2Dominion and the transport consultants to respond to questions or concerns. In addition, the team will continue to ensure that information relating to highways is made available as part of the applications and emerging Masterplan process.

6. Ongoing Consultation

6.1 Updating Materials & 'Reporting Back'

6.1.1 Those who request further information by telephone, letter or email will be responded to in the most appropriate manner. In addition, A2Dominion will be issuing an update newsletter to participants from the public consultation, the key stakeholder workshop group, Friends of NW Bicester, IMB Group and the community together with updating the project website.

6.2 Ongoing Consultation

6.2.1 Consultation with stakeholders will continue to help further inform the outline proposals once submitted and in preparation for the next stages of the applications. In addition, further consultation will take place relating to detailed elements of the outline applications to be submitted to CDC.

7. Appendices

- Public Exhibition Consultation Area
- Public Exhibition Invite Newsletter
- Public Exhibition Stakeholder Preview Letters
- Public Exhibition Press Advert
- Public Exhibition News Release
- Public Exhibition Banner Stands
- Public Exhibition Feedback Form





A2Dominion NW Bicester Invites you to a public exhibition relating to its proposals for the next phase of work for North West Bicester (NW Bicester)

Following last December's well attended public exhibition, A2Dominion reviewed and considered all feedback received and submitted its 'Masterplan Vision' and evidence base to Cherwell District Council (CDC), for consideration in March 2014. This and other documents have continued to be updated and can be viewed at www.nwbicester.co.uk. The role of the Masterplan will be to guide the future development of NW Bicester over the next 25-35 years.

A2Dominion is progressing proposals which will form two outline applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan. Prior to submitting the applications to CDC, A2Dominion is keen to engage with the local community and would like to invite you to a public exhibition being held on:

Friday 20th June between 4pm and 7pm and Saturday 21st June between 10am and 2pm

At Unit 3, Pioneer Square, Bicester.

(Full location details can be found on the reverse of this newsletter)

At the exhibition, you will have the opportunity to view, discuss and comment upon the plans. Members of the project team will also be on hand to answer any questions that you have and to talk you through the details of the proposals. Feedback forms will also be available so we can hear your views and receive community feedback.

If you have any questions ahead of the event, please call the project's freephone information line on 0800 298 7040, email info@nwbicester.co.uk or visit the website www.nwbicester.co.uk.

About the proposals

A2Dominion is now preparing two outline planning applications for circa 510 acres within the Masterplan. A2Dominion is also submitting a detailed planning application for the key infrastructure elements of the wider Masterplan in collaboration with the landowners.

The outline applications for submission to CDC relate to two areas of the wider NW Bicester site, which are as follows:

- 130 acres to the North of Howes Lane
- 382 acres to the North of Lords Lane

In total, the two outline applications will seek planning permission for:

- Up to 3,500 new homes, including 250 extra care apartments for the elderly with supporting facilities - 30 percent of the new homes will be offered as affordable housing
- Around 80 hectares of open and green spaces
- Up to 6,850 square metres of business and commercial space
- Up to 3,250 square metres of retail and leisure space
- Up to 5,450 square metres of social and community space, including nurseries, a community hall and rooms and a health centre
- Two Primary Schools and one Secondary School

JUNE 2014

Find out more

A2Dominion would like to invite you to its public exhibition which takes place on:

