

**Eco Development
Public Consultation:
13-16th October 2010**



Tell us what you think

Come and see the detailed plans for the very first settlement of homes and community facilities in the NW Bicester Eco Development

Visit one of our public drop-in sessions where members of the Project Team will be available to answer your questions. A static exhibition will also be on display at Bicester library from 13th October

Wednesday 13th October, 6.30pm – 8.30pm

Bure Park Community Hall, at Bure Park Primary School,
92 Lucerne Avenue, Bicester

Thursday 14th October, 12pm – 8pm

Bure Farm Pub, Barberry Place, Bicester

Friday 15th October, 10am – 4pm

Sheep Street (in front of Tesco),
Bicester

**Saturday 16th October,
10am – 4pm**

Wyevale Garden Centre,
Oxford Road, Bicester



Our proposal for this Exemplar includes



- Over 400 homes, 30% of them affordable
- A 'village store' and space for other retail units
- A community centre
- Land set aside for a school
- Transport links around the site and to the community hub
- Space for job creating businesses
- An eco pub

At the drop-in sessions new diagrams of the proposed layout and details about the community hub and transport links to support the development will be displayed. We welcome your comments before we prepare to submit a planning application to Cherwell District Council later this year.

We look forward to seeing you.

Log on at www.nwbicester.co.uk
Email us at info@nwbicester.co.uk
Call us on 020 7930 3606



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Annex 23

5 October 2010

**MASTER PLANNING IN PARTNERSHIP
PUBLIC CONSULTATION EXEMPLAR EXHIBITION
13 – 16 OCTOBER 2010**

In advance of a planning application to be submitted later this year, a final stage of public consultation on the 'Exemplar' phase (first stage) of the NW Bicester eco development is taking place between the 13 – 16 October 2010.

Following on from June's Open Planning Week and September's 'Testing Ideas' public consultations, this phase seeks to illustrate more of the detail that will be included in the first stage of development including transport hubs, layouts, house design and details of proposed infrastructure.

Public exhibitions and drop-in sessions are taking place at the following locations:

- **Wednesday 13 October, Bure Park Community Hall, Bure Park Primary School, 92 Lucerne Avenue 6.30pm – 8.30pm**
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- **Saturday 16 October, Wyevale Garden Centre, Oxford Road, Bicester 10am – 4pm**

In addition to these public events there will be a static exhibition in the entrance to Bicester Library from Monday 11 October until Monday 18 October 2010.

The Exemplar proposal includes:

- 420 homes, 30% of them affordable
- A 'village store' and space for other retail units
- A community centre
- Land set aside for a future school
- Pedestrian and cycle links around the site and to the community hub
- Space for job creating businesses
- Pub

“We have been asking Bicester residents for their input into this exciting project over a period of months now and hope that people will continue to get involved. The success of this project and its future look and feel can be influenced by those living in Bicester and the surrounding areas. We are committed to working with the public and looking for their views and ideas to make each phase of the development the very best it can be,” said Ian Inshaw, Director, P3Eco Bicester.

- Ends -

Notes

For further information, please contact Fiona Brenner on 0207 930 3606 fbrenner@pmc-uk.com or Catherine Nestor 0207 930 3581 cnestor@pmc-uk.com

Background

P3Eco (Bicester) has established a consortium to develop proposals for an eco development in North West Bicester. We are working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council, as well as housing provider A2Dominion and world-renowned architects and masterplanners, Terry Farrell and Partners, to ensure that Bicester is a pioneering model of environmental and community sustainability. This consortium is determined to create a development which will gradually become an organic extension to Bicester, which sits comfortably with and enhances the town. It will add significantly to the profile of Bicester.

Become a Friend of the NW Bicester Eco Development

Friends of the NW Bicester Eco Development will receive updates on the project and information about events and ways to contribute to the emerging scheme.

If you would like to become a Friend of the NW Bicester Eco Development contact info@p3eco.com or call 020 7930 3606 to give us your contact details for inclusion in the mailing list.

Annex 24

13 October 2010

NW BICESTER ECO DEVELOPMENT MASTERPLANNING IN PARTNERSHIP PUBLIC CONSULTATION 13 – 16 OCTOBER

This week (11 October 2010) sees the start of a further round of public consultation on the Exemplar (the very first settlement) stage of the NW Bicester eco development. This is ahead of a planning application to be submitted to Cherwell District Council in November 2010.

This phase of public consultation seeks to illustrate more of the detail that will be included such as transport hubs, layouts, house design and details of proposed infrastructure.

The Exemplar will be the first community in the NW Bicester eco development. It will provide over 400 homes, 30% of which will be affordable housing with community facilities and will provide local employment. The Exemplar site covers 51 acres and brings to life the look and feel of the first 'village' in the eco development. 36% of the site will be open space (not including private gardens).

The Exemplar is a small part of the long term proposals for NW Bicester and gives the chance to test ideas. What is learned from the Exemplar will inform later phases of the development.

The site has been designed to work with the laws of nature, with landscape as the key driver for the layout of the Exemplar. Care has been taken to preserve and enhance hedges and water courses and for the natural landscape to be accessible for residents to enjoy.

The Exemplar site was selected for the following reasons:

- It is big enough to be the first 'village' and can support a commercial hub
- It leaves workable fields for farmers and Home Farm intact
- Land ownership tied to timescales
- The landscape - field patterns, hedgerows

The Exemplar is designed to enhance and complement existing facilities in Bicester town centre rather than to compete with it or drain local resources. To strive to achieve this, the Exemplar proposals include:

- A new cycle and pedestrian crossing from the Exemplar to the town and a new regular bus service
- Prioritising local businesses and local employment
- Providing homes which match what is needed locally and the local housing market

Ian Inshaw, Chair of P3Eco Bicester said, "The Exemplar aims to set new standards in eco development, therefore it has been crucial for the professional team to gain input from the local community to ensure we reflect their needs and views."

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- Ends -

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Notes

Approximate Project time lines:

June 2009	NW Bicester receives Government designation as an 'Eco Town'
November 2009	Cherwell District Council (CDC) hosts Bicester Summit on the town's future
February 2010	Eco Town Fund allocation confirmed providing £9.7 million to CDC to support the Eco Town Status
March 2010	CDC Core strategy published for consultation, including NW Bicester

June 2010	P3Eco's professional team hosts 'Open Planning Week' to gather comments and ideas from local residents and community representatives
September 2010	P3Eco publishes 'NW Bicester: Testing Masterplan Ideas' and presents initial Exemplar ideas. CDC begins consultation on Eco Bicester, One Shared Vision
October 2010	P3Eco detailed consultation on the Exemplar
November 2010	P3Eco with A2Dominion will submit Exemplar Planning Application to CDC for consideration
Autumn / Winter 2010/2011	Ongoing work on the Masterplan
Spring 2011	Masterplan submitted to CDC for planning consideration
Late 2011	Subject to planning, intended start for building on the Exemplar site

Appendix 25

<p>Name.....</p> <p>Address.....</p> <p>.....</p> <p>.....</p> <p>Email Address</p> <p>.....</p>	<p>Have you heard of the NW Bicester Eco Development before?</p> <p>Yes.....</p> <p>No.....</p> <p>If so, how? (e.g previous exhibitions, newspaper articles, flyers)</p> <p>.....</p> <p>.....</p>
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1. The layout

- a) Do you think the plans provide a good mix of homes, community spaces and employment?

Yes.....
No.....

Is there anything missing that we should consider for future phases?

.....

.....

- b) Do you like the idea of the Village Square / Village Green?

Yes.....
No.....

Why? What do you like or dislike?

.....

.....

.....

- c) Do you like the way we have designed the other open spaces?

Yes.....
No.....

Why? What do you like or dislike?

.....

.....

Appendix 25

- d) Do you think that the Exemplar could help to create jobs and generate business in the Bicester area?
Yes.....
No.....

2. Eco houses

- a) To show that eco houses don't have to be 'different' we are proposing houses that look very similar to what is already around in the local area. Do you agree with this approach?
Yes.....
No.....

- b) Do you like the proposed designs for the eco houses?
Yes.....
No.....

What do you like/dislike in particular?

.....
.....

3. Transport

- a) Do you approve of the Government and P3Eco's aim to encourage less car use in and around the Exemplar?
Yes.....
No.....
- b) Do you feel any transport issues have been overlooked?
Yes.....
No.....

If so, what?

.....
.....

4. Sustainability

We are proposing to generate combined heat and power onsite from renewable energy (probably biomass) through a district heating system and produce clean electricity from photovoltaic panels on roofs. Do you think this is the right approach?

Yes.....

Appendix 25

No.....
Don't know.....

Have you any comments?

.....
.....

Cherwell District already achieves 51% recycling but for NW Bicester, we have a target of 70% from the start and 80% by 2020. What would help you to achieve better recycling? Your ideas will help us to achieve it at NW Bicester

.....
.....

5. Community

Have we got the right approach to supporting the community?

Yes.....
No.....

Can you suggest any specific things we should consider?

.....
.....

6. Existing Town

What do you think is the most important way of linking the Exemplar to Bicester town? (eg. Open space, transport, community partnerships)

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Other comments

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Appendix 26

Responses to Pre-Application Consultation - October 2010

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Question 1a: The layout

- Do you think the plans provide a good mix of homes, community spaces and employment? Y/N

Yes (%)	No (%)	Don't know/blank
26 (67%)	9 (23%)	4

- Is there anything missing that should be considered for future phases?

Y/N	Comment	Response
Y	Services-Opportunities directed at young people	Will be incorporated in community development work and through community governance. Further work will be done with young people in Bicester to consider the youth offer.
N	Employment not certain	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Maybe more employment.	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Initial phase only contains houses. There are no requirements to sell houses to employees of local business	There is more than housing in the Exemplar. Mechanisms to prioritise local employment and business opportunities are contained within the economic strategy supporting the Exemplar application. Links between the community and new job opportunities will be considered further.
Y	Electric charging posts for cars	This will be included on the Exemplar
N	Supermarkets shops	There will be a local retail offer in the Exemplar and repeated in future phases. A supermarket is not being considered.
Blank	Care Home	This will be delivered in a future phase.
N	The Real World	The performance of the eco development and supporting strategies will be monitored for success over a range of criteria.
Y	Open water, boating, fishing, nature reserve. Visitor centre.	A visitor centre will be included on the Exemplar. Open water is unlikely to be considered in later phases.
N	Future Road Expansion	There will be access roads to the site, but non-car travel will be prioritised.
Blank	Yes for homes and community, No for employment	An economic strategy to address employment creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	Senior School Places	A secondary school will not be included in the Exemplar, but will be provided in later phases.
Y	Cinema	A cinema is being provided in the town centre redevelopment. The Exemplar will be town centre focused.
Don't	Employment needs to be	An economic strategy to address employment

know	looked at further	creation supports the Exemplar application. Further work for an economic strategy for the full development is being done.
N	The energy required voids any savings	An energy strategy to cover all onsite needs is included in the Exemplar application, in line with the Eco Town requirements.
Y	Secondary school provision	A secondary school will not be included in the Exemplar, but will be provided in later phases.
Y	Concert/sports venues. Any provision for teenagers?	Outdoor sports provision will be provided in future phases. Other venues for sports and for music will be considered.
Y	Nothing for the younger generation	Activities for young people will be incorporated in community development work and through community governance in the Exemplar.

Question 1b: The layout

- Do you like the idea of the Village Square / Village Green? Y/N

Yes (%)	No (%)	Don't know/blank
37 (95%)	1 (3%)	1

- Why? What do you like or dislike?

Y/N	Comment	Response
Y	Open spaces for young people – recreation	Agreed.
Y	Not convinced about employment opportunities – only sure thing is houses.	An economic strategy to address employment creation supports the Exemplar application.
Y	Like the idea of individual community feel within a large estate plan	Agreed.
Y	Focal open area.	Agreed.
Y	Community space. What provisions will be made for maintaining these areas?	Agreed. There is a community governance strategy which accompanies the Exemplar application which considers maintenance of open spaces.
Y	This looks similar to other non-eco developments, but I don't expect this will be a community hub, just an open space	The development is intended to be like other places, but with additional benefits to living there (e.g. open spaces). Community development and governance will support active use of open spaces.
Y	Big enough for recreational activities: e.g. Cricket on village green to bring community together	Community development and governance will support active use of open spaces.
Y	Community Spirit	Agreed.
Y	Dislike anti social behaviour, like community events	Agreed. Farrells have been working with Secure by Design and the local police to consider the best methods to design out crime. Community development and governance will play a significant part in this.
Y	Larger 'green'	There is significant open space (over 40%) on the Exemplar.
Y	Don't want the eco-town	NW Bicester has been designated by the Government's Eco Town PPS and considered

		through the District Council's Local Development Framework Core Strategy.
Y	Tradition & focal point	Agreed.
Y	Open spaces and local centre	Agreed.
Y	Good place for young people	Agreed.
Y	Nice to have a space to walk or sit	Agreed.
Y	Space	Agreed.
Y	Local communities make life more pleasant	Agreed.
Y	It needs a heart for the community	Agreed.

Question 1c: The layout

- Do you like the way we have designed the other open spaces? Y/N

Yes (%)	No (%)	Don't know/blank
28 (74%)	3 (8%)	7

- Why? What do you like or dislike?

Y/N	Comment	Response
Y	Like balance of houses/buildings & open spaces	Agreed.
Y	There appears to be a reasonable amount of open space but difficult to view on the plans	Strategies considering Open Spaces and Landscape support the Exemplar application.
Blank	Didn't notice any	There is over 40% public open space. Strategies considering Open Spaces and Landscape support the Exemplar application.
Y	Only 1 LEAP	There are 2 LEAPS and 2 NEAPs included on the Exemplar.
Y	Excellent rural style, well spread across site	Agreed.
Y	Looks great	Agreed.
Y	Wait until people make their own paths	The community's use will develop over time.
Y	Somewhere to walk with greenery maintained, help people to get out and about	Agreed.
Y	Once matured it will look good!	Agreed.

Question 1d: Layout

- Do you think that the Exemplar could help to create jobs and generate business in the Bicester area?

Yes (%)	No (%)	Don't know/blank
22 (59%)	8 (22%)	7

Question 2: Eco houses

- 2a: To show that eco houses don't have to be 'different' we are proposing houses that look very similar to what is already around in the local area. Do you agree with this approach? Y/N

Yes (%)	No (%)	Don't know/blank
29 (78%)	6 (16%)	2

- 2b: Do you like the proposed designs for the eco houses?

Yes (%)	No (%)	Don't know/blank
26 (70%)	7 (19%)	4

- What do you like/dislike in particular?

2a Y/N	2b Y/N	Comment	Response
Y	Y	Energy efficiency	Agreed.
N	N	Increased traffic on existing roads	Non car means of transport will be prioritised for the development and the impact monitored. There is a transport strategy supporting the Exemplar application.
Y	Y	Good to see solar panels included, although 'excuses' such as not having car spaces with houses, will be a huge issue	The use of cars will be monitored. The maintenance of the development, including issues around parking, will be considered through the community governance strategy.
Y	Y	No 3/4 storey flats.	Subsequently, these have now been included to provide a mix of homes for different needs.
N	?	No. Why not be different? But I suspect most local residents will want a style which reflects the local style.	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases.
Y	N	Ambiguous design	There are detailed descriptions of proposed house designs and treatments in the Exemplar application.
Y	Y	Hopefully, any 'low-cost' housing won't look any different to other houses in the vicinity	It won't. The same style guidance (of three types) will be used for all tenures of housing, social and private.
N	N	Overcrowding of houses	There are fewer homes on the final application, which allows for more open space.
Y	Y	Room for design & build & individual styles	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different

			designs to be considered in later phases
N	N	Not enthusiastic on wooden fronts	Wood is one option of material and will not be a primary material. The main fascia materials will be brick, stone and render.
Y	Y	Natural stone, local materials	Stone will be used throughout the development in appropriate locations. A2Dominion has committed to using local materials where possible.
Y	Y	Use of lime	Lime will be considered as a material but is unlikely to form a primary material.
N	N	More eco based	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases. The construction will have high sustainability standards.
Y	N	Ikea houses, need to look like every other house	Further work has been done on the designs. There are detailed descriptions of proposed house designs and treatments in the Exemplar application.
Y	Y	The fact that they're eco	Agreed.
Y	Y	The designs aren't abstract like preconceived ideas of eco-homes	Agreed.
Y	don't know	Would prefer a greater variety of design	There will be some houses included in the Exemplar which have a different look to them, designed by different architects. Each 'village' over the wider development will have its own distinct character, which allows for different designs to be considered in later phases.
Y	Y	It appears that they will 'fit in' with the local housing & structures already there.	Agreed.

Question 3: Transport

- 3a: Do you approve of the Government and P3Eco's aim to encourage less car use in and around the Exemplar? Y/N

Yes (%)	No (%)	Don't know/blank
27 (73%)	7 (19%)	3

- 3b: Do you feel any transport issues have been overlooked? Y/N

Yes (%)	No (%)	Don't know/blank
25 (66%)	9 (24%)	4

- If so, what?

3a Y/N	3b Y/N	Comment	Response
	Y	Costs. Further out of town people are the more expensive travel becomes.	Public transport options will be affordable to work. This will be considered in implementation of the transport strategy and travel plan, i.e. it may be subsidised to reduce costs.
Y	Y	Not sure infrastructure will cope with increased users, people will need/ use cars despite eco principles	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored.
Y	Y	Transport to Oxford	Connection between the Exemplar, Bicester Town Station and existing bus links to Oxford are considered in the Transport Strategy.
Y	Y	Not sure how enforceable personal travel plan will be!!	The performance of the Green Travel Plans and full Transport Strategy will be monitored.
Y	Y	The houses should be built around businesses on the same land and preference/discounts given to local employees.	There is commercial and employment provision included in the Exemplar application. Local employment is prioritised.
Y	Y	Have fewer parking spaces to really make it "eco." Need to have very regular bus service to encourage people to abandon their cars.	A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
Y	Y	Although schemes are being offered there is no enforcement, the estate will get clogged with cars.	The performance of the Transport Strategy will be monitored. It will be part of the long term maintenance of the Exemplar and considered under community development and community governance.

N	Y	Parking	A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
N	N	Cheap public transport links have never been an option in the UK. Convenient, right place, right time	Bus routes, along with walking and cycling, are prioritised in the Exemplar. Public transport options will be affordable to work. This will be considered in implementation of the transport strategy and travel plan, i.e. it may be subsidised to reduce costs.
Y	Y	Not enough detail	A full transport strategy supports the Exemplar application.
N	Y	Impact on existing residents and networks	A transport study was undertaken to provide the baseline for the Transport Strategy which accompanies the Exemplar application.
Y	Y	Transport to Aylesbury	Residents will be supported in creating individual Green Travel Plans as a core part of the Transport Strategy. The Exemplar may not provide full public transport links for all journeys, but the use of car share will be encouraged.
Y	Y	Roads around Bure Park	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored.
Y	Y	Persuading people not to use their cars is not realistic, roads won't take the increase, parking, Lucerne Avenue used as a cut through	Reduction of car use by 50% is a core principle of the eco development and will be monitored. Residents will be supported in creating individual Green Travel Plans as a core part of the Transport Strategy. A balance is being made between the realism of car ownership and use and the move to non-car travel. Bus routes, along with walking and cycling, are prioritised in the Exemplar.
Y	Y	Extra commuting traffic	Transport modeling on the impact of the Exemplar shows little additional pressure. Non car use will be prioritised. Reduction of car use by 50% is a core principle of the eco development and will be monitored. Individual Green Travel Plans for residents will

			help the move to non-car journeys or car-sharing.
Y	Y	Access to station	Connection between the Exemplar and Bicester train stations are considered in the Transport Strategy.
N	Y	Buses, Car share links to trains	These are included in the Transport Strategy.
N	Y	Cycling lanes on road - not very common. Should encourage other forms - i.e. a weeks bike discount etc.	Promotion of cycling will be important. Green Travel Plans for residents will help this. Access to bikes will be important to support this.
Y	N	Must have good public transport service within	Agreed.
	Y	Projections are never accurate	The performance of the Transport Strategy will be monitored. It will be part of the long term maintenance of the Exemplar and considered under community development and community governance.
Y	N	I'm not convinced that people will readily give up the car. Bicester gets very congested already. I think a better ring road would help people avoid the town centre	The eco development prioritises non car modes of transport as a core principle. The performance of the Transport Strategy will be monitored. The County Council is also looking at travel patterns within the existing town.
Y	N	But make sure footpath/cycle paths are in the plan	Walking and cycling are prioritised on the development and to connect to the existing town.

Question 4a: Sustainability

- We are proposing to generate combined heat and power onsite from renewable energy (probably biomass) through a district heating system and produce clean electricity onsite from photovoltaic panels on roofs. Do you think this is the right approach? Y/N

Yes (%)	No (%)	Don't know/blank
26 (68%)	0 (0%)	12

- Have you any comments?

Y/N	Comment	Response
Y	Needs to be a school, not just land set aside	A school will be provided under agreement between P3Eco/A2Dominion and the County Council.
Y	Worried that infrastructure in Bicester won't cope with all these new developments	The District Council is leading a consideration of 'Eco Bicester'. Different types of infrastructure will be impacted in different ways. There is a full impact assessment as part of the Exemplar application.
Y	PV expensive	Cost is a contributory factor to the Energy Strategy, and given the advancement in PV technology their cost has been reduced sufficiently to make them viable.
Y	Sustainability is a good idea make sure the 5000 homes have enough	This is a core principle of the eco development.
Don't know	Ground source heat pumps?	These are not part of the Energy Strategy for the Exemplar but will be considered in later phases.
?	Cost efficiency dependent	Cost is a contributory factor to the Energy Strategy.
Y	If practical and cost effective	Cost and performance are contributory factors to the Energy Strategy
Y	Who's paying for PV?	It is the responsibility of the housing provider A2Dominion and P3Eco to ensure the Energy Strategy is delivered, and that it is affordable.
Don't know	Eyesore?	The design of the Exemplar is intended to provide a place people will choose to live.

Question 4b: Sustainability

Cherwell District Council already achieves 51% recycling but for NW Bicester we have a target of 70% from the start and 80% by 2020. What would help you to achieve better recycling? Your ideas will help us to achieve it at NW Bicester.

Comment	Response
Build on CDC scheme, current schools	Agreed.
Glass collection and weekly collection	Recycling schemes will match CDC's current weekly collection. Glass recycling points will also be provided onsite.
Common facilities for structural ...that do not have space for 3 bins	Bin storage will be provided for all homes.

Make it a pledge for new residents & businesses to recycle	Recycling will be promoted to all new residents and performance against targets monitored. This will be linked to community development.
Plenty of recycling required recycling at home needs discrete bin provisional storage.	Bin storage will be provided for all homes.
Regular collection of bins. Good storage area for bins - they are unsightly	Bin storage will be provided for all homes.
Less packaging and Junk Mail	Onsite retailers will be encouraged to use minimal packaging. Paper recycling will be available.
Kerbside glass recycling	Agreed. Glass recycling will also be provided onsite.
Weekly collection	Agreed.
Collection of Bottles	Agreed. Glass recycling will also be provided onsite.
Regular collection , on-site recycling	Agreed.
A way of advertising it to children, a fun and interesting way which will get them to help their parents	Agreed.
Easy labeled bins, regular collection	Agreed.
Bin for glass	Bin storage will be provided for all homes. Glass recycling points will also be provided onsite.
Less food packaging	Onsite retailers will be encouraged to use minimal packaging.
Local council need to make recycling easier. Still difficult to recycle many plastics that other councils seem to cope with	This will be considered in discussions with CDC and OCC.
I think it works well at present - keep up the level of service we currently have.	Agreed. Current standards will be maintained and additional provision made.

Question 5: Community

- Have we got the right approach to supporting the community? Y/N

Yes (%)	No (%)	Don't know/blank
21 (60%)	6 (17%)	8

- Can you suggest any specific things we should consider?

Y/N	Comment	Response
N	No public consultation on this	There is a Statement of Community Involvement supporting the Exemplar application. The designation of the eco town was led by Cherwell District Council.
?	Improving infrastructure.	There is a full Impact Assessment to support the Exemplar application.
N	In an ideal world this will work, but the community will have transport issues in the future, also more jobs are needed in Bicester & facilities to cope with additional homes	The performance of these will be monitored and will be subject to long term involvement of the developers and community governance structures.
Y	Money given to the town must be spent on the town and not diluted to Cherwell projects outside Bicester	This is led by the District Council.
N	Existing Community	The Exemplar is intended to integrate with the existing town. P3Eco, A2Dominion and the project team have taken a 'whole of Bicester approach'. The District Council is leading on 'Eco Bicester' for the existing town.
Y	School should be built, rather than land provided. People would have to drive to get to schools	A school will be provided under agreement between P3Eco/A2Dominion and the County Council. Travel to school will be considered under Green Travel Plans for residents.
Y	More facilities are evidently needed, with more housing we'll need more facilities to make it feel like a town.	The Exemplar will help provide some. NW Bicester is intended to help bring more facilities to the town centre as well as provide additional facilities onsite.
	The bottom line on the balance sheet!	The balance between provision and viability is being carefully addressed. The team is committed to delivering an Exemplar which is the best it can be.
Y	Village centres having community hall for various functions	This is being provided on the Exemplar.
Y	Ensure local community Association/Group from the start	There is a Community Governance Strategy which accompanies the Exemplar application to address this issue.

Question 6: Existing Town

- What do you think is the most important way of linking the Exemplar to Bicester town (e.g. open space, transport, community partnerships)?

Open Space	7	22%
Transport	17	53%
Community	4	13%
Supermarkets, building of school, youth	3	9%
'All of the above'	1	3%

Appendix 27

Comments from young people

Cooper School Eco Bicester Information and Consultation Session, 13th October 2010

An Eco Bicester consultation event at Cooper School took place on 13th October 2010, available at the morning break and lunch break, plus used by a Year 10 science lesson. The exhibition boards from the pre-application consultation on the Exemplar were displayed and members of the project team on hand to explain and gather feedback. The CDC Eco Bicester Team were also present. Below is a summary of comments gathered:

The students were quite concerned that there should be social activities for the whole area, they didn't want the development to become isolated with people not forming a community spirit. A cinema was a popular request. Also popular was the idea of an active voluntary sector, with groups arranged for litter picking, tidying verges etc.

Concern was often expressed for neighbours, ensuring that people looked after each other, looking out for elderly and disabled neighbours, neighbourhood watch etc. Very supportive of a traditional village atmosphere.

Traffic was an issue for some. There needs to be proper traffic management with consideration given to both speeding and traffic jams. This should apply not only to the new development but to the surrounding areas.

The appearance of the new development was important. By and large the students wanted the new development to reflect the styles and traditions of the area around Bicester rather than some sort of radical new designs. Linked to this was their concern for the environment of the new development. They wanted to see lots of open space and more trees sustaining more wildlife. Once again litter came up along with ensuring that there were plenty of bins provided so that the environment stayed clean. Places to cycle and walk were important as well as places for ball games. Places to grow vegetables etc were mentioned by quite a few of the pupils, their idea was a farm where people could take a small area for growing their own food.

Fairness was quite a topical issue, one boy raised the issue of rented housing so that those that couldn't afford to buy wouldn't be excluded, another one wanted to ensure that houses were a "fair" price so that people could afford them. This all harks back to the general feeling of creating a community.

Energy was a point many of the students mentioned, they would like to see wind turbines and solar panels used extensively. One girl mentioned "cars that run on water", in essence a hydrogen fuel cell car - maybe one for the future!

A few of the pupils were obviously looking to the future and concerned about jobs and training, they wanted to make sure that as people moved into the new houses that there were jobs for them.

Suggestions which are unlikely to be developed were McDonalds and an "Eco Primark" – but the ideas of fast food and ethical shopping do have resonance.

Bicester Youth Council: Eco Bicester Youth Consultation Evening, 20th October 2010

The Bicester Youth Council promoted an Eco Bicester Youth Consultation Evening on 20th October 2010. The pre-application consultation exhibition boards were on display and a member of the project team attended, alongside members of the Eco Bicester Team at CDC. A presentation was given by Cllr Barry Wood, Leader of CDC. The following is a summary of comments gathered. In attendance were 4 young members of the youth council and 3 other young attendees.

Comments made during the discussion were:

- Open spaces - want range of facilities for all ages - other than just football pitches look at other sports such as netball, athletics, basketball, cycle tracks - also something to deal with general loitering
- Community facilities that can be used by young people - at the moment nowhere really in Bicester for them to meet and socialise and have parties without alcohol for 14 - 18 year old.
- There is a gap in Bicester for 18-21 age range - not much to do and everybody has to travel to Oxford to socialise go to concerts etc.
- Bus Service - have loop that goes around the outskirts of Bicester - near Southwold, Bure Park, Caversfield etc. There should be a link or improved bus service to Wendlebury, Heyford as only runs every 2 hours. Request for better transport links to put in place before the new housing was built.
- Study areas - There was support for the proposed hot desk area in the Eco Business Centre and they asked if there could be a link for young people to meet and work on study projects

together - Barry Wood also mentioned that there were plans for a new 2 storey library in Bicester which would have a study area on the second floor;

- Jobs - general need for higher paid and different type of jobs - no options for creative type jobs in Bicester with studio facilities;

- College of FE - at the moment most young people travelling out of Bicester for FE - Jenny Barker of CDC mentioned that they are reviewing options for a college at South West development instead of a new school;

- There was interest in a self build option on the development in future phases.

- Also interest in house share provision and strong call for affordable housing for young people;

- Introduce a new 'peoples park'

- Information is too complicated – request for simpler information regarding the exemplar/eco town for them to use for consultation in the future.

APPENDIX 4
THE STATEMENT OF COMMUNITY INVOLVEMENT SUBMITTED
AS PART OF THE MASTER PLAN

NW Bicester Masterplan

Statement of Community Involvement Report

21st March 2014

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Public Exhibition Press Advert
Public Exhibition Posters
Public Exhibition News Release
Public Exhibition Banner Stands
Public Exhibition Feedback Form
Website Statistics

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 and Bicester Town Council, NW Bicester was announced as one of four new Eco-Towns in Eco-Towns: A Supplement to Planning Policy Statement One (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 the Masterplan. The Planning Policy Statement: Eco-Towns A Supplement to Planning Policy Statement 1 (July 2009) requires the preparation and submission of a master plan to demonstrate the eco town standards, as set out in the PPS1 supplement, will be addressed. The master plan will therefore provide the context for the formulation and preparation of subsequent planning applications. It is open to the Council to adopt the master plan for development control purposes.
- 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 draft Masterplan 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 Masterplan has been informed by previous consultation that began in 2010 as part of the Exemplar phase. However, this was the subject of a previous and separate consultation 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 2013 by A2Dominion in respect of its emerging Masterplan proposals. 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 draft Masterplan and, in addition, the activity that A2Dominion proposes to complete in 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 A2Dominion has been preparing its Masterplan proposals in line with the principles set out in Planning Policy Statement 1 (PPS1, Supplementary), including:

- A minimum number of 5,000 new homes built
- A mix of affordable housing in line with CDC's requirements
- 40 per cent public and private green space throughout
- Creating 1 job per homes within a sustainable travel distance
- Achieving a true zero carbon standard for the development
- Attaining a modal shift in travel patterns to encourage non-car use
- Real time energy and travel monitoring in every homes
- High levels of energy efficiency in the fabric of the buildings
- Primary schools within 800m of all homes

2.2 Masterplan Proposal

2.2.1 Within the key principles for the NW Bicester eco-town development, the Masterplan makes provision for:

- The creation of up to 6,000 new homes across the site
- Commercial floorspace
- Two local centres
- 40% green infrastructure, which may include country parks, allotments, sports pitches, nature reserves as well as other forms of greenspace
- Social and community facilities, including three additional primary schools (in addition to the primary school already included within the Exemplar phase), a secondary school, community centres and a health centre

2.2.2 If the Masterplan is considered acceptable, it will be used as the lead resource for all parties involved.

2.3 Cherwell District Council's Statement of Community Involvement

2.3.1 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 undertaken community consultation. The following extract sets out the methods that CDC encourages applicants to adopted as part of pre-application consultation.

2.3.2 *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

2.4 Work streams

2.4.1 In order to provide structure to the Masterplan process, work has been focused into a number of work streams as follows:

- Masterplan and Hubs
- Masterplan Sustainable Construction
- Community Governance and Engagement

- Community Infrastructure and Development
- Employment
- Transport
- Energy
- Landscape/ Green Infrastructure
- Water
- Viability

2.4.2 For each work stream, key consultants and statutory consultees were identified as work stream members. These members have been responsible for taking their relevant work stream forward, and feeding into the Masterplan process.

2.4.3 To inform this process, each work stream group prepared a brief which provided a tool against which progress could be monitored. Each brief identified the following:

- Work stream Leads
- Work stream Members
- Key Stakeholders and Areas of Interest
- Terms of Reference
- Objectives
- Relevant Eco Town Criteria, Policy and Best Practice
- Matters to be Tested
- Key Outputs

2.4.4 As well as providing a structure to deliver the Masterplan, work streams have provided the opportunity to consult with key consultees throughout the process. A series of meetings were set up for each work stream in which work stream members attended, and where applicable key stakeholders. This has provided a useful tool in securing on-going feedback from key consultees.

2.4.5 Final outputs from each work stream have informed the Masterplan framework, and strategies prepared based on each. Furthermore, strategies have been prepared based on each work stream. These strategies have been submitted in support of the Masterplan.

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 Masterplan proposals, a community engagement programme was shared with CDC officers to confirm the intended approach, methodology and key activities in respect of engaging the community and key stakeholders.

3.2.2 Key objectives of the consultation programme included;

- Raising awareness and understanding amongst key target audiences
- Engaging the local community in respect of the development of a Masterplan 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 Initial 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 Masterplan 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.

3.4 Initial Management Board Group (IMB)

3.4.1 As part of their existing work on the first Exemplar phase of NW Bicester, A2Dominion are committed to creating a unique resident-led community management structure for NW Bicester that gives local people the opportunity to have a say over the decisions that affect their immediate area.

3.4.2 To ensure that the new community does not grow in isolation from the wider town A2Dominion have identified and engaged a group of key Bicester Stakeholders to establish an Initial Management Board Working Group.

3.4.3 Between October 2012 and March 2014 over a series of 8 workshops the group have worked with A2Dominion to shape the initial structure and programme of activities the IMB, and also spent some time testing the principles of the wider NW Bicester Masterplan and A2Dominion's approach to consultation. As well as participating in the Key Stakeholder Group Workshops (section 3.5), the IMB reviewed:

- Earlier community facilities mapping work to populate a baseline of existing community facilities, their functionality and proximity to NW Bicester, identifying gaps in provision.
- And approved A2Dominions approach to robust community engagement and provided ideas and experiences of what creative consultation in Bicester looks like to further shape the approach.

- And analysed the options for a unique sport & recreational offer on the NW Bicester Masterplan.