Friday 20th June 2014,
between 4pm and 7pm

And

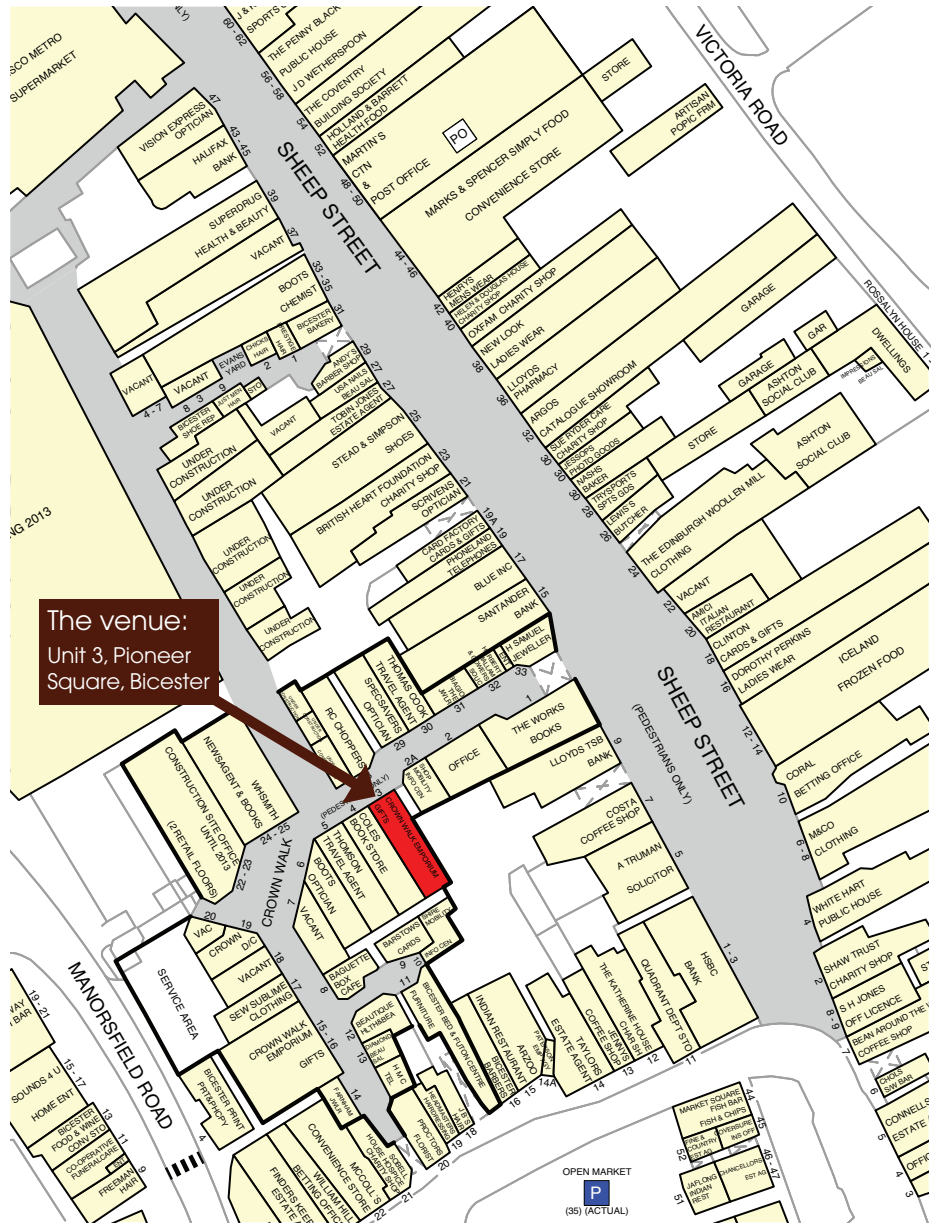
Saturday 21st June 2014,
between 10am and 2pm

At

Unit 3, Pioneer
Square, Bicester

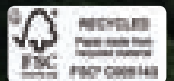
(The unit is located adjacent to
Coles Books and close to Boots
Opticians and WH Smith).

The team looks forward to
seeing you and to receiving
your comments.



Getting in touch

If you have any questions and would like to get in touch, the team can be contacted on freephone **0800 298 7040**. Alternatively, you can also email the team via info@nwbicester.co.uk or visit the website www.nwbicester.co.uk.



FSC certified and
manufactured using
100% post consumer
recycled fibre

north
west
bicester



THINKING ABOUT TOMORROW

6th June 2014

Dear

North West Bicester Public Exhibition - Preview Invitation

As you will be aware, A2Dominion has submitted its NW Bicester 'Masterplan Vision' and evidence base to Cherwell District Council (CDC) for consideration.