In addition, the IMB work included engagement with representatives from:

- Grassroots Bicester
- Bicester Green Gym
- Bicester Youth Council
- Bicester Rotary Society
- Bicester Local History Society
- Bicester Vision
- Bure Park Residents Association
- Bicester Emmanuel Church
- Oxford Diocese
- Caversfield Parish Council
- Bicester Churches
- OYAP
- Bicester Green Reuse Centre
- Bicester Town Council
- CDC
- Bicester Community Land Trust
- Oxfordshire Voluntary

3.5 Key Stakeholder Group – Workshop Series

3.5.1 As part of the initial engagement around the evolution and preparation of the draft Masterplan, in addition to ‘testing’ the Masterplan brief, A2Dominion initiated three ‘Stakeholder Workshops’ prior to wider public consultation.

3.5.2 The participants of the stakeholder workshops were selected by A2Dominion in liaison with CDC and on the basis of their roles and remit. The participants ranged from representatives of all relevant tiers of local government, community leaders, third party interest groups and more technical stakeholders from statutory bodies. A full list of stakeholders invited to participate in the workshop series is detailed in the individual reports produced following each session, which form part of this report’s Appendices.

3.5.3 The overall facilitator for all three stakeholder workshops was Henry Cleary, OBE, previously Deputy Director of Housing and Growth at the Department for Communities and Local Government.

3.6 Workshop 1

3.6.1 The first stakeholder workshop was held on Wednesday 10th April 2013 at the Littlebury Hotel, Bicester between 9am and 12.30pm. The premise of this session, which was co-ordinated with support from CDC, was to re-activate leading local stakeholders given A2Dominion's intention to prepare a comprehensive Masterplan for the NW Bicester site.

3.6.2 The focus of the event was to explore the contents of the draft Masterplan brief for the site and to ensure that it reflected the aspirations and intentions of CDC, OCC and BTC as well as other relevant stakeholders.

3.6.3 27 representatives from those stakeholders invited and drawn from political, community, business and voluntary organisations in and around Bicester were welcomed to the event by Henry Cleary who explained the purpose of the event. Details of attendees can be found in the first workshop report contained within the Appendices of this report.

Participants then listened to introductory presentations about the development, the Masterplan brief and the process towards preparing the Masterplan, given by Jenny Barker (CDC) and Iain Painting (lead planning consultant, Barton Willmore) respectively.

3.6.4 Following the initial presentations, two exercises were initiated. The first involved four groups, each of six or seven participants, moving around four tables every 20 minutes to discuss and provide their views on the various topics contained within the Masterplan brief as set out below:

- **Table 1:** Green Infrastructure / Biodiversity / Landscape and Historic Environment
- **Table 2:** Zero Carbon / Climate Change / Waste / Water / Homes
- **Table 3:** Transport / Employment

- **Table 4:** Local services / Community Building and Governance / Healthy Lifestyles.

- 3.6.5 Each table was facilitated by an officer from CDC and / or OCC together with representatives from A2Dominion and its consultant team. Comments were recorded on large A0 size paper alongside each of the Masterplan issues - additional topics which people thought the Masterplan should address were added at the bottom of the sheets.
- 3.6.6 Attendees were also free to raise other issues, which although not necessarily directly related to the Masterplan, were of relevance to the project as a whole. By the end of this exercise everyone attending would have had an opportunity to make comments on all subject areas covered by the Masterplan brief.
- 3.6.7 After a short break, attendees were each provided with 12 sticky dots and asked to visit each of the tables in turn to place their sticky dots on those items which they considered to be of priority importance for the Masterplan to address - 3 dots per person, per table.
- 3.6.8 The event was concluded with a final short presentation by Jenny Barker setting out the next steps in the process, with Henry Cleary thanking people for their time and input. A summary of table discussions as recorded on the flipcharts (by topic/table) is detailed below with a full summary contained within the individual report of the workshop included within the Appendices.

Table 1 Overview

- Little dissent from the thrust of what was proposed
- Exception to the above being that amendments were sought to the wording of the action regarding the provision of the cemetery – there was a wish to a stronger commitment made to this with reference made to a burial ground as opposed to a cemetery

Table 2 Overview

- Strong interest in the environmental and technological improvements that will be built into the design of the development
- A clear appetite for innovation and where this should be most usefully focused

- Confusion and some scepticism about the term 'zero carbon'; why it is being sought and what it exactly means
 - A need expressed to see this item thought through and addressed both in the Masterplan brief, the final Masterplan and outline application.

Table 3 Overview

- Comments indicating broad agreement with the Masterplan on these topics
- A keenness to see good quality alternative provision to the car designed into the development and for any transport assessment to look at and address circumstances within the site but also within the wider town and further afield.

Whilst not directly related to the Masterplan, several other significant comments were raised:

- A wish for the Bicester to be promoted and marketed as a green employment location with the relevant skills to attract inward investment and encourage business to relocate
- An aspiration for there to be one railway station created, which would become a hub for east/west and north/south railway routes as well becoming a general transport hub for the town.

Table 4 Overview

- A clear interest in how NW Bicester would develop and integrate as a community, the importance of its built social infrastructure
- Acknowledgement that the above two matters are inextricably linked
- In common with the discussions at the other tables, there was little disagreement with the thrust of the Masterplan in this area; instead people were keen to add some detail on the specifics that should be addressed as well as citing some useful examples to be looked.

3.7 Workshop 2

- 3.7.1 The second stakeholder workshop was held on Monday 22 July 2013 at The Littlebury Hotel, Bicester between 9am and 1pm. Following the first session and with initial work underway on the draft Masterplan, this second workshop was held to aid and further inform A2Dominion's work relating to the evolving Masterplan.
- 3.7.2 The focus of the event was to encourage discussion and invite feedback from stakeholders regarding key topics relating to the emerging Masterplan process and associated Work streams.
- 3.7.3 The event was attended by 36 stakeholders including consultant team members and comprising individuals as per the first stakeholder workshop, drawn from political, community, business and voluntary organisations in and around Bicester. Details of attendees can be found in the second workshop report contained within the Appendices of this report.
- 3.7.4 Participants were welcomed and provided with initial introductions by Gerry Walker (Regional Development Director, A2Dominion) and independent facilitator, Henry Cleary. This was followed by two sessions relating to five key topic areas as detailed below, with three topics discussed in session 1 and the remaining two topics in session 2. Participants were seated at three tables with a ten minute presentation given on each topic by A2Dominion's consultant team followed by 20 minute round table discussions and a five minute feedback session so that three main outcomes from each table could be captured, relayed to all participants and recorded on a flipchart. This format enabled each of the five topics to discuss in turn with facilitators on each table reporting back during the 5 minute feedback session.
- 3.7.5 Each table had three facilitators including an A2Dominion and CDC representative.
- **Topic 1: Housing Numbers**
 - **Topic 2: Green Infrastructure**

- **Topic 3: Schools and Community Hubs**
- **Topic 4: Access and Transport**
- **Topic 5: Employment**

3.7.6 The event was concluded by Henry Cleary thanking people for their time and input. A summary of table discussions as recorded on the flipcharts (by topic/table) is detailed below with a full summary contained within the individual report of the workshop included within the Appendices.

Topic 1 Overview – Housing Numbers

- The need to test and plan for the optimum number of homes the site could allow through the planning process with a view that this can exceed 5000
- The need for the density, design and eco principles of the development to be safeguarded through the Masterplan process and not compromised to accommodate an increased number of homes.

Topic 2 Overview – Green Infrastructure

- A need to design and plan for structured and focussed areas of open space with protected habitats.
- That a clear hierarchy of open space is ensured throughout the development.
- Maximise public access to open space, but avoid locating green space as a buffer between NW Bicester and existing communities.
- Create strong links with existing green corridors and surrounding countryside
- Ambitious in terms of sports provision and including a move away from the provision of small 'postage stamp' play areas.

Topic 3 Overview – Schools & Community Hubs

- Plan for 2 vibrant commercial hubs that contain a range of facilities and co-exist with primary schools to increase viability and parking provision
- Enable and encourage use of centres by new and existing communities.
- Consider the creation of a smaller third centre around a potential health hub
- More detail is required about how themed hubs could work

- Potentially allow for two primary schools if the total number of homes built is close to 5000, but plan for three if the number of homes is significantly more than 5000, with the potential for one to co-locate with the secondary school; more information to be considered to inform this decision
- Access and strong connections to green infrastructure are key factors when locating the secondary school. Multi-use facilities within the secondary school to be provided.

Topic 4 Overview – Access & Transport

- Further consideration of access and transport options is required to test the impacts of each.

Topic 5 Overview – Employment

- Agreement that jobs generated from the NW Bicester development can be created both on-site and in wider areas.
- In considering jobs on site, wider consideration has to be given to the town wide position on B8 type uses and locations.
 - NW Bicester should consider alternative types and locations for employment space to achieve the target number of jobs on site.
 - Consider flexible business space that can evolve with the development. Be ambitious with employment proposals and attract knowledge based industries that buy-into the NW Bicester philosophy.

3.7.7 The first and second workshops helped secure early feedback from key stakeholders on the Masterplan process and proposals. In light of comments received, consideration was given to how best to take the Masterplan forward, which included provision for a further workshop prior to public consultation as detailed below.

3.8 Workshop 3

- 3.8.1 A third stakeholder group workshop was held on Wednesday 25 September 2013 at the Littlebury Hotel, Bicester between 2pm and 5pm. With work progressing on the Masterplan and with feedback arising from the earlier sessions over the importance of the potential options relating to access, transport and movement, it was considered appropriate to hold a topic specific session.
- 3.8.2 The event was attended by 35 stakeholders including consultant team members and comprising individuals as per the first two stakeholder workshops, drawn from political, community, business and voluntary organisations in and around Bicester. Details of attendees can be found in the final workshop report contained within the Appendices of this report.
- 3.8.3 As at the earlier workshops, participants were welcomed and provided with initial introductions by Gerry Walker of A2Dominion and Henry Cleary. This was followed by a feedback presentation on the findings from the 22 July workshop relating to the key topics of housing numbers, green infrastructure, schools and community hubs and employment.
- 3.8.4 Philip Harker (Hyder Consulting) then formally introduced the workshop and provided an overview on previous discussions held on access and transport, and the progress and work undertaken following the July workshop.
- 3.8.5 The workshop consisted of the following three access and connection themed sessions as detailed below.
- Part 1: Walking and cycling connections
 - Part 2: Bus connections
 - Part 3: Highway connections
- 3.8.6 Participants were seated at two tables with a 10 minute presentation given on each topic by A2Dominion's consultant team followed by 20 minute round table discussions and a 5 minute feedback session so that three main outcomes from each table could be captured, relayed to all participants and recorded on a flip

chart. This format enabled each of the three topics to be discussed in turn with facilitators on each table reporting back during the 5 minute feedback session.

3.8.7 Each table had two facilitators including an A2Dominion and Hyder Consulting representative.

3.8.8 As with the earlier workshops, Henry Cleary concluded the workshop and thanked people for their time and input with Iain Painting (Barton Willmore) subsequently updating attendees on the next steps. A summary of table discussions as recorded on the flipcharts (by topic/table) is detailed below with a full summary contained within the individual report of the workshop included within the Appendices.

3.8.9 Following the workshop on transport and access held on 25th September, the lead consultants for the transport topic, Philip Harker and Janice Hughes, reviewed the points raised and took the findings back to the Transport Workstream for wider discussion.

3.8.10 The statements below set out the considered responses to the points raised, providing clarity as to how these matters are being progressed as part of the Masterplan process and preferred options to move forward with to consultations in early December.

3.8.11 Part 1 Walking and Cycling Connections

3.8.12 The discussion pointed to the need to set out clearly the principles for the walking and cycling routes and consider a range of destinations. A revised walking and cycling strategy has been produced and will be made available to stakeholders in late November. Specifically, a strategy section sets out the ideal requirements for the primary and secondary connections as:

- Accessible and integrated – giving an integrated network of routes, connecting to key destinations, direct routes, providing secure and sheltered cycle parking;
- Safe – routes having natural surveillance, safe crossings and segregated from traffic;

- Well signed and marketed – clear signage, branded routes between NW Bicester and the town centre and well publicised; and
- High quality – all weather surface, well lit and maintained as adopted routes by the local authority.

3.8.13 The revised document concentrates on planning for the main connections between NW Bicester and the town centre, whilst recognising that there are a range of other local connections that will be used to other facilities and services, specifically employment sites, schools and local shopping facilities.

3.8.14 The main connections are identified to focus investment whilst recognising that there are many examples of local routes, particularly for pedestrians, which will be well used through the residential areas.

3.8.15 Part 2 Bus Connections

3.8.16 The discussion regarding the provision of bus connections for NW Bicester focussed on a number of areas, the need to give buses priority and minimise journey times from the development to key destinations; the importance of having a service which connects the different parts of NW Bicester as well as to the town; and the need to consider how services integrate with other routes and connect to a wider range of key destinations.

3.8.17 With regards to journey times, there was discussion that a service needs to offer less than a 15 minute journey to the town centre. The journey time will depend on the origin of the journey within NW Bicester and decisions by bus operators will also influence this. It is considered difficult to be prescriptive about a maximum time but it is recognised that the key issue is for the service to be attractive in comparison to using a car, taking account of journey time with cost and convenience.

3.8.18 By way of response, the transport team has revisited the bus options and provided a revised paper to the Transport Workstream group (comprising A2Dominion with officers of Cherwell District Council and Oxfordshire County Council, Hyder consultants and BioRegional). The paper considers a wider range of destinations and assesses the impact of a service which always provides a

connection between parts of the site. The paper puts forward a preferred option using Bucknell Road to and from the town centre, with a loop through the west and east sides of the railway using a general traffic underpass and a new Howes Lane to the north of the existing route (which gives potential to create a boulevard with development to the south, better integrated with the existing residential areas).

3.8.19 At the feedback session there were some comments that Middleton Stoney Road offers a better route. This might still be used depending on future bus operator requirements, but it is considered on balance that Bucknell Road offers a route with less conflict with general traffic and potential to improve priority where it joins the town centre. A route using Middleton Stoney Road relies on arriving via Kings End, which is a particularly congested part of the road network.

3.8.20 The next step is for the paper to be discussed and agreed within Oxfordshire County Council to determine the way forward. With respect to providing bus priority, a number of bus only links have been incorporated in key locations within the emerging Masterplan and there are on-going discussions in the workstream regarding the possibilities for bus priority within the town centre.

3.8.21 Part 3 Highway Connections

3.8.22 Following the presentation of the range of highway access options, Option 2 was most favoured involving a new route for Howes Lane and a new railway under-pass to the north of the Avonbury Business Park. As part of this option, it is suggested that Bucknell Road (north of Lord's Lane) is diverted through the development. The reason for this is to reduce the attractiveness of Bucknell Road towards Bucknell village for through traffic, whilst maintaining access for Bucknell residents. The option has been incorporated into the emerging Masterplan and topographical surveys are underway to enable preliminary design work to commence on the option so it can be tested for feasibility and consultations with Network Rail can be undertaken.

3.8.23 A further consultation event took place with the residents and businesses living in the immediate vicinity of Howes Lane on Saturday 9 November at the West

Bicester Community Centre to seek feedback on the proposed access and transport plans and understand the views of those most affected and what they would like to see become of the existing Howes Lane if it gets realigned.

3.8.24 There was discussion in the session of an Oxfordshire County Council strategic network option involving a ring road around the NW Bicester site, as one option being considered at present to address traffic issues for the whole town. Oxfordshire County Council are undertaking traffic modelling work to see if this is an option to be taken forward.

3.9 Freecycle Live Event

3.9.1 As part of A2Dominion's community consultation and to ensure the wider Bicester community was informed and involved in the preparation of the draft Masterplan, members of the team sought a range of local opportunities and platforms through which to engage local residents. As a result, representatives of A2Dominion and Remarkable attended the Freecycle Live Event on Saturday 27 July 2013, organised by local community group, Grassroots Bicester.

3.9.2 Although this did not represent formal consultation, a display stand detailing key elements of the NW Bicester eco-town proposals was manned for the duration of the event. Members of the team used the event to informally speak to local people and through the use of a questionnaire, sought early feedback. 31 responses were received following the event. A copy of the feedback form used can be found in the Appendices.

3.9.3 It is encouraging to note that over 84 per cent of the feedback responses either supported the proposals or expressed support with reservations; in addition, only 10 per cent of responses have expressed outright objection.

3.9.4 A detailed analysis of the comments made can be found in the subsequent public consultation feedback section.

3.10 Howes Lane Residents Drop-In

3.10.1 Following feedback received during the stakeholder workshop held in September 2013 and with a key consideration of the Masterplan proposals being the planned realignment of Howes Lane, a dedicated drop-in event was arranged for surrounding residents. The event was held at the West Bicester Community Centre on Saturday 9 November 2013 between 10.00am and 2.00pm.

3.10.2 Residents from the surrounding area were informed of the dedicated event via invite letter, a copy of which is included in the Appendices.



Howes Lane event consultation area

3.10.3 Representatives of A2Dominion, Farrells, BioRegional and Remarkable were in attendance for the duration of the event and at which a series of display boards were on show. A copy of the display boards used can be found in the Appendices.

3.10.4A total of 261 residents including 11 local businesses were invited to attend the event. A total of 66 residents attended over the course of the day with 34 completed feedback forms being returned.



Residents at the Howes Lane event

3.10.5A detailed analysis of the feedback is included in the subsequent public consultation feedback section.

3.11 Public Exhibition

3.11.1 In order to provide the local community with every opportunity to view, consider and provide feedback on the draft Masterplan proposals, a public exhibition was held over the course of Friday 6 December between 2pm and 8pm and Saturday 7 December 2013 between 10.00am and 4.00pm in Unit 3, Crown Walk, Bicester. The public sessions were preceded by a dedicated stakeholder event held on Thursday 5 December between 3.00pm and 8.00pm.