In recent months, A2Dominion has been progressing proposals which will form two outline planning applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan. It is important that the wider local community is provided with an opportunity to understand more about these proposals and have the chance to provide the team with feedback. As a result, A2Dominion is holding a public exhibition on **Friday 20 and Saturday 21 June 2014 at Unit 3, Pioneer Square, Bicester.**

Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Friday 20 June between 2pm and 3.30pm.** A2Dominion would like to invite you and parish councillors to attend this preview session during the times above. Alternatively, councillors are more than welcome to attend the main public exhibition on Saturday 21 June.

The North West Bicester project team will be on hand to answer questions, listen to your views and to receive comments. For further information, please find enclosed a copy of the invite newsletter that is shortly to be mailed to households and businesses across the town.

We hope that parish representatives will be able to attend the preview session or the main public exhibition and we look forward to discussing the proposals with you. If you have any questions ahead of the event, please call freephone **0800 298 7040** and ask to speak to either Matthew Turpin or Steve Houkes.

Yours sincerely,



Louise Caves
Strategic Partnership Manager

Enc

Registered Office:
Capital House
25 Chapel Street
London NW1 5WX



VAT No. GB 731 6211 68

6th June 2014

Dear Councillor

North West Bicester Public Exhibition - Preview Invitation

As you will be aware, A2Dominion has submitted its NW Bicester 'Masterplan Vision' and evidence base to Cherwell District Council (CDC) for consideration.

In recent months, A2Dominion has been progressing proposals which will form two outline planning applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan. It is important that the wider local community is provided with an opportunity to understand more about these proposals and have the chance to provide the team with feedback. As a result, A2Dominion is holding a public exhibition on **Friday 20 and Saturday 21 June 2014 at Unit 3, Pioneer Square, Bicester.**

Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Friday 20 June between 2pm and 3.30pm.** As a local councillor, A2Dominion would like to invite you to attend this preview session or alternatively, if you are unable to make this date, you are welcome to attend the main public exhibition on Saturday 21 June 2014.

Members of the North West Bicester project team will be on hand to answer questions, listen to your views and receive comments. For further information, please find enclosed a copy of the invite newsletter that is shortly to be mailed to households and businesses across the town.

We hope that you will be able to attend the preview session or main exhibition and look forward to seeing you. If you will be unable to attend the exhibition but would like to discuss the proposals or have any immediate questions, please feel free to contact Matt Turpin or Steve Houkes on freephone **0800 298 7040.**

Yours sincerely,


Louise Caves
Strategic Partnership Manager

Enc

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5 West Way
Oxford OX2 0GE

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F: 020 8825 1963
E: info@a2dominion.co.uk
www.a2dominion.co.uk

June 2014

Dear

North West Bicester Public Exhibition - Preview Invitation

As you may be aware, A2Dominion has submitted its NW Bicester 'Masterplan Vision' and evidence base to Cherwell District Council (CDC) for consideration.

In recent months, A2Dominion has been progressing proposals which will form two outline planning applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan. It is important that the wider local community is provided with an opportunity to understand more about these proposals and have the chance to provide the team with feedback. As a result, A2Dominion is holding a public exhibition on **Friday 20 and Saturday 21 June 2014 at Unit 3, Pioneer Square, Bicester.**

Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Friday 20 June between 2pm and 3.30pm.** As a key Bicester stakeholder, A2Dominion would like to invite you to this preview session on Friday 20 June during the times above. Alternatively, if you are unable to make this date you are more than welcome to attend the main public exhibition on Saturday 21 June 2014.

Members of the North West Bicester project team will be on hand to answer questions and listen to your views. For further information, please find enclosed a copy of the invite newsletter that is shortly to be mailed to households and businesses across the town.