Unit 3, Crown Walk, Bicester

3.11.2 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 22nd November 2013. A full copy of the newsletter, as seen below, is also included in the Appendices.



A2Dominion NW Bicester
**Have your say in helping
 to shape the UK's first
 eco town masterplan**

As you may be aware, North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

In the last few months, A2Dominion has been preparing a masterplan for NW Bicester which, when finalised, will be used to guide the future development of the eco town and its various component parts.

Following extensive discussions with Cherwell District Council and a range of local Bicester representatives and organisations, A2Dominion has now completed its draft masterplan.

We would like to invite the community to a public exhibition to view the masterplan proposals and meet the team. The exhibition is being held on:

Friday 6 December
 between 2pm and 8pm
 and Saturday 7 December
 between 10am and 4pm

At Unit 3, Pioneer Square, Bicester

Members of the team will 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.

Interested in finding out more?

If you have any questions about the masterplan or forthcoming events, please call the NW Bicester project team on freephone 0800 298 7040, email info@nwbicester.co.uk or visit www.nwbicester.co.uk.

If you would like to have your say and find out more about the masterplan, we would be pleased to see you at our forthcoming public exhibitions. More details can be found over the page.

About the proposals and masterplan

The masterplan will set out the guiding principles for the future development of NW Bicester, including:

- the number of new homes and location of these
- supporting community facilities and location
- the location and nature of the scheme's open spaces and green infrastructure
- access arrangements - vehicular, pedestrian and cycle routes for the existing and new community
- highway arrangements to serve the neighbourhood
- the nature and location of the planned employment space

Following public consultation, further work will be undertaken by the project team so the masterplan can be finalised. This will then be submitted to Cherwell District Council, who will review its suitability. If the Council is satisfied that what's been prepared by A2Dominion will guide an acceptable and appropriate development at NW Bicester, the documents and plans that make up the masterplan will be used to inform future planning applications.

3.11.3 The invite newsletter provided initial background on the Masterplan 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 and a full copy of the invite newsletter can be found in the Appendices.



The consultation area

3.11.4As referenced, a dedicated stakeholder preview session was held on Thursday 5 December with the below individuals invited to attend. The stakeholder preview invitation letters, issued on 22 November 2013 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 Cabinet 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

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



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

Friday 6 December 2013 between 2pm and 8pm
& Saturday 7 December between 10am and 4pm

North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

Following discussions with a range of local representatives and organisations, A2Dominion is now seeking community feedback on the emerging draft masterplan for NW Bicester.

If you would like the chance to find out more about the masterplan, how it will serve to shape the future of NW Bicester, as well as having the opportunity to meet the project team and have your say, A2Dominion would be pleased to see you at its forthcoming public exhibitions being held on: Friday 6 December 2013 between 2pm and 8pm & Saturday 7 December between 10am and 4pm

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 | THINKING ABOUT TOMORROW

The Oxford Mail advert

3.11.6 Two half pages adverts appeared in the Bicester Review on 29th November and the 6th December 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 28th November and Thursday 5th December. Radio interviews were given by Gerry Walker of A2Dominion on 5 and 6 December which helped further promote the exhibition. Furthermore, posters were also produced and placed in key locations, including Bicester Library. Copies of the advertisements and posters are included in the Appendices.



Unit 3 prior to the exhibition

3.11.7 The exhibition displayed details about the draft Masterplan proposals and included information on:

- 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

3.11.8 Copies of the exhibition display boards are contained within the Appendices.



Residents view the display boards

3.11.9 As part of the public exhibition, information was also on display about the permitted Exemplar phase of the NW Bicester eco-town alongside interactive stands relating to energy, energy efficiency, recycling and one planet living.

3.11.10 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 completing feedback forms

3.11.11 The exhibition also provided:

- A ballot box to place completed feedback forms
- An A3 copy of the consultation area
- Pens and pads of paper
- A-board signage to lead attendees into the venue

3.11.12 Feedback forms could be completed at the venue, returned via the supplied postage-paid envelopes or completed online via the NW Bicester website.

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

3.11.14 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.

3.11.15 Whilst 388 individuals signed the attendees registration book (129 attendees, Friday 6 December, 221, Saturday 7 December), it is estimated that a total of circa 430 people attended the public exhibition over the course of the three days, including the following stakeholders:

- Leader of CDC
- Local Member of Parliament
- Representatives of BaECON
- 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 including St Mary's School
- Grassroots Bicester
- Officers of OCC and CDC

3.11.16 Following the event, a total of 67 completed feedback forms were received, seven of which were via the project's supporting website. A summary of the feedback can be found in the next section of this report.

3.12 Emmanuel Church Café Event

3.12.1 To further engage the local community, representatives of A2Dominion and Remarkable attended a coffee morning held at Emmanuel Church, Bure Park, Bicester between 9.30am and 1.30pm on Friday 13 December 2013.

3.12.2 A number of the leading display boards used at the earlier public exhibition were available to view whilst members of the team were on hand to discuss the proposals with coffee morning attendees including a mothers and toddlers group. Furthermore, attendees were provided with copies of exhibition literature and referred to the project website if they wished to see further information.

3.12.3 Approximately 10 people viewed the exhibition boards although with discussions taking place with visitors in the café area; overall around 20 people were spoken with by the team. Attendees included:

- Steve Willott, Chair of Bure Park Residents' Association
- Reverend Ian Biscoe, Bicester Churches

3.13 Further outreach with community and hard-to-reach stakeholders

3.13.1 Following the main consultation event held in December 2013, further contact was made with key community groups, including hard to reach groups and associations. In addition, further meeting offers were made with the following activities taking place in December 2013 and January and February 2014.

3.13.2 Follow up contact was initiated with the following key groups and organisations following the main consultation event held in December 2013. The purpose of the follow up activity was to ensure groups were aware of the project, to see if further information was required and offer meetings or briefings if required in advance of submission of the Masterplan.

- Southwold Primary School
- Kings Meadow Primary School

- Chesterston Church of England Primary School
- Oxford Association for the Blind
- Shopmobility
- Age UK
- Bicester Early Intervention Hub

3.13.3 Contact was also made with:

- Bure Park Primary School
- Brookside Primary School
- Dr Radcliffe's CE Primary School
- Disability Forum
- Oxfordshire MIND.

3.13.4 In conclusion, all groups and associations whilst appreciating the follow up contact didn't wish to meet with A2Dominion or the project team or require further information. All those contacted were happy to be kept updated in a general capacity or become more involved as the proposals progress.

3.13.5 All contacts appreciated the previous efforts of A2Dominion in publicising and seeking to involve them at the earliest opportunity including prior to and around the time of public consultation.

3.13.6 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 contact prior to further public consultation relating to outline planning applications.

3.14 Engagement with local schools

3.14.1 The Cooper School

3.14.2 On 5th February 2014, A2Dominion visited The Cooper School, Bicester to update sixth form students and staff on the Exemplar phase and Masterplan project. In addition, A2Dominion were keen to understand the views of students regarding the Masterplan proposals and explore ways in which

students may want to be involved with the project as the plans progress. The team took along some of the exhibition boards from the exhibition held in December 2013 and the Exemplar promotional video. Students were also provided with the opportunity to discuss the proposals and provide their feedback via a dedicated feedback form provided by the team.

3.14.3 27 feedback forms were returned and all were supportive in principle. The main topic raised was a request for the inclusion of plenty of green spaces. In regard to the future, students saw good quality housing being provided as the most important factor. A full analysis of the feedback is included in the subsequent public consultation feedback section of this report.

3.14.4 The Bicester Community College

3.14.5 On 5th February 2014, A2Dominion visited Bicester Community College, Bicester to update students and staff on the Exemplar phase and Masterplan project. In addition, A2Dominion were keen to understand the views of students regarding the Masterplan proposals and explore ways in which students may want to be involved with the project as the plans progress. The team took along some of the exhibition boards from the exhibition held in December 2013 and the Exemplar promotional video. Students were also provided with the opportunity to discuss the proposals and provide their feedback via a dedicated feedback form provided by the team.

3.14.6 77 feedback forms were returned and the majority were supportive in principle. Whilst some students were concerned by the potential increase in traffic and population, many praised the fact that the project considers the welfare of the environment, with this being the most common positive comment. A full analysis of the feedback is included in the subsequent 'Public consultation feedback' section.

3.14.7 Following the school and college visits, A2Dominion will continue to explore opportunities to engage students as the plans progress with a view to encouraging active involvement with the progression of NW Bicester.

3.15 Engagement with Bucknell Parish Council

3.15.1 Following the consultation event in December, all Parish Councils were offered informal follow-up meetings. Whilst most were happy to be kept updated as the plans progress following further communication, Bucknell Parish Council were keen to meet with the A2Dominion team. An informal follow-up meeting was held with Bucknell Parish Council on Monday 24 February 2014, 6.30pm at Manor Farm, Bainton Road, Bucknell, Bicester.

3.15.2 Attendees from A2Dominion were Steve Hornblow, Gerry Walker and Louise Caves. In attendance representing Bucknell Parish Council were Councillor Derek Hedges, Councillor Daniel Blakey (Chair), Councillor Neil Wainman and Rachael Blakey (Clerk).

3.15.3 The meeting covered a range of topics and concerns including:

- Flooding and flood mitigation
- Drainage
- Proposed introduction and timing of new secondary schools, local shops and facilities, highways and traffic

3.15.4 Meeting discussions also covered Bucknell Road speed limits, bus transport and cycle routes and landscaping.

3.15.5 In conclusion, A2Dominion agreed to maintain communication with the Parish Council and along with other key stakeholders and Parish Councils ensure further engagement takes place following submission of the Masterplan and prior to outline applications being submitted.

3.16 Freephone information line

3.16.1 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.

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

3.16.3 The telephone number was 0800 298 7040.

3.16.4 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.

3.16.5 A postage-paid envelope was available to all attendees of the public exhibition, so no postage had to be paid by them when commenting on the proposals away from the venue.

3.17 Project website

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

3.17.2 The address is www.nwbicester.co.uk and the website included information about NW Bicester, the Masterplan, the first phase, news & events, sales information, and contact information.

Audience Overview

Nov 1, 2013 - Jan 31, 2014

All Visits
100.00%

Overview

Visits

300

150



Visits

3,503



Unique Visitors

2,576



Pageviews

16,233



Pages / Visit

4.63



Avg. Visit Duration

00:04:02



Bounce Rate

35.31%

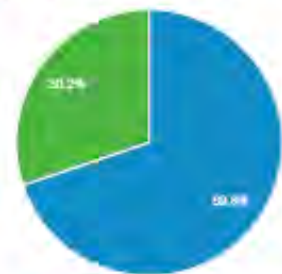


% New Visits

69.80%



New Visitor Returning Visitor



Language	Visits	% Visits
1. en-us	2,373	67.74%
2. en-gb	923	26.35%
3. fr	35	1.00%
4. en	33	0.94%
5. es	16	0.46%
6. fr-fr	16	0.46%
7. zh-cn	12	0.34%
8. it	11	0.31%
9. pt-br	10	0.29%
10. es-es	8	0.23%

Overview of the website analytics

3.17.3 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 775 people visited the NW Bicester website (<http://nwbicester.co.uk>) during the consultation period in December. Content on the project website included all

Masterplan exhibition boards and an online version of the exhibition feedback form which was available to complete during and after the consultation event was held in December.

4. Public consultation feedback

4.1 Freecycle Live event feedback – Saturday 27 July 2013

1. Do you support our proposals for NW Bicester?

Total	Yes	No	Yes with reservations	Left blank (non-committal)
31	19 (61%)	3 (10%)	7 (23%)	2 (6%)

2. Large areas of green open space will form a key part of the proposals. These could include sports pitches and recreation areas, walking and cycling routes, allotments, a community farm, and informal open space.

How would you prefer the following green spaces to be located and designed at NW Bicester?

Play areas

Grouped together in larger areas	Located throughout the site in smaller areas
10 (32%)	20 (65%)

- One respondent ticked neither of the boxes, instead writing 'For different age groups' and 'Both mix'.

Sports pitches

Small sports pitches located near play areas	Small sports pitches in separate areas throughout the site	Large sports pitches grouped in one area and located towards the outer edge of the site	Large sports pitches near the centre of the site
6 (19%)	6 (19%)	13 (42%)	10 (32%)

- One resident did not tick any of the boxes and noted that they have 'No views'
- Three residents ticked two boxes
- Two residents ticked all four boxes, showing that they would accept all of these options

Additional Comments
Two football field size pitches.
Cricket pitches are important.

Allotments

Located towards the outer edge of the site	Centre of the site	Throughout the site	Grouped together
7 (22%)	4 (13%)	12 (39%)	8 (26%)

Additional Comments
Allotments grouped together will mean they are communal and protected.

Additional provisions

Dog walking restricted to limited areas	Areas for nature conservation even if public access is limited to protect habitats	Provision for some areas with open water
11 (35%)	19 (61%)	26 (84%)

- Six residents voted for two of these options
- Seven residents ticked all three boxes

Additional Comments
All of the nature conservation areas should be public (two residents suggested this)
Retain additional hedgerows and trees
The open water provided should be a stream / not stagnant
Area is currently very much lacking in open water provision

3. If the development contained a community farm or nature reserve, what facilities would you be interested in?

Educational facilities	25 (81%)	
Shops with local produce	23 (74%)	
Café selling local produce	19 (61%)	
Community space/events (Summer Fair, Harvest celebration, Apple Day, May Day etc.)	21 (68%)	
Access to a working farm	17 (55%)	
Access to a nature reserve	23 (74%)	
A community growing area	14 (45%)	
A quiet area for contemplation	17 (55%)	
Other	A petting farm / corner	2 (6%)
	'An area for local enterprise'	1 (3%)

4. If you could grow your own food, where would you prefer to grow it?

In your own garden		16 (52%)
On an allotment		11 (35%)
Community Farm		3 (10%)
Edible landscaping and street planting		2 (6%)
All of the above		6 (19%)
Other	<i>'Food production eaten by community'</i>	1 (3%)

Additional Comments

Below is a breakdown of the comments and reservations / concerns that respondents raised as a result of viewing the draft proposals:

Comments
<i>'New homes should not be built on agricultural land.'</i>
<i>'Build standard not high enough.'</i>

Suggestions and Questions

Below is a breakdown of the suggestions and questions that respondents wrote in the additional comments section.

Suggestions
<i>'Good disabled access.'</i>
<i>'All energy needed for heating and light does not come from carbon sources (free from carbon).'</i>
<i>'Ground source heat pump for all houses/properties on site – fundamental need for "innovative design".'</i>
<i>'Quiet picnic space near river, village green for cricket, post office, 'fruit farm' PYO (pick your own) with children's play, community facility for church use.'</i>

4.2 Howes Lane Drop-in event feedback – Saturday 9 November 2013

- 4.2.1 From the 34 responses received, the most common concern was regarding the impact that increased traffic would have on the area as a whole. However, the majority of attendees also acknowledged the proposed improvements resulting from the proposed Howes Lane realignment including recognising the overall proposals to integrate NW Bicester with the existing town. **29%** of respondents expressed their concern and highlighted that Howes Lane has effectively become the 'Bicester bypass'.
- 4.2.2 Respondents were particularly positive regarding the proposed 'urban boulevard' road option with **82%** believing this option would provide an improved environment for the existing adjacent housing. In addition, attendees acknowledged the benefits of slowed traffic and the accessibility of the proposed facilities at NW Bicester.
- 4.2.3 Other concerns raised by a small number of respondents who attended the event were disapproval of the plans for the proposed industrial area and unease about the lack of safe cycle and pedestrian routes in the area. Both issues were raised by **12%** of the respondents; some respondents mentioned there are quite a few office class buildings which are unused in Bicester and it would not be justified to build more if there is not a demand to fill them.
- 4.2.4 The event proved extremely useful and helped the A2Dominion team clarify the proposals and seek feedback prior to formal public consultation taking place in December 2013.

Specific responses based on the feedback form questions

1. Do you feel the proposed route of the road that could replace Howes Lane is acceptable for vehicular access to the existing housing?

Yes	No	Unsure	Total
24 (71%)	3 (8%)	7 (21%)	34

2. We believe the proposed "urban boulevard" road option, that could replace Howes Lane, would provide an improved environment for the existing adjacent housing. Do you agree?

Yes	No	Unsure	Total
28 (82%)	1 (3%)	5 (15%)	34

3. If the existing Howes Lane is replaced, what do you feel would be an acceptable use for this area?

N.B. Some respondents ticked more than one box.

The extension of the rear gardens of existing homes was the most popular option. This is not surprising due to many of the exhibition attendees residing on Howes Lane. It is important to note the popularity of the demand for footpath and cycle routes.

Publicly accessible amenity space	8 (24%)
Footpath & cycle route	13 (38%)
Extending the rear gardens of existing homes	22 (65%)
Allotments	10 (29%)
Total	34

4. What do you feel would be a good and acceptable use for the space between any proposed new and previous road (Howes Lane) if this forms part of the proposals.

N.B. Some respondents ticked more than one box.

The majority of respondents support for additional homes may reflect their view of the current housing shortage in the area. The two second most popular options being for a care home or a health centre which perhaps reflects the age of the respondents.

Options included:

Houses: terraced and detached	15 (44%)
Apartments	2 (6%)
Two storey care home	13 (38%)
A school	3 (9%)
Health centre	13 (38%)
Community centre	5 (15%)
Total	34

5. Pedestrian and cycle routes between key destinations will form a key part of the overall Masterplan. 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?