We hope that you will be able to attend the preview session or the main public exhibition and look forward to discussing the proposals with you. If you have any questions ahead of the event, please call freephone **0800 298 7040** and ask to speak to either Matthew Turpin or Steve Houkes.

Yours sincerely,



Louise Caves
Strategic Partnership Manager

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Godstow Court
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E: info@a2dominion.co.uk
www.a2dominion.co.uk

June 2014

Dear

Have your say in helping to shape the next phase of the UK's first major eco town

As you may be aware, A2Dominion has submitted its NW Bicester 'Masterplan Vision' and evidence base to Cherwell District Council (CDC) for consideration.

A2Dominion is now progressing proposals which will form two outline planning applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan, including the proposed realignment of Howes Lane. We are keen to engage with the local community and provide residents with the opportunity to view the proposals and provide feedback. We would like to invite you to a public exhibition being held on **Friday 20 and Saturday 21 June at Unit 3, Pioneer Square, Bicester.**

Members of the North West Bicester project team will again be on hand to answer questions and listen to your views. For further information regarding the exhibition location and opening times please find enclosed a copy of the invite newsletter.

We hope that you will be able to attend the above exhibition and look forward to discussing the proposals with you further. If you have any questions ahead of the event, please call freephone **0800 298 7040** and ask to speak to either Matthew Turpin or Steve Houkes.

Yours sincerely,



Louise Caves
Strategic Partnership Manager

Enc.

Registered Office:
Capital House
25 Chapel Street
London NW1 5WX



VAT No. GB 731 6211 68

Members of A2Dominion Housing Group Ltd (an exempt charity, I&P Soc. No. 28985R, HCA Reg. L4240):

A2Dominion Enterprises Ltd (Co. No. 02476402, registered in England & Wales)
A2Dominion Homes Ltd (an exempt charity, I&P Soc. No. 18313R, HCA Reg. LH0391)
A2Dominion Housing Finance Ltd (I&P Soc. No. 29316R)
A2Dominion Housing Options Ltd (I&P Soc. No. 29122R, HCA Reg. SL4293)

A2Dominion South Ltd (an exempt charity, I&P Soc. No. 28641R, HCA Reg. LH4149)
A2Dominion Treasury Ltd (Co. No. 06583682, registered in England & Wales)
Dominion Developments (2004) Ltd (Co. No. 05230209, registered in England & Wales)
Dominion Developments (2005) Ltd (Co. No. 05585321, registered in England & Wales)



NW Bicester: Have your say in helping to shape the next phase of the UK's first eco town

Friday 20th June 2014, between 4pm and 7pm & Saturday 21st June 2014, between 10am and 2pm

Following last December's well attended public exhibition, A2Dominion reviewed and considered the feedback received and submitted its North West Bicester 'Masterplan Vision' to Cherwell District Council. A2Dominion is progressing proposals which will form two outline applications along with a detailed planning application for the associated infrastructure elements of the wider Masterplan.

If you would like the chance to find out more about the applications, meet the project team and comment on the proposals, A2Dominion would be pleased to see you at its forthcoming public exhibitions on: Friday 20th June 2014, between 4pm and 7pm and Saturday 21st June 2014, between 10am and 2pm

At Unit 3,
Pioneer Square, Bicester
(The unit is located adjacent
to Coles Books and close to
Boots Opticians and WH Smith)

For further information, please
call the NW Bicester project team
on freephone **0800 298 7040**,
email at info@nwbicester.co.uk
or visit www.nwbicester.co.uk.

north
west
bicester

a2dominion

10th June 2014

Public invited to view NW Bicester Masterplan proposed planning applications

Members of the public are being invited to view the latest plans for the NW Bicester Masterplan, which include two outline planning applications for 512 acres of land and one detailed planning application for associated infrastructure works.

Visitors will have the opportunity to view and discuss proposals at a public exhibition which is being held by lead developer A2Dominion at Unit 3, Pioneer Square, Bicester, on Friday 20th June 2014 between 4pm and 7pm, and Saturday 21st June 2014 between 10am and 2pm.