Yes	No	Unsure	Left Blank	Total
23 (68%)	2 (5.5%)	7 (21%)	2 (5.5%)	34

6. Please use the space below to provide any additional comments you may have:

In addition to the recurring themes above, some of the more relevant comments are listed below:

'Not keen on a business park being on the site – worry that village hubs will simply encourage loitering youths'

'If existing Howes Lane were to become garden extensions or cycle / footpath I would want a green area on the other side of the road'

'I would like to see the closure of Howes Lane completely for safety reasons'

'Any plan to lessen traffic on Howes Lane is a move in the right direction'

'Cycle routes from this area to the centre of town are poor'

'For a major development of this sort, Howes Lane would have to move'

'My concerns have always been light, noise pollution and increased flood risk'

'The sooner you can close Howes Lane the better'

'Proposals for business park a great improvement'

'Proposed changes will flood Shakespeare Drive with traffic'

Common Themes from Howes Lane Drop-in event:

Comment	Number
Residents are concerned about the impact of heavy traffic	10 (29%)
Residents state the need for a cycle path	4 (12%)
Residents are not happy with the proposed industrial area	4 (12%)
Residents are worried about vandalism/safety in this part of Bicester	3 (9%)
Residents believe green space would be the best use of adjacent land	3 (9%)
Residents are concerned about the lack of infrastructure	2 (6%)
Residents state students should work on transport requirements	1 (3%)
Residents are worried about access points	1 (3%)
Residents fear increase of noise pollution	1 (3%)
Residents believe there will be a flood risk	1 (3%)

4.3 Public Exhibition Feedback Analysis – Thursday 5 to Saturday 7 December 2013

Initially, residents and stakeholders were asked whether they support the principle to develop the UK's first eco town at NW Bicester. Of the 67 responses received, 36 (54%) stated that they support the proposals, 15 (22%) had reservations and 11 (16%) respondents stated outright objection to the proposals. Only 5 (8%) respondents did not provide a stance to this question.

Respondents and exhibition attendees acknowledged the principles of the eco-development, new affordable energy efficient homes and provision for the amount and variety of green space.

The two topics most discussed in the feedback as a whole were: a concern that the proposals would create an increase in traffic and congestion, and the impact that the changes to Howes Lane would have on the area. Residents and stakeholders were then asked to comment on the proposals. The feedback form was broken down into several different themes, New Zero Carbon Homes, Green Spaces & Landscaping, Highways & Access Arrangements, Community Facilities, Employment Provision and Further Comments.

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

Of the **67** responses received, **36 (54%)** stated that they support the proposals, **15 (22%)** had reservations and **11 (16%)** respondents stated outright objection to the proposals. Only **5** respondents did not provide a stance to this question. The topics most frequently commented on with regard to this question were: concerns regarding an increase in traffic, and the belief that the concept is the right idea but in the wrong location.

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?

Of the **67** responses received, **52 (78%)** stated that they support lower density homes on the more rural edges of the site, **5 (7%)** had reservations and **4 (6%)** respondents stated outright objection to the proposal. **6 (9%)** respondents did not provide a stance to this question. The majority of respondents did not comment on this question, however, some mentioned that the element of social housing should be spread out. Another respondent was concerned that locals will not be able to afford the houses.

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

Of the **67** responses received, **30 (46%)** stated energy efficiency is very important, **20 (30%)** stated that it is important, **3 (4%)** said that they were indifferent and **9 (13%)** stated that it would not affect their decision. Only **5 (7%)** respondents did not provide a stance to this question. The two most prevalent comments stated that the energy efficiency of a house is very important if it means saving money, however, a few mentioned that they would make it energy efficient themselves anyway.

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

Of the **67** responses received, **32 (48%)** stated that they agree with the location of the sports fields, **27 (40%)** were unsure and **2 (3%)** respondents stated outright objection to the location. **6 (9%)** respondents did not provide a stance to this question. Respondents suggested that it is common sense to put them by a school and that they will create additional traffic.

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

Of the **67** responses received, **58 (88%)** stated that they support the introduction of a nature reserve, **1 (1%)** respondent had reservations and **3 (4%)** respondents stated outright objection to the nature reserve. **5 (7%)** respondents did not provide a stance to this question. The comments that appeared most frequently suggested that lakes or ponds should be incorporated into the nature reserve; additionally, many respondents were keen to see the creation of woodland.

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?

Of the **67** responses received, **51 (77%)** stated that they believe a country park to be a good idea, **8 (12%)** had reservations and **3 (4%)** respondents stated outright objection to the proposals. **5 (7%)** respondents did not provide a stance to this question. Most of the respondents commented that they felt the park would be a good idea, many said they would use it for walking and others mentioned family activities or bird watching.

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.

The respondents were asked to rank their top 3 choices out of a number of options. If a respondent simply ticked 3 boxes then these choices were all added to the 'third preference' column.

The community allotments were the most popular choice with a total of 34 choices overall, followed by the play area with a total of 30 choices overall, and a community farm came in third place with a total of 28 choices overall.

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

Of the **67** responses received, **4 (6%)** stated that they used the bus daily, **10 (15%)** said they used it on a weekly basis, **19 (28%)** stated that they used it occasionally, while a further **28 (42%)** claimed that they did not use it at all. **6 (9%)** respondents did not provide a stance to this question. The comments that appeared most frequently suggested that, while the majority of respondents currently used their cars, they would consider using a better bus service. Some respondents highlighted that there are no stops near their residences.

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

This question gave respondents a number of options to choose from and many respondents ticked multiple boxes. In order to collate the data effectively it was applied to a bar chart. The most prevalent choice was a demand for a more frequent service, which was selected 38 times. Additionally, direct routes received 19 selections and desirable destinations received 18 selections.

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?

Of the **67** responses received, **26 (39%)** agreed with the proposed pedestrian and cycle routes, **27 (41%)** respondents had reservations and **7 (10%)** respondents stated outright objection to the proposed routes. **7 (10%)** respondents did not provide a stance to this question. The comment that appeared most frequently suggested that the routes on Buckingham Road and towards the town centre need to be improved, however, respondents highlighted that the eco town is too far from the town centre to cycle.

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

Of the **67** responses received, **29 (44%)** agreed with the realignment of Howes Lane to connect the new development, **18 (27%)** respondents had reservations and **13 (19%)** respondents stated outright objection to the realignment. **7 (10%)** respondents did not provide a stance to this question. The comment that appeared most frequently suggested that respondents believed the road will become a 'rat run'. Respondents were also concerned by potential congestion from the new road.

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

Of the **67** responses received, **23 (34%)** agreed that the primary schools are in the correct locations in relation to the new development, **34 (52%)** respondents had reservations and **3 (4%)** respondents stated outright objection to the locations. **7 (10%)** respondents did not provide a stance to this question. The comments that appeared most frequently suggested that the respondents did not know the locations of the primary schools and that schools will increase the traffic and parking problems of an area.

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?

Of the **67** responses received, **15 (22%)** agreed with the proposed location of the secondary school, **40 (61%)** respondents had reservations and **3 (4%)** respondents stated outright objection to the location. **9 (13%)** respondents did not provide a stance to this question. The comment that appeared most frequently suggested that the school should be located in Kingsmere instead. It was also requested that the Council ensures that the wider town can use the facilities.

14. Community hubs will provide retail, services and employment opportunities for surrounding neighbourhoods. What facilities and services would you most like to see included within these? Please rank your top 3 choices, with number 1 as your highest priority.

The respondents were asked to rank their top 3 choices out of a number of options. If a respondent simply ticked 3 boxes then these choices were all added to the 'third preference' column. The majority of the respondents asked for healthcare included as part of the hubs, which gathered a total of 42 choices overall. This choice was closely followed by requests for shops to be included with a total of 41 choices overall, and a restaurant or a pub in third place with a total of 26 choices overall.

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

Of the **67** responses received, **15 (22%)** agreed with the proposed location of the community hub, **39 (59%)** respondents had reservations and **5 (7%)** respondents stated outright objection to the location. **8 (12%)** respondents did not provide a stance to this question. Some of the respondents felt that better use should be made of the existing town centre and highlighted that existing residents have their own hubs.

16. How often do you currently work from home?

Of the **67** responses received, **6 (9%)** stated that they worked from home permanently, **7 (10%)** respondents said that they worked from home regularly, **10 (15%)** respondents claimed to work from home occasionally and **34 (51%)** respondents stated that they did not work from home at all. **10 (15%)** respondents did not indicate a stance on this question. The comments that appeared most frequently were respondents admitting that they were retired. Others commented that it would not be possible with their job or that there is no guarantee that business will move to the area

17. In your view, what would make it easier for you to work from home or attract more people to do so?

This question gave respondents free reign to air their views as to how they believed effective working from home could be achieved. The responses were analysed and collected into distinct themes to make the feedback easier to understand. The most common theme was a desire to see better broadband internet in the area, which had a total of 15 comments that related to it. The two most regular issues which featured next were respondents commenting that they were retired; highlighting that effective working from home also depends on there being the right jobs in the area.

18. Which of the following facilities would you most like to see included as part of a business centre within a community hub? Please rank your top 3 with number 1 as your highest priority.

The respondents were asked to rank their top 3 choices out of a number of options. If a respondent simply ticked 3 boxes without specifying their order then these choices were all added to the 'third preference' column. The majority of the respondents asked for opportunities for small businesses included as part of a business centre within a community hub, which gathered a total of 38 selections overall. This choice was followed by requests for free broadband to be available, with a total of 30 selections overall, and a provision for meeting rooms in third place, with a total of 24 selections overall.

19. Are there other key areas of employment that you feel should be explored?

This question again gave respondents the opportunity to air their views about what areas of employment should be considered. Most respondents felt that the opportunities listed in the feedback form were sufficient to provide relevant employment to the area. However, some respondents highlighted the need for care professionals to work in nurseries or look after the elderly population. Also, respondents recommended that help be given to fund start-ups and science-based research.

20. Do you agree with the principle of creating one job per home? If so, do you agree with the proposed locations for employment sites across NW Bicester?

Of the **67** responses received, **28 (42%)** agreed with the principle of creating one job per home, **22 (33%)** respondents had reservations, and **10 (15%)** did not agree with the principle. **7 (10%)** respondents did not provide a stance to this question. The comments that appeared most frequently were respondents' concerns as to how this principle would be implemented. Additionally, respondents wanted to highlight that it should be one job per adult, and others asked if the jobs would be relevant to the people living in the area.

21. Do you think that this kind of community involvement is a good idea?

Of the **67** responses received, **44 (66%)** stated that they believed community involvement in the proposals is a good idea, **13 (19%)** respondents were unsure, and **2 (3%)** respondents stated that they did not think community involvement is a good idea. **8 (12%)** respondents did not provide a stance to this question. The comments that appeared most frequently were respondents questioning that community involvement depended on the people who were involved. Other respondents were concerned as they felt that the Council should be undertaking this role.

22. What are your views on this approach?

When asked how respondents viewed a community-led management structure, the majority of respondents replied positively. Respondents were keen to point out that resident involvement develops communal responsibility. The next two most prevalent comments were that respondents believed this approach to be good in principle; however, some of the respondents felt that this approach could isolate people who are unable to get involved. Interestingly, residents again highlighted that they felt this should be the Council's job.

General comments about the proposals

Respondents were given the opportunity to provide general comments about the proposals for NW Bicester. A number of topics and concerns were raised by respondents; the most recurrent comment was the fact that respondents were concerned about the amount of extra traffic they believe the proposals will generate. Respondents were also worried about the changes that will be made to Howes Lane, as many state that it acts as the unofficial 'Bicester Bypass.' Additionally, while many respondents believe the proposals are a good idea in principle, they believe Bicester's infrastructure needs to be improved first.

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

4.4 Local schools feedback

4.4.1 The Cooper School – Feedback – Wednesday 5 February 2014

Students were asked to comment on the proposals via a dedicated feedback form was broken down into six different questions.

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.

1. Having viewed the proposals, do you support the plans for the UK's first eco town at NW Bicester? Please provide your reasons

Of the **27** responses received, **19 (70%)** stated that they support the proposals, and **8 (30%)** supported the proposals with reservations. The topic most frequently commented on with regard to this question was a general approval of the projects eco-friendly credentials.

2. Which areas of the Masterplan for NW Bicester are of most interest to you?

Of the **27** responses received; **20** selected 'Green spaces & leisure', **15** selected 'Homes & energy', **15** selected 'Employment & training', **13** selected 'Transport & access', **11** selected 'Youth provision & play', **10** selected 'Community facilities & infrastructure', and **4** selected 'Community engagement & participation'.

3. Thinking about the areas of the Masterplan that are of most interest to you, do you have any specific comments or thoughts that you would like to share with us?

Of the **27** responses received, **4 (15%)** stated that more needs to be done for the youth of Bicester and **3 (11%)** stated that it is good that effort is being made to help the environment. **14 (52%)** respondents did not provide a stance to this question.

4. If we set up future focus groups to discuss the proposals in more detail, would you be interested in taking part in discussions to help us shape the Masterplan? (Likely to be approx.. 1hr discussion with a group of 8-10 other individuals)

Of the **27** responses received, **12 (44%)** stated that they would be happy to participate in future focus groups, while **15 (56%)** would not wish to be part of any further discussions.

5. What would be your preferred method of receiving future updates from us about NW Bicester? (Please rank these accordingly with 1 being your most preferred and 6 being your least)

Of the **27** responses received; **9 (26 overall)** selected social media as their primary way of receiving updates about NW Bicester, **4 (24 overall)** selected visiting schools, **4 (23 overall)** selected by email, **2 (21 overall)** selected by post, **1 (22 overall)** selected through the project website, and **1 (22 overall)** selected information directly from schools. Where the respondents ticked boxes instead of ranking in order, these were counted as being their 6th choice.

6. NW Bicester could take up to 30 years to build, making you the residents of the future. How would you like to live in the future? (Think about your home, lifestyle, community, work, etc.)

Of the **27** responses received, **10 (37%)** stated that they see good quality housing as the most important issue in their future. **7 (26%)** would like to be sure of living in a safe environment, and **6 (22%)** hope there are plenty of local job opportunities and a thriving community spirit. Interestingly, only **2 (7%)** respondents would like there to be less reliance on cars in the future.

General comments about the proposals

Pupils were given the opportunity to provide general comments about the proposals for NW Bicester. The majority of students, **22 (81%)**, left this box blank. Some students reiterated that they believed the project to be a good idea, while others said they would like to live in an eco-town and are glad that the project is eco-friendly. The point was also raised that it is very important to keep Bicester's youth involved in the proposals.

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

4.4.2 The Bicester Community College – Feedback – Wednesday 5 February 2014

77 feedback forms were returned and the majority were supportive in principle. Whilst some students were concerned by the potential increase in traffic and population, many praised the fact that the project considers the welfare of the environment, with this being the most common positive comment.

Students were asked to comment on the proposals. The feedback form was broken down into six different questions.

When answering each question, some respondents raised multiple points, therefore, the tally of issues in some cases will be higher than the small number of responses.

1. Having viewed the proposals, do you support the plans for the UK's first eco town at NW Bicester? Please provide your reasons

Of the **77** responses received, **52 (68%)** stated that they support the proposals, **5 (6%)** did not agree with the proposals and **19 (25%)** supported the proposals with reservations. The topic most frequently commented on with regard to this question was that students felt it is good to consider the environment. However, some students were concerned by the increase in traffic and the increase in population.

2. Which areas of the Masterplan for NW Bicester are of most interest to you?

Of the **77** responses received **48** selected 'Green spaces & leisure', **43** selected 'Homes & energy', **33** selected 'Community facilities & infrastructure', **32** selected 'Transport & access', **28** selected 'Youth provision & play', **22** selected 'Employment & training', **16** selected 'Community engagement & participation' and **5** respondents did not select any of the options.

3. Thinking about the areas of the Masterplan that are of most interest to you, do you have any specific comments or thoughts that you would like to share with us?

Of the **77** responses received, **8%** stated that they would like to see more green spaces included in the proposals. **4%** of respondents believe there should be more play areas, a greater number of sports clubs, an improvement on the amount of public transport, and that the development should aim to create a strong community spirit. **40%** of respondents did not provide a stance to this question.

4. If we set up future focus groups to discuss the proposals in more detail, would you be interested in taking part in discussions to help us shape the Masterplan? (Likely to be approx. 1hr discussion with a group of 8-10 other individuals)

Of the **77** responses received, **24 (31%)** stated that they would be happy to participate in future focus groups, while **47 (61%)** would not wish to be part of any further discussions. **6 (8%)** of the respondents did not select an option for this question.

5. What would be your preferred method of receiving future updates from us about NW Bicester? (Please rank these accordingly with 1 being your most preferred and 6 being your least)

Of the **77** responses received, **11 (48 overall)** selected emails as their primary way of receiving updates about NW Bicester, **7 (47 overall)** selected visits to schools, **6 (46 overall)** selected the project website, **4 (42 overall)** selected post, **3 (39 overall)** selected information received direct to schools, and **3 (36 overall)** selected social media as their preferred choice. Where the respondents ticked boxes instead of ranking in order, these were counted as being their 6th choice. **9** respondents did not select any of the choices.

6. NW Bicester could take up to 30 years to build, making you the residents of the future. How would you like to live in the future? (Think about your home, lifestyle, community, work, etc.)

Of the **77** responses received, **13 (17%)** stated that they would like to live somewhere with the eco credentials of NW Bicester. **10 (13%)** stated that in the future they will not be living in Bicester, and **9 (12%)** hope that they live somewhere with a strong community spirit. **19 (25%)** respondents did not provide any comments to the question.

General comments about the proposals

Students were given the opportunity to provide general comments about the proposals for NW Bicester. The majority of students, **53 (69%)**, left this box blank. Some students reiterated that they believed the project will help to strengthen the sense of community in Bicester, while others said they would prefer to see the current housing in Bicester improved before the start of this project.