The two outline planning applications relate to areas of the wider NW Bicester Masterplan covering 130 acres to the north of Howes Lane and 382 acres to the north of Lords Lane. The detailed planning application relates to the associated infrastructure elements including the proposed strategic realignment of Howes Lane.

Gerry Walker, Regional Director of A2Dominion, said: "We would like to encourage as many people as possible to come along to the exhibition to view the proposed planning applications ahead of their submission to Cherwell District Council for consideration.

"Members of the project team will be on hand to talk through the details, answer any questions we always welcome feedback from those attending. We hope that this consultation will be as well attended as our Masterplan public exhibition in December last year which attracted over 430 people and provided some perceptive and considered feedback.

Since the last NW Bicester Masterplan public exhibition A2Dominion has taken feedback received into account and, in March, submitted the NW Bicester 'Masterplan Vision' document with the accompanying evidence base to Cherwell District Council for its consideration.

This Masterplan will be used to guide the future development of NW Bicester over the next 25-35 years.

For further information, contact the project's freephone information line on 0800 298 7040, email info@nwbicester.co.uk or visit www.nwbicester.co.uk to see the Masterplan documents.

ENDS

Notes to editor:

- NW Bicester is leading investment in the future by delivering the UK's first eco-town. NW Bicester is a partnership between A2Dominion Group (one of the country's leading providers of high quality housing for sale, shared ownership and rent) and Cherwell District Council (the local authority).
- A2Dominion is one of the country's leading providers of high quality housing with over 34,000 homes across London and southern England and thousands more in development. Originally established over 60 years ago, it has received numerous awards and accreditations, including 'Investor in People Gold' and 'Positive about Disabled People' status.

For more information please contact:

Anna Rainbow
Tel: 01962 893914
Email: anna.rainbow@remarkablepr.co.uk

Gemma Watts
Tel: 01962 893911
Email: Gemma.watts@remarkablepr.co.uk

Our vision for NW Bicester: The Masterplan

Our guiding principles at A2Dominion are to make it easy, attractive and affordable for people to lead healthy, sustainable lifestyles without compromising the needs of future generations.



Forty per cent of this pioneering community of approximately 6,000 future-proof homes will be green space. On the doorstep for residents to work and play will be a business park and sports and leisure facilities.