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

5. Response to Public Consultation Feedback

- 5.1 The responses below follow the consideration of all feedback received as a result of the public consultation completed, including the public exhibition, by A2Dominion and its project team. These responses relate to the main questions and themes (questions 2-22 on the exhibition feedback form) whereby people were invited to provide comments and feedback to the team to help inform the emerging Masterplan proposals.
- 5.2 **Lower housing density on the edges of the development with higher density homes closer to the centre :** A2Dominion is pleased to see that over three quarters of respondents were in support of the approach adopted in respect of the proposed housing elements of the Masterplan. In response to the small number of respondents that held concerns, A2Dominion is keen to highlight that the approach adopted is considered the most appropriate in respect of the site's location and context. It should also be noted that the housing and density layouts are a matter for the subsequent application stages.
- 5.3 **Energy efficient houses:** A2Dominion notes the positive response from the community in respect of the creation of true zero-carbon, highly energy efficient homes, which support its research that people are becoming more sustainability conscious and increasingly aware of the cost of energy, both of which will attract people to NW Bicester.
- It should be noted, however, that whilst the housing designs are a matter for the application stages, the Masterplan is taking into account provision of energy centres to meet the zero carbon requirements.
- 5.4 **School playing field location:** The Masterplan is proposing the sports pitches are located near the school playing fields to benefit from some shared use of facilities. The Masterplan has taken into account the existing landscape constraints which are more sloping, with more trees and large hedgerows to the north, which favours the suggested location of the sports pitches near the school playing fields south of the railway.

5.5 **Nature reserve:** A2Dominion's plans to include a proposed area for a nature reserve within the Masterplan received wide spread support (88 per cent of respondents supported the introduction of this facility).

- In response to particular suggestions over the incorporation of lakes and woodlands, A2Dominion is of the view that the proposed nature reserve could provide a mix of habitats including natural wet areas and woodland. Exact details of the specific habitats that could be created will be determined as part of the ongoing programme of work undertaken by A2Dominion and its consultant team.

5.6 **Country Park:** A2Dominion notes that over three quarters of respondents considered the inclusion of a country park to be a good idea. In response to specific comments raised over what this space could be used for (family activities, walking), it should be noted that the country park will be located close to existing and proposed footpaths, providing a mix of amenity spaces.

5.7 **Other uses to incorporate within the green space:** A2Dominion sought responses on people's preferences over a number of other uses within the green space of the Masterplan. In light of the ranking of the proposed uses by respondents, the Masterplan now includes proposed areas for community allotments and play areas distributed across the residential areas as well as a proposed area for a community farm in a central location.

5.8 **Bus service:** A2Dominion recognises comments made by respondents in connection with the use of public transport, with the majority stating that whilst they use their cars, they would consider using an improved bus service. The Masterplan includes proposed routes for bus services and its associated travel strategy promotes frequent services to key destinations within the town (between 10 to 15 minutes frequency) in order to encourage sustainable travel.

5.9 **Cycle and pedestrian routes:** Whilst 39 per cent of respondents agreed with the proposed pedestrian and cycle links, A2Dominion notes that 41 per cent held reservations while 10 per cent were in objection. Having spent much time in developing the Masterplan and, in particular, on ensuring it is easily and well

connected to the existing local communities, A2Dominion considers that the access proposals as presented offer the best and most direct connections to key local destinations.

5.10 Realignment of Howes Lane: A2Dominion was encouraged by the fact that nearly half of the respondents agreed with the proposed realignment of Howes Lane to connect the new development. Whilst the concerns raised over this specific aspect of the Masterplan were noted and considered, A2Dominion firmly considers on the basis of advice from its professional team that the realignment of Howes Lane will help improve traffic flow locally whilst also delivering a new crossing of the railway and assisting in the integration of NW Bicester with the existing town.

- Transport modelling work is ongoing to determine the scope and scale of potential implications.

5.11 Location of primary schools: In response to the feedback received on the topic of the location of the primary school, A2Dominion noted that over a third of respondents considered that the proposed primary schools were in the correct locations. Furthermore, A2Dominion recognises that over 50 per cent of respondents held reservations about the proposed locations. It should be noted that the comments most frequently raised suggested that respondents were, at this stage in proceedings, unclear about the exact locations of the primary schools. Whilst acknowledging concerns expressed over the potential for traffic and parking to increase in particular areas, it should be noted that the primary schools has been distributed across the residential areas within 400m travel distance of all homes. It is, therefore, hoped that given the emphasis placed on public transport and sustainable choices of travel, that a number of parents will use non-car methods of transport when collecting their children from school.

5.12 Location of secondary school: Whilst just over 20 per cent of respondents agreed with the proposed location of the secondary school within the Masterplan, A2Dominion noted that over half of respondents held reservations and/or were in objection. The proposed location of the secondary school is the result of work carried out by A2Dominion in conjunction with CDC and OCC, and is considered by

A2Dominion to be ideally located for most of the site. With regards to concerns expressed regarding the that the secondary school should be located in Kingsmere, A2Dominion understands the proposal secondary school for Kingsmere is still going ahead, but the overall schools strategy for Bicester is currently being finalised by Oxfordshire County Council.

5.13 **Local centre uses:** A2Dominion notes that the leading uses ranked in preference order by respondents was as follows – healthcare, shops and a restaurant or pub. It should be recognised that a new health centre is proposed as part of the local centre, and planned to be located south of the railway line nearest to the existing community that presently has to travel furthest to reach existing provision.

- Furthermore, A2Dominion is keen to highlight that both shops and a pub or restaurant will be amongst a number of uses that will form the proposed community hubs.

5.14 **Location of proposed local centre south of the railway line:** A2Dominion recognises that 22 per cent of respondents considered the hub location south of the railway line is correct. Further to this, A2Dominion notes that 59 per cent of respondents held reservations on this matter whilst a further 7 per cent were in objection. In response to this, it should be noted that A2Dominion has proposed the scheme’s supporting community hubs in locations that are within reasonable travel distance of all homes and existing communities. Furthermore and as referenced above, the hub proposed south of the railway line, which will include the new health centre, has been duly located to help address issues affecting the existing community.

5.15 **Working from home:** The Masterplan would encourage working from home by providing a superfast broadband network in homes and good public transport. In addition, there will be provision of local centres with small business space and support services which will be distributed across the residential areas in a high quality of environment within reasonable travel distance of all homes.

- The feedback from the consultation event is consistent with the assumptions we have made in the economic strategy about home working. The Masterplan aims to enable people to work from home through the design of housing and the

availability of local facilities including the eco business centre, coffee shops and various informal meeting places in the other retail/business areas within the scheme.

- Working from home is often associated with jobs in professional and personal services, and art and craft work. These types of jobs will be encouraged locally. However, working from home is also often linked to jobs which are not based locally – for example, some people whose jobs are based in London or Oxford work from home in Bicester all or part of the week, because it is more time and cost efficient.

5.16 Business centre facilities: Feedback received in respect of facilities to be provided within the planned business centre focused on seeing opportunities provided for small start-up businesses, requests for free broadband as well a provision for meetings rooms to be available.

- In response to this feedback, A2Dominion's Masterplan includes space designed for small business within the local centres whilst there will also be flexible accommodation for firms within the eco business centre. Furthermore, there will also be provision made to assist people working from home in the form of the use of meeting rooms. Superfast broadband network will be available to all businesses, but the terms on which it is made available will be dependent on the providers or the eco business centre management.

5.17 Employment mix and provision: A2Dominion notes that the consultation feedback indicated a preference for help to be given to fund start-ups and science-based research. This may be desirable, but A2Dominion is not in a position to provide grants to start ups and science based research. However, support will be provided to businesses in Bicester and science based research through initiatives like the Oxfordshire City Deal and the national Growth Accelerator programme, and organisations like the Oxfordshire and South East Midlands Local Enterprise Partnerships.

5.18 Community Involvement: A2Dominion were pleased to see that over 60 per cent of respondents recognised the benefit of community involvement whilst noting that comments were also made that the nature of such activity depended

on those involved. In response to concerns raised over the fact that such activity should be completed by CDC, it should be noted that the council has limited resources across the district. However, A2Dominion is working with both CDC and BTC on the creation of a unique community led governance structure, so community development work in the area is cohesive and inclusive and does not duplicate any existing functions by the Council.

5.19 Community led management: A2Dominion were pleased to receive such a positive response to its approach to building a community and the importance of resident involvement to develop ownership and a sense of responsibility. A2Dominion is committed to creating a vibrant, resilient and inclusive community that is truly integrated with the wider town.

- Furthermore, A2Dominion is already working in partnership with a range of local Bicester stakeholders spanning the public, private, voluntary and community sectors to allow the existing community to become involved, helping to shape what a community governance structure could look like.
- As new residents start to occupy NW Bicester we will work with them through 'welcome to your home events', community engagement support and via regular communication on the Live In-home information system to encourage their participation in the governance structure, giving them a wide range of opportunities and methods to participate based on their availability, interests and the skills they have to offer.

6 Ongoing Consultation

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 and the community together with updating the project website.

Ongoing Consultation

6.1.2 Consultation with stakeholders will continue to help further inform the Masterplan. In addition, further consultation will take place later this year relating to detailed elements of the outline applications to be submitted to CDC.

7 Appendices

- Stakeholder Workshop Report
- Freecycle Event Feedback Form
- Howes Lane Event Consultation Area
- Howes Lane Event Invite Letter
- Howes Lane Event Boards
- Howes Lane Event Feedback Form
- Public Exhibition Consultation Area
- Public Exhibition Invite Newsletter
- Public Exhibition Stakeholder Preview Letters
- Public Exhibition Press Advert
- Public Exhibition Posters
- Public Exhibition News Release
- Public Exhibition Banner Stands
- Public Exhibition Feedback Form

NW Bicester

Testing the Masterplan Brief Workshop

Wednesday 10 April 2013, 9am – 12.30pm

The Littlebury Hotel, Bicester



1. Introduction

This is a short report which summarises the workshop that was held on Wednesday 10 April at the Littlebury Hotel in Bicester. The workshop was organised by Cherwell District Council in partnership with a2dominion (North West Bicester developer) in order to re-activate stakeholder engagement on North West Bicester, ahead of the preparation of the comprehensive masterplan and outline planning application for the site.

The focus of the event was to explore the contents of the draft masterplan brief for the site and to ensure that it reflects the aspirations and intentions of Cherwell District Council, Oxfordshire County Council, Bicester Town Council and other relevant stakeholders.

The final agreed version of the masterplan brief will be used to guide the consultant team who act for the developers of the site in their preparation of the masterplan and outline planning application. It is anticipated that the comments / outcomes from the workshop will influence the final version of the masterplan brief.

2. The Workshop - What we did

The overall facilitator of the event was Henry Cleary, OBE, previously Deputy Director of Housing and Growth at the Department for Communities and Local Government and who has a good knowledge of the project from this previous role.

27 representatives of invited stakeholders, drawn from political, community, business and voluntary organisations in and around Bicester were welcomed to the event by Henry who explained the purpose of the event. Participants then listened to introductory presentations about the development, the masterplan brief and the process towards preparing the masterplan, given by Jenny Barker (CDC) and Iain Painting (Barton Wilmore - the developer's planning consultant).

This was followed by 2 exercises. The first involved 4 groups, each of 6 or 7 participants, moving around 4 tables every 20 minutes to discuss and give their views on the various topics contained within the masterplan brief as set out below:

Table 1:

Green Infrastructure / Biodiversity / Landscape and Historic Environment

Facilitators: Jenny Barker (CDC)/ Claire Mitchell (CDC) and Gary Young (Farrells)

Table 2:

Zero Carbon / Climate Change / Waste / Water / Homes

Facilitators: Andy Edwards (Bioregional) / Azul Strong (CDC) / Iain Painting (Barton Wilmore)

Table 3:

Transport / Employment

Facilitators: Andy Bowe (CDC) / Jacqui Cox (OCC) / Philip Harker (Hyder)

Table 4:

Local services / Community Building and Governance / Healthy Lifestyles

Facilitators: Caroline Clapson (CDC) / Louise Caves (A2D) / Alex Wilson (Barton Wilmore)

Each table was facilitated by an officer from CDC and / or OCC together with representatives from the developer's consultant team. Comments were recorded on large A0 size paper alongside each of the masterplan issues - additional topics which people thought the masterplan should address were added at the bottom of the sheets. People were also free to raise other issues, which although not necessarily directly related to the masterplan, were of relevance to the project as a whole. By the end of this exercise everyone attending would have had an opportunity to make comments on all subject areas covered by the masterplan brief.

After a short break, people were then given 12 sticky dots each and asked to visit each of the tables in turn to place their sticky dots on those items which they considered to be of priority importance for the masterplan to address - 3 dots per person, per table.

The event was concluded with a final short presentation by Jenny Barker setting out the next steps in the process, with Henry Cleary thanking people for their time and input.

Appendix A at the back of this report contains the attendance list including the names of the facilitators.

3. What People Said

This section draws out the key points raised by participants at each table and the results of the priorities exercise. Appendix B at the end of this report contains a transcript of the notes that were taken at each table and so represents a more full account of the discussions.

Table 1: Green Infrastructure / Biodiversity / Landscape and Historic Environment

The issues which attracted discussion and comment at this table were:

- **The aim of providing a local nature reserve.** People were keen to make sure that any provision would be based on an awareness of existing wildlife / conditions. They also gave examples of other successful local nature reserves and wanted to ensure that there would be access to wild areas within the reserve.
- **Accessible formal space for sports with the majority to be located near the secondary school site.** People were concerned that any provision should be complementary to that being planned at the SW Bicester development. They were also concerned that provision should be available ahead of the secondary school and should include swimming facilities, with good access and parking provision designed in at the start.
- **Extend green links from the development through the existing town to create green connecting routes.** People felt the routes should be two-way, from the town to the development as well as vice versa. (A key test of sustainability is the ease with which walkers and cyclists can reach the town centre). These links should include provision for cyclists and walkers, and the recreational role of such routes should be considered. Such routes would need to address the crossing of the railway.

6 additional aims / issues were added to the list of items that the masterplan should address under this heading. They include:

- Long term maintenance needs to be taken into account, including the role of the community and the appropriateness of planting.
- Consideration of locating the open space so that it encourages the integration of the old and new communities.
- Consider how the play space is to be provided - possibly a “Central Park” allowing a range of activity to take place.
- Consider the role of gardens and private space for contributing to biodiversity - also link to the history of the site.

Top 3 Priorities – Dots Exercise	Number of Dots
Protect the existing bio-diversity of the site and provide for a net gain	11
Extend green links from the development through the existing town to create green connecting routes	10
Provide a burial ground	7

Table 2: Zero Carbon / Climate Change / Waste / Water / Homes

The issues which attracted the most discussion and comment at this table were:

- **A place that is distinctive through low energy use and local energy production, achieving zero carbon.** People wanted to see NW Bicester being a catalyst for the benefit of the rest of Bicester. They were also concerned that consideration should be given to the use of more locally produced materials. There was much debate about the term “zero carbon”, with some scepticism as to why it is being targeted and a desire to see a change in terminology to something that is more easily understood e.g. a clearer link to helping people save as energy costs rise.
- **A place where local people could have a stake in the energy produced and used.** There was across the board support for exporting heat from the Ardley Energy from Waste Plant, which people feel has the potential to provide huge benefit to the scheme. People thought that if there will be local demand for photovoltaics, then ideally they should be manufactured locally or even on site, with the community being offered a discount for the bulk purchase of PV.
- **A place that includes a diversity of housing types and tenure – with examples.** There was support for this objective and much of the comment sought to augment the thrust of the masterplan brief in this respect. There was a strong desire for innovation expressed by participants, not only in environmental technologies within housing but also in the architectural design and tenure of homes, with potential community ownership of homes for rent being just one of the ideas raised. People don't want the standard fare of home design and types for NW Bicester.

13 additional aims / issues were added to the list of items that the masterplan should address under this heading. They include:

- Look at how buildings are built - transfer technologies from commercial buildings to domestic ones.
- Make sure communities are not segregated by NW Bicester receiving the entire new infrastructure. Integration is key to the success of the development.
- Building a strong and resilient “soft infrastructure” is as important as any built infrastructure.
- Will 2nd and 3rd generation owners also sign up to the eco lifestyle? Long term marketability is essential.

Top 3 Priorities – Dots Exercise	Number of Dots
A place that includes a diversity of housing types and tenure – with examples.	21
A place that is distinctive through low energy use and local energy production, achieving zero carbon	10
Support innovative local reuse and recycling facilities within the site	8

Table 3: Transport / Employment

The issues which attracted discussion at this table appear to be the additional aims that participants raised. These include:

- **Include proposals for public transport that will be safe, secure, cheap reliable, frequent with RTI (Real Time Information).** This generated comment along the lines that it should be phased in early to the development.
- **Look at the potential issues caused by the railway line in terms of segregation - how to reduce the impact.**
- **Look at transport linkages to existing town(s) / communities** - People commented that 3 separate transport systems - neighbourhood, local and regional needed to be considered in the masterplan. The treatment of Howes Lane is a matter of concern in that it is regarded as a barrier to future integration; there is some support for its future downgrading as part of proposals for a ring road.
- **Need to ensure that the employment allocation for the site is safeguarded and that it creates high end jobs. Reduce the space allocated for warehouses / storage.** It is evident that there are strong views against the inclusion of warehousing on the NW Bicester site. People are also concerned that the timing and phasing of employment is important to get right, as well as its location and issues surrounding why people commute out of Bicester need to be understood.

Top 3 Priorities – Dots Exercise	Number of Dots
Ensure the construction of the development contributes to local job creation	10
Create safe streets that encourage walking and cycling	9
Include proposals for public transport that will be safe, secure, cheap, reliable, frequent with RTI (Real Time Information)	7

Table 4: Local services / Community Building and Governance / Healthy Lifestyles

The issues which attracted discussion and comment at this table were:

- **Provide for excellent schools at the heart of the community.** There was uncertainty expressed by those present on the overall strategy for school provision in Bicester and a desire for OCC to provide clarity on this as soon as possible. There was also considerable enthusiasm for the school being of an innovative design and so providing an opportunity to look at the whole processes in procurement, designing, building and managing schools and pilot something different. Indeed much of the comment on this issue is relevant to all the agencies concerned with school provision – not just the masterplan team.
- **Design local services to be available on site to meet the day to day needs of new residents but to be integrated with town wide facilities.** Bure Park local centre was cited as a good example to look at for the design of local centres on the site, people expressed concern that facilities should be provided for all age ranges but particularly for youth - although care needs to be taken where these facilities are located. People were also keen to ensure that the masterplan provides a good means of transport and access to such facilities.
- **The creation of vibrant local hubs where community services, local retail provision, employment opportunities and residential uses contribute to the vitality of the place.** People were keen to ensure that there was some flexibility built into the masterplan so that the future community can have some influence over the facilities to be built. Similarly, there was a plea for community halls to be flexible in their design so that they can be used for several purposes and by different groups - but to avoid overprovision which could result in community halls being unviable to maintain. Some shared facilities could be provided by commercial space – to help reduce pressure as grant funding is reduced. People also thought health facilities could be usefully co-located in community hubs.
- **Build a community that is able to be sustainable to ensure the aspirations for the eco town are secured for the long term.** Bure Park Residents Association was cited as a good example of an effective community organisation. People thought that it would be important to develop a framework for governance and allow the new community to take it forward and that the new community should be consulted on the governance arrangements that will affect them. In particular, care was needed on getting a balance between encouraging the new community through the ability to manage its own affairs while also being a key part of Bicester.

1 additional aim was added to the list of items that the masterplan should address under this heading, namely that the location of the

cemetery should be carefully considered – and that it should be located away from residential properties.

Top 3 Priorities – Dots Exercise	Number of Dots
The creation of vibrant local hubs where community services, local retail provision, employment opportunities and residential uses contribute to the vitality of the place.	11
School provision needs to be recognised as part of the wider social development of the site	10
Build a community that assimilates and contributes to the social development of Bicester	10

Overall Conclusions

Table 1 Overview

All the comments made by people at this table were in effect augmenting and / or clarifying the masterplan brief actions; there seemed to be little dissent from the thrust of what is being proposed - with one exception. People wanted to change the wording of the action regarding the provision of the cemetery so that it is a stronger commitment and refers to the provision of a burial ground rather than a cemetery.

Table 2 Overview

It is clear from the comments that people are very animated by the concept of the Eco Town, particularly with regard to the environmental and technological improvements that will be built into the design of the place. There appears to be a strong appetite for innovation and lots of ideas about where this should most usefully be focused. However it is also clear that there is some confusion and even some scepticism about the term “zero carbon”, why it is being sought and exactly what it means. This does need to be thought through and addressed both in the masterplan brief and on the final completed masterplan and outline planning application.

Table 3 Overview

The general thrust of peoples’ comments is in broad agreement with the masterplan on these topics, however it is clear from the additional points added / raised that people are keen that the masterplan ensures there is good quality alternative provision to the car designed into the development and that any transport assessment needs to look at and address circumstances within the site but also within the town and further afield.

A couple of other significant issues were raised, which while not directly related to the masterplan, are of relevance to the context within which the project will operate. The first is the wish for the promotion and marketing of Bicester as a green employment location, with the relevant skills to attract inward investment and encourage businesses to relocate. The second issue concerns an aspiration for there to be one railway station to be created in

Bicester which would become a hub for east / west and north / south railway routes, as well as becoming the general transport hub for the town.

Table 4 Overview

The subject matter discussed at this table generated considerable comment from people and it was reassuring to note that people were interested in how NW Bicester would develop and integrate as a community, as much as they were in the built social infrastructure, acknowledging of course that the two matters are inextricably linked. In common with the discussions at the other tables, there was little disagreement with the thrust of the masterplan in this area; instead people were keen to add some detail on the specifics that should be addressed as well as citing some useful examples to be looked at.

Masterplan Workshop

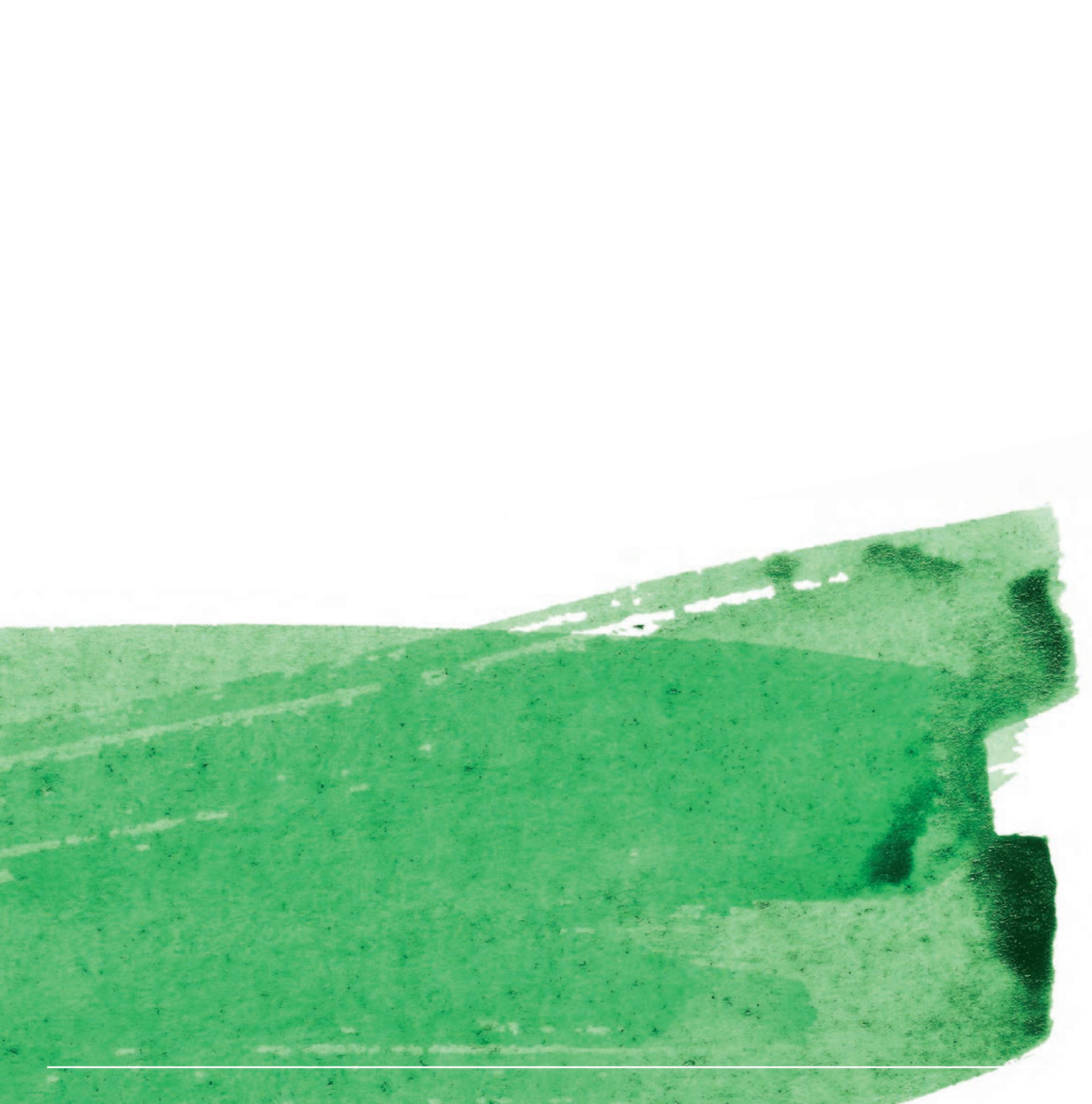
Monday 22 July 2013, 9am – 1pm

The Littlebury Hotel, Bicester

north
west
bicester

azdominion 

THINKING ABOUT TOMORROW



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1. Introduction

This report summarises the workshop that was held on Monday 22 July 2013 at the Littlebury Hotel in Bicester. The workshop was organised by A2Dominion in partnership with Cherwell District Council in order to continue the initial stakeholder engagement related to North West Bicester (NW Bicester), to aid and inform preparation of the comprehensive masterplan being developed for the site.

The focus of the event, which followed a previous workshop held on Wednesday 10 April 2013, was to encourage discussion and invite feedback from stakeholders regarding key topics relating to the emerging masterplan process and workstreams.

The comments and outcomes from the workshop will enable A2Dominion, the Council and consultant team to further shape the proposals for NW Bicester and consider further opportunities to hold further events prior to progressing plans for wider public consultation later this year.

2. Workshop Format

The overall facilitator of the event was Henry Cleary, OBE, previously Deputy Director of Housing and Growth at the Department for Communities and Local Government and who has a good knowledge of the project from this previous role. The event was attended by 36 representatives including consultant team members and comprised invited stakeholders, drawn from political, community, business and voluntary organisations in and around Bicester. Participants were welcomed and provided with initial introductions from Gerry Walker of A2Dominion and independent facilitator, Henry Cleary. This was followed by 2 sessions relating to 5 key topic areas as detailed below, with 3 topics discussed in session 1 and the remaining 2 topics in session 2. Participants were seated at 3 tables with a 10 minute presentation given on each topic by A2Dominion's consultant team followed by 20 minute round table discussions and a 5 minute feedback session so that three main outcomes from each table could be captured, relayed to all participants and recorded on a flipchart. This format enabled each of the 5 topics to be discussed in

turn with facilitators on each table reporting back during the 5 minute feedback session. Each table had three facilitators including an A2Dominion and CDC representative. Appendix A in this report contains the workshop agenda and Appendix B the attendee list.

The event was concluded by Henry Cleary thanking people for their time and input. A summary of table discussions as recorded on the flipcharts (by topic/table) is contained within Appendix C of this report.

3. Feedback

This section highlights the key points raised by participants at each table as recorded on flipcharts and relayed by each table facilitator. Appendix C at the end of this report contains the feedback notes on the flipcharts taken at each table and so provides a breakdown of the overall discussions. To view the consultants' responses please see page 15.

Topic 1 - Housing Numbers

1. **Should we limit the potential of the NW Bicester site to 5000 homes or test the maximum homes the site could allow through the Masterplanning process, potentially up to 6000?**

Key outcomes following discussion around this question are detailed below.

- Planning for an extra 1000 homes safeguards density principles within the local plan/core strategy and prevents speculative developers coming along at a later date and not building to the same eco-standards. This was viewed as a potential benefit of going for a higher number
- The need for soft landscape edges to protect countryside
- Ensuring that the principles of quality, design, green space/open space are adhered to

- A larger number of homes could deliver better services and amenities for the development as a whole. The benefits and impacts of both options should be tested and clearly set out in communicating the change to others
- Ensure that the standards and requirements of the eco town are met if density is increased
- Consider the potential impact on personal amenity space relating to new homes if density is increased
- Clearly defining and planning for a proposed density that will form the masterplan brief and application (to avoid retrospective planning)
- Any increase in dwelling numbers needs to be matched by a commensurate increase in play space, social and community facilities

Topic 2 - Green Infrastructure (GI)

1. **Should open space be dispersed or focused?**

2. **We've identified the following requirements for GI at NW Bicester, including: sports pitches, amenity and recreation, nature park and education, play areas, suds creating damp marshy habitats, community farm, allotments and a burial ground; where should we locate them?**

3. **What are your thoughts on proposed GI uses, as identified in the Masterplan Brief, and their location within the Masterplan?**

Key outcomes following discussion around these questions are detailed below.

- Support for the idea of structured and focused open space
- The importance/need to ensure the hierarchy of open space is correct
- Ensure habitats are protected when considering GI
- Sports provision is welcomed, however not limited to just football
- Preference for active green space towards the centre of the site, with least active on the outskirts

- The importance of school links and sports in concentrated areas
- The railway line could disrupt the effectiveness of GI if it was in a central location. Equally green space either side of the railway could buffer noise impact on houses
- Strong linkages - cyclepaths and footways - need to be provided to green infrastructure and to the town centre. There shouldn't be a green buffer between NW Bicester and the Town
- Green linkages between and into the existing town, the new development and the countryside were seen as very important
- Preference for public uses such as allotments, burial ground, sports/play facilities
- We should think 'big' and be ambitious
- Maximise the amount of GI that is publicly accessible
- Play spaces should be larger and accessible to all

Topic 3 - Schools and Community Hubs

1. **We've identified services / facilities for the community hubs, is there anything else that requires considering? What are your views on these?**

2. **What are your thoughts on proposed hub locations?**

3. **Should we plan for hubs with different characters and facilities i.e. a green hub and young person's hub? What do you think of these ideas?**

4. **What issues determine the location of a secondary school?**

5. **What are your views on planning for 2 larger primary schools (as opposed to 4 smaller schools) in accessible locations, creating busier places and using less land?**

Key outcomes following discussion around these questions are detailed on the next page.

Community Hubs

- Primary Schools and retail hubs should coexist, good for parking, multi-functionality and viability
- Preference towards two vibrant mixed use community hubs located near to the existing and proposed new community to increase viability
- Consider the need for a health related hub
- Design hubs to avoid antisocial behaviour
- Need to agree/specify the type of hubs and consider the needs of the entire population – something that can be used by the whole of Bicester
- Consider GP provision or access North and South of the railway line
- Support suggestion for green hub/ educational facility/nature reserve
- Ensure that there is provision for the elderly/vulnerable/disabled within the community hubs
- Further clarity needed on themed hubs and how they relate to one another, e.g. employment hubs accessing shops to purchase lunch etc.
- Need to ensure that the hubs would work. i.e. Be viable

Schools

- Need for detailed strategy outlining secondary school proposals - further clarity on access required with suggested location (close to railways)
- Acknowledgement that secondary schools can breathe life into the centre and location in relation to the GI is important to consider
- Investigate potential for multiple use of school facilities by community
- Schools to be provided in phases reflecting progress of the development and total number of homes to be built. Preference for 3 primary schools with more homes, with the potential to co-locate with the secondary school
- Need for a clearer understanding and assessment of advantages and disadvantages of two form vs. three form primary schools

Topic 4 - Access and Transport

1. **What are your views on proposed locations for linking the masterplan site to the wider area?**
2. **Are there other locations we should consider?**
3. **What are your views on crossing the railway and practical issues associated with this?**

Key outcomes following discussion around these questions are detailed below.

- Need for options to be tested further with greater understanding of the impacts of each
- Important that links to the wider area are fully considered - Plans showing links with existing routes needs to be clearer
- Additional access points required in light of increased traffic
- Enhance existing cycling and pedestrian routes, particularly to the town centre, and ensure these are aligned
- Consider orbital roads. Buses should use Howes Lane as Howes Lane has to be pedestrian and cycle friendly
- Management of Howes Lane is a key consideration, with a greater understanding of its impacts on the surrounding area. Consider realigning Howes Lane so that houses front onto it rather than back onto it
- Potential value in a strategic perimeter road (potentially to the south of the development) although wider access issues regarding the perimeter road as well as the risk of creating an un-wanted 'hard-edge' to the development
- Railway crossing needs further consideration, concerns over creating an 'hour-glass effect' of traffic building up into a pinch point.
- Wish to see lower traffic speed and promotion of sustainable alternatives such as cycle ways and footpaths
- Any railway underpass would need to be well lit and as short as possible
- Crossing the railway would need to be a destination rather than a route

- Bridge crossing the railway would be too expensive
- Locating green space by the railway line could create more of a divide
- Need for a hierarchy of routes
- Traffic shouldn't be segregated through an underpass, safety in visibility is key
- More consideration on how junction 10 will be accessed
- Provide a lower speed environment for residential areas

Topic 5 - Employment

1. **There are a number of sites identified for employment uses in the emerging local plan. Do you think that the scale and mix of employment proposed at NW Bicester is appropriate in the context of other proposals for the town?**
2. **It is proposed to target various types of employment for NW Bicester, including environmental goods and services, sustainable construction, high performance engineering, other knowledge intensive, business financial and professional services. Are there other key areas of employment that should be explored?**
3. **What are your views on the proposed location of employment within the masterplan?**



Key outcomes following discussion around these questions are detailed below.

- Can unpaid/voluntary positions be included in the overall number of jobs?
- What links could be made to City Deal, countryside and beyond?
- Concerned about the focus of employment in the SW of the site in design terms
- Graven and Heyford considered better suited sites for large format B8
- Desire to provide high skill jobs rather than industrial uses
- General contentment with proposed list of employment uses (however don't rule out other types of industry)
- The need to attract businesses that buy into the eco town philosophy
- Strong view against warehouses
- Promote true home working throughout the development
- Upskilling – attract wider funding so that NW Bicester becomes a knowledge based spine
- Need to consider appropriate uses for each location
- Ensure that connections and access are considered to all employment spaces
- There is a need for a Bicester wide strategy for employment creation
- Likely that 20% of residents will be working from home – need properties that are suitable
- Schools and colleges need to facilitate employment creation through apprenticeships/vocational courses etc.
- Clear definition of what off-site jobs will be created
- Desire to see food production and sale; artisans, crafts industries and studio space
- Is 4-5000 jobs enough for the size of the site?

4. Overall Conclusions

Topic 1 Overview

Test and plan for the optimum number of homes the site could allow through the planning process, and this can exceed 5000.

The density, design and eco principles of the development must be safeguarded through the Masterplan process and not compromised to accommodate an increased number of homes.