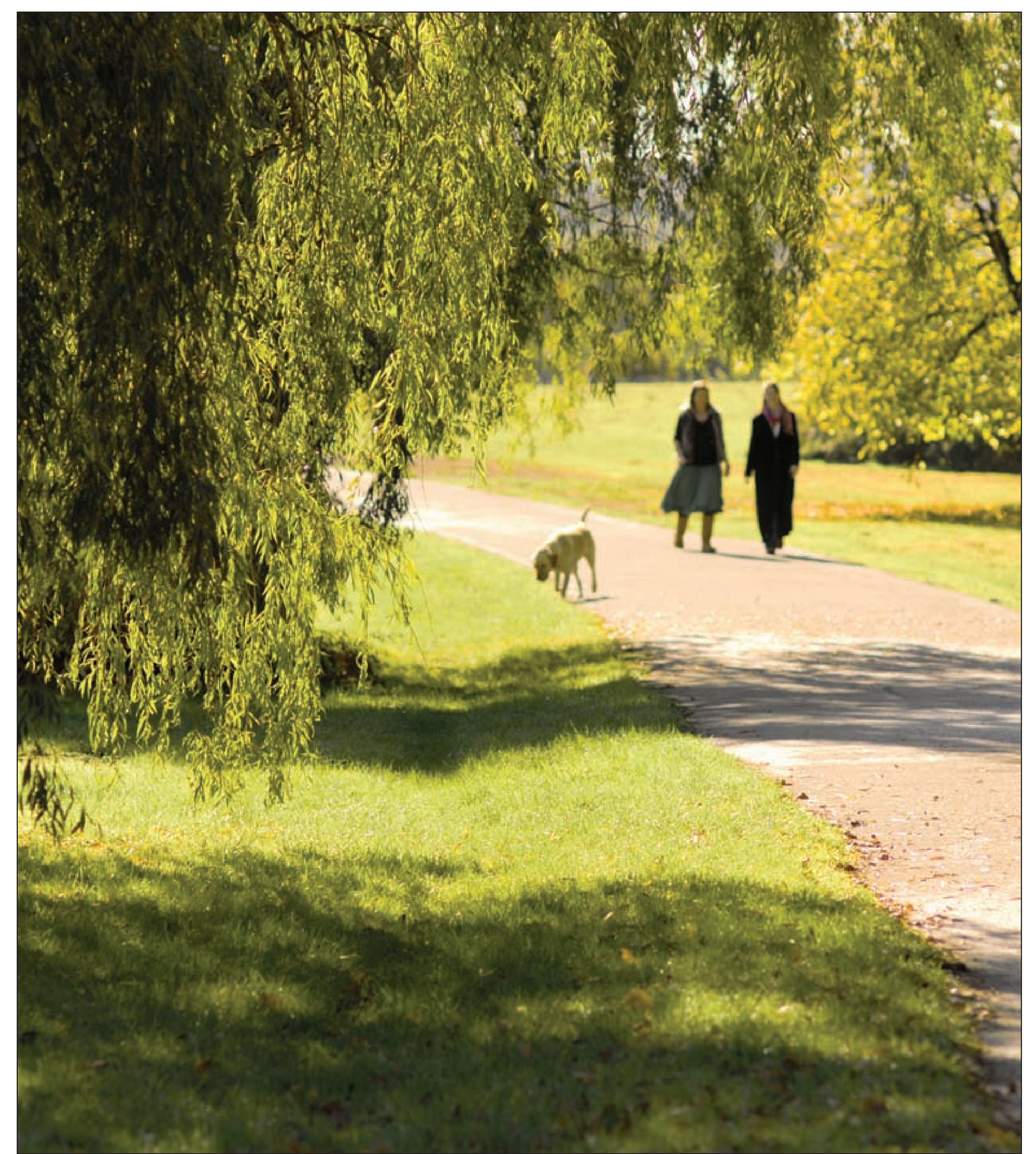
The high quality true zero-carbon homes will pioneer the highest standards in sustainable construction and be for all ages to enjoy for generations to come from: starter homes, family homes, bungalows and extra-care housing. Around them will be the amenities to inspire a vibrant neighbourhood.

Our vision is to create new schools, community centres, nurseries, a health practice, and a town square.

In addition our proposals will include a community farm, allotments, an orchard, a country park and a nature reserve with grasslands intertwined with local waterways.

The network of rural footpaths and cycle ways and a series of bus-only road links will mean public transport is more rapid and frequent; enabling people to make sustainable travel choices.

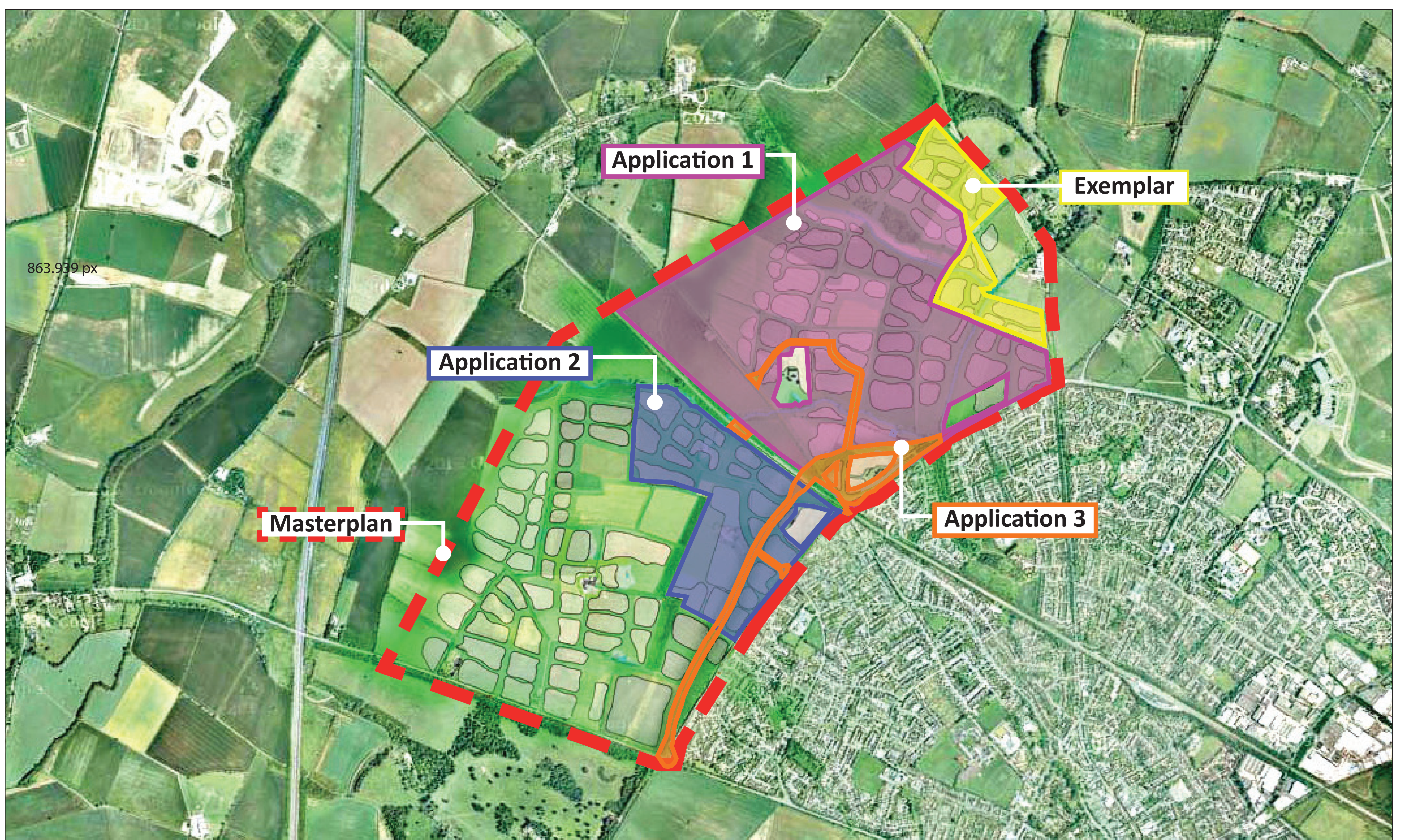
Creating a vibrant and resilient community that is truly integrated with wider Bicester is at the heart of all our plans. This is a community designed for people to stretch their imagination as well as their legs.



Overview: About the application proposals

Cherwell District Council will consider the planning applications for NW Bicester. We expect to submit three applications – all of which will be in line with the Masterplan.

That means each proposal will have to show how it contributes to the wider vision and objectives for NW Bicester.



We're now preparing two outline planning applications for approximately 518 acres. We're also preparing a detailed planning application for the infrastructure of the Masterplan, such as roads.

The outline planning applications:

- 126.6 acres north of Howes Lane.
- 392 acres north of Lords Lane.

In total, they seek planning permission for the following land uses:

- Up to 3,500 new homes, including 30% affordable and 250 extra care apartments for the elderly.

- Around 80 hectares of open and green spaces, incorporating play, allotments, a woodland burial ground and a country park.
- Up to 6,900 square metres of business and commercial space, including offices and local business units.
- Up to 3,250 square metres of retail and leisure space, incorporating convenience stores, and space for cafes.
- Up to 5,375 square metres of community space, including nurseries, a community hall, and rooms and a health centre.
- Two-form entry primary schools and one secondary school.

Exemplar Local Centre