Topic 2 Overview

Design and plan for structured and focussed areas of open space with protected habitats. Ensure a clear hierarchy of open space throughout the development. Maximise public access to open space, but avoid locating green space as a buffer between NW Bicester and existing communities. Create strong links with existing green corridors and surrounding countryside.

Be ambitious with sports provision and move away from the provision of small 'postage stamp' play areas.

Topic 3 Overview

Plan for 2 vibrant commercial hubs that contain a range of facilities and co-exist with primary schools to increase viability and parking provision. Enable and encourage use of centres by new and existing communities. Consider the creation of a smaller third centre around a potential health hub. More detail is required about how themed hubs could work.

Potentially allow for two primary schools if the total number of homes built is close to 5000, but plan for three if the number of homes is significantly more than 5000, with the potential for one to co-locate with the secondary school; more information to be considered to inform this decision. Access and strong connections to green infrastructure are key factors when locating the secondary school. Multi-use facilities within the secondary school to be provided.



Topic 4 Overview

Further consideration of access and transport options is required to test the impacts of each.

Topic 5 Overview

Agreement that jobs generated from the NW Bicester development can be created both on-site and in wider areas. In considering jobs on site, wider consideration has to be given to the town wide position on B8 type uses and locations. NW Bicester should consider alternative types and locations for employment space to achieve the target number of jobs on site. Consider flexible business space that can evolve with the development. Be ambitious with employment proposals and attract knowledge based industries that buy-in to the NW Bicester philosophy.

5. Appendices

Appendix A - Workshop agenda

Appendix B - Attendee list

Appendix C - Summary of table discussions

Appendix D - Consultants' Responses to July workshop

Appendix A - North West Bicester Masterplan Workshop - Agenda

9.00 - Arrival (teas and coffees)

9.15 - Welcome/Introduction - Henry Cleary and Gerry Walker
With Jenny Barker (Cherwell District Council) presenting a brief introduction before each topic.

Session 1

9.30 - Topic 1: Housing Numbers - Iain Painting

- Should we limit the potential of the NW Bicester site to 5000 homes or test the maximum homes the site could allow through the Masterplanning process?

10.05 - Topic 2: Green Infrastructure - Gary Young

- Should open space be dispersed or focused?
- We've identified the following requirements for GI at NW Bicester, where should we locate them?
- What are your thoughts on proposed GI uses, as identified in the Masterplan Brief, and their location within the Masterplan?

10.40 - Topic 3: Schools & Community Hubs - Gary Young

- We've identified services / facilities for the community hubs, is there anything else that requires considering? What are your views on these?
- What are your thoughts on proposed hub locations?
- Should we plan for hubs with different characters and facilities i.e. a green hub and young person's hub? What do you think of these ideas?
- What issues determine the location of a secondary school?
- What are your views on planning for 2 larger primary schools (as opposed to 4 smaller schools) in accessible locations, creating busier places and using less land?

11.15 - Break

Session 2

11.35 - Topic 4: Access & Transport - Philip Harker / Janice Hughes

- What are your views on proposed locations for linking the masterplan site to the wider area?
- Are there other locations we should consider?
- What are your views on crossing the railway and practical issues associated with this?

12.10 - Topic 5: Employment - Rachel Redman / Richard Hindle / Iain Painting

- There are a number of sites identified for employment uses in the emerging local plan. Do you think that the scale and mix of employment proposed at NW Bicester is appropriate in the context of other proposals for the town?
- It is proposed to target various types of employment for NW Bicester, including environmental goods and services, sustainable construction, high performance engineering, other knowledge intensive, light manufacturing, and business financial and professional services. Are there other key areas of employment that should be explored?
- What are your views on the proposed location of employment within the masterplan?

12.45 - Conclusion and closing statement - Henry Cleary

1.00 - Close

Appendix B - Masterplan workshop, 22 July 2013 - Attendees

Ben Jackson	Bicester Chamber of Commerce - SDB
Placi O'Neill-Espejo	Bicester Vision
Jason Slaymaker	Bicester Youth Council
Sue Mackrell	Bicester Town Council
Cllr James Porter	Bicester Town Council
Cllr Richard Mould	Bicester Town Council
Cllr Jolanta Lis	Bicester Town Council
Cllr Barry Wood	Cherwell DC
Cllr Michael Gibbard	Cherwell DC
Cllr Les Sibley	Cherwell DC
Calvin Bell	Cherwell DC
Claire Mitchell	Cherwell DC
Cllr Lynn Pratt	Cherwell DC
Jenny Barker	Cherwell DC
Azul Strong	Cherwell DC
Cllr Derek Hedges	Bucknell PC
Bruce Tremayne	CPRE
John Broad	CPRE
Cllr Ian Hudspeth	Oxfordshire County Council
Ian Carmichael	Thames Valley Police
Denise Somerton	Bicester Community College
Henry Cleary	Facilitator
Lewis Knight	Bioregional
Gerry Walker	A2 Dominion
Louise Caves	A2 Dominion
Steve Hornblow	A2 Dominion
Heather David	A2 Dominion
Alex Wilson	Barton Willmore
Iain Painting	Barton Willmore
Philip Harker	Hyder
Rachel Redman	SQW
Andy Edwards	Bioregional
Richard Hindle	SQW
Gary Young	Farrells
Caroline Ford	Cherwell District Council
Steve Houkes	Remarkable Group

Appendix C - 22 July Masterplan Workshop - Flipchart Notes

Topic 1 - Housing Numbers

Table 1	Table 2	Table 3
Extra 1000 safeguards density principles with local plan/core strategy. Prevents speculative developer coming along at a later date and not building to same eco-standards.	Consider the impact of increasing density in relation to gardens/personal open space if overall site density is increased	Need to be clear on no compromise for meeting requirements of eco town
Needs soft landscape edges to protect countryside	Uphold principles of quality, design, green space/open space	Test and present both scenarios (5,000 v 6,000, pros and cons)
Using whole area avoids criticism of reducing the area as historically shown	Consider perceptions in terms of any proposed density increase and how acceptable or not this may be	Clear and concise about why numbers have changed - how informed

Topic 2 - Green Infrastructure

Table 1	Table 2	Table 3
Focused, but protect habitats, ambitious for sport, not just football, strong walking and cycling linkage	Get the hierarchy of spaces right	Support idea of structured protected open space provision - focused
School links, sports in/ concentrated area but need links - otherwise railway line could disrupt effectiveness - More active green space towards centre, least active on outskirts e.g. burial ground.	Either/or need to achieve a good balance, best places located next to streams	Do not want a green buffer between Bicester and NW Bicester - strong linkages should be provided (cycle paths/footpaths - existing and new in and out of town)
Uses - push boundaries, cycling, multi-focused, must link to countryside, more active elements nearer town	Possibly adjacent to railway line - less noise impact on houses	Maximise public accessible GI space. Preferred uses - allotments, burial ground, sports/play facilities (no postage stamp)

Topic 3 - Schools and Community Hubs

Table 1	Table 2	Table 3
Primary Schools and retail hubs should coexist, good for parking and multi-functionality, viability	Agree on 2 vibrant centres	x 2 commercial hubs - to be located in location where existing and proposed communities can utilise, must be viable/vibrant, sufficient foot fall key
Design crucial to avoid ASB and make viable	Would group activities around the centres rather than themed centres (dependent on what the themes are actually doing)	Type of hubs - need to consider entire population demands, young v older, services/facilities in existing Bicester must be considered, GP provision key, 2 GPs north and south
Health hub needs to link to community facilities and infrastructure, extra care (elderly)	Use by Bicester as a whole	Primary schools - pros and cons for 2FE v 3FE, ensure future demands are met, through school (3 rd with secondary)
Green hub - education, nature reserve	Secondary centres	Secondary school - central location near GV railway
Secondary - need to discuss access later	Other provision for elderly/ vulnerable, disabled	
Some retail in business hub? Or easy linkage to retail	Acknowledge that secondary schools can breathe life into the centre but recognise that its location is important/green infrastructure	
Need a better understanding of the detail / character and what's included in themed hubs?	Secondary school strategy required, investigate multiple use of secondary school	
Prefer option for three primary schools, but one could potentially be co-located with the secondary school.	Phasing important in relation to development and numbers/population	

Topic 4 - Access and Transport

Table 1	Table 2	Table 3
Linkage to wider area	Increased traffic will require additional access points	Need to consider further options, options to be tested further, outer ring road would eliminate traffic, HGV concern regarding re routing of Howes Lane
Enhance existing and ensure aligned cycling and pedestrian	Consider orbital roads. Buses should use Howes Lane as Howes Lane has to be pedestrian and cycle friendly.	Railway crossing - concerned over 'hourglass' effect, design and detail critical in terms of underpass (secure design), must be considered further
New road going to underpass gives opportunity to links across existing road which would become very much secondary (Howes Lane)	In favour of strategic perimeter road	Lower speed aspiration - peace and quiet where people want to live, more cycle ways and footpaths into and out of Bicester/ NW, promote sustainable forms of transport
OCC strategic - needs consideration but is it the best use of scarce funds? Does not work with current masterplan, hard edge issue	Creating a bypass creates a route	
Underpass - needs to be wide, lit, all encompassing, design crucial, short as possible	Put the strategic road to the south of the development	
Links along railway line into existing	Encased perimeter road causes problems for access	
1 and 2 favoured provision for long term sustainable travel (charging)	Realign Howes Lane so that houses fronted onto it rather than backed onto it - considered a better solution	
No segregation of traffic especially through an underpass.	Crossing the railway being a destination rather than a route	
A bridge is too expensive, occupies too much land and OCC can't afford it.	Railway line - will locating the green space here create more of a divide?	

Maps and plans to show links with existing routes need to be clearer.	Creating visual links with the green space. Open spaces should be well maintained and lit.	
	More thought on how junction 10 will be accessed	

Topic 5 - Employment

Table 1	Table 2	Table 3
Link to city deal, countrywide and beyond	Job/work exchange	Location - not happy with focus of employment in SW of site
Upskilling, attracts wider funding. NW Bicester to become a knowledge based spine.	Could we include the non paid opportunities as part of overall numbers?	Key considerations – accessibility, relationship between existing uses – sensitivities (residential), other uses - high skilled jobs, not appropriate location for industrial uses
B8 – Graven and Heyford better suited?	Location – connections, landmarking, access	Need to consider appropriate uses for this location and where within site (consider wider Bicester)
Bold ambitious	No warehouses (strong view)	Happy with proposal list of employment uses
Develop products for the houses, role of the business portal expands local business, apprenticeships, local labour	Mix of jobs okay but don't rule out other industries	Eco town want to attract businesses that buy into philosophy
True homeworking	All need to be complimentary and for the good of Bicester	
Retain businesses that occupy incubator units on site by enabling them to grow.	Is 4-5,000 jobs enough for the size of the site?	
Artisans – cottage, craft industries and studio space	Need a Bicester wide strategy for employment creation	

Short lease start up?	20% working from home – need properties that are suitable	
Food production and sale.	Schools and colleges need to facilitate employment creation with more vocational courses	
Location sensible, not large sheds, flexible change of use		
Clearer definition of off-site jobs being created.		

Appendix D - Consultants' Responses to July workshop

Consultants Responses

Following the NW Bicester Key Stakeholders Workshop on 22 July, the lead consultants for each of the key topics have reviewed in detail the points raised and taken the findings back to their relative workstreams for wider discussion. The written statements below set out considered responses to the points raised, providing clarity and explanation as to why and how these matters are being progressed as part of the masterplan process, and start to identify the agreed principles and preferred options to take to wider consultation in October.

Topic 1 – Housing Numbers

The workshop agreed that the master planning process should not be constrained by an artificial ceiling on dwelling yield. Instead, the dwelling yield should arise from the robust assessment and formulation of the master plan, generally within the area identified in the emerging Local Plan i.e. circa 400 ha). However, the workshop was concerned to ensure that any increase above the 5000 new homes currently identified in the emerging Local Plan should be accompanied and supported by the appropriate increase in services and facilities and that the objectives and eco-credentials of the development are attained.

Consultants response – Iain Painting, Barton Willmore

The master plan process comprises a series of 'workstreams'; which include a group tasked with identifying community infrastructure: i.e. the level and form of facilities required to support the new community and how to ensure that the community is integrated with the existing town.

The total number of new homes provided within the scheme reflects the amount of land identified for development, but also the assumptions as the density and type of new homes that are proposed. These issues will be tested through the master plan process together with the distribution of uses, the location and form of social and community uses. A2Dominion has also commissioned modelling of the population growth arising over the life span of the development phase, so that we can better understand how the community will grow and develop.

The master planning process will not be constrained by an artificial limit on the number of new homes. Instead, the amount of developable land, the type and form of new homes and the relationship to the need for facilities and services will be tested to arrive at the optimum form of development, that best meets the aims and objectives of the master plan brief and Eco Towns initiative.

Topic 2 - Green infrastructure (GI)

It was made clear that the preferred option in regards to green infrastructure was for it to be focused in one area as opposed to spreading too thin, providing there are good connections between existing and proposed housing and active GI areas. Some natural protected areas should be provided taking advantage of the railway barrier. Play areas should be grouped in larger areas rather than isolated small areas. It was made clear that there are three community priorities: Sports pitch facilities accessible for all community use, allotments and a burial ground.

Consultants response – Gary Young, Farrells Architects

Study is on-going to investigate the distribution and mix of multiple GI assets and the hierarchy in which these assets fall. The purpose of GI across the site is richly embedded with the NW Bicester aspirations and the aspirations of Bicester as a town and as a result a lot of attention and focus has been made into incorporating dual functions. This runs alongside captivating and memorialising the history of the site through its rich landscape character. The GI strategy establishes the land constraints as dedicated elements to preserve and protect through the incorporation of natural habitats and ecological buffer zones. By working closely with biodiversity interest groups the enhancement and protection level that is required can be achieved.

The idea is to cluster activity towards the centre of the site. By concentrating the GI around the railway line (an asset to the heritage of the site), makes best use of the context, providing high value amenity space which contains a diversity of plant species and incorporates a tapestry of wildlife; that also acts as a noise buffer to close-by residential areas. It is recognised that GI routes into Bicester need to be emphasised more strongly developing key graded pedestrian routes (i.e. leisurely routes, A to B routes, routes to school etc.) and these are issues being addressed through the GI workstreams. Alongside these issues are the elements of play being addressed, formally and informally, at various scales (i.e. formal sports provision, play areas, creative streets etc.)

Topic 3 – Community Hubs and Schools

The workshop suggested two local centres were preferred, rather than several hubs, so that the centres created catchment for footfall and viability. It was also identified that local centres should be located close to existing and proposed connections and housing. The preference was to provide facilities concentrated in fewer places to encourage shared use of facilities and footfall, e.g. school close to retail and health. It was also identified that the provision of schools, school size and location were not clearly evident in how they provided educational needs for the population and met local authority policies.

Consultants response – Gary Young, Farrells Architects

The role of the hubs is recognised as for the benefit of both the NW Bicester population and the existing population of the town. With this in mind more detailed work is being carried out on creating vibrant mixed use community hubs which complement the existing retail and services offered in Bicester. The option of a complimentary variety of hubs alongside two main local retail centres steers towards providing this mix. Locations are still yet to be decided but are closely linked with the housing, community and

green infrastructure proposals. Through themed hubs such as: Green; Community care; Education and Business; mixed uses could be catered for. The design process of the hubs recognises the importance of multi-functionality and services co existing i.e. schools, retail and health facilities in close proximity to each other to provide parking advantages for added user benefits.

The proposed school provision of three primary schools and one secondary reflects the growing population of Bicester and therefore is provided in phases running alongside the build rate of NW Bicester. It has been identified that there exists potential to co-locate one of the primary schools adjacent to the secondary. The function of the schools in the masterplan not only perform an educational contribution but additionally breathe life into the proposal through their relation to play, sport, amenity and multi-use facilities accessible to the whole community providing Bicester with increased healthy living opportunities.

Topic 4 – Access and Transport

To be revisited in a separate dedicated workshop with key Bicester Stakeholders on 25 September 2013.

Topic 5 – Employment

Consultants response – Chris Green, SQW.

The employment proposals for NW Bicester have been developed within the context of the future economic role of the town as a whole and the potential to generate new jobs across all sectors, whether or not those jobs are directly related to the eco development, and wherever they are located within the town. Other plans and proposals have been taken into account, including the draft Cherwell Local Plan and the draft City Deal submission for Oxfordshire (which identifies Bicester as the northern part of Oxfordshire's Knowledge Economy Spine). However, in keeping with the eco towns guidance and the District Council's requirements, the economic strategy is for the eco development, not for Bicester as a whole.

The eco development will be a mixed use scheme, supporting the creation of as many jobs as homes (note this relates to paid employment; voluntary and unpaid jobs would be additional). Most of these jobs will be located on the NW Bicester site. Marketing of business space will focus particularly on firms in sustainable construction and environmental goods and services, and there will be active promotion of eco principles and sustainable business practices among all firms locating on the NW Bicester site. Other activities which Bicester should attract and which would be suitable to accommodate on the eco development include professional and personal services, craft activities, advanced manufacturing and other high tech activities. Large scale warehousing will not be encouraged on the NW Bicester site: it is better

located at Graven Hill. The demands of people who move to the eco development will also stimulate the creation of more retail, leisure and service jobs elsewhere in Bicester, particularly the town centre.

A mix of offices and flexible business space (suitable for a mix of office, studio/workshop and small scale storage uses) will be provided on the site, both in the various community and business hubs across the site and within a separate business area in the SW corner of the site, designed to be in-keeping with the wider eco-development and to take into consideration its location to nearby residential properties. The SW corner has been chosen as the most accessible location for businesses access to and from the M40. Employment space will be accessible by public transport, on foot or by cycle or car. Homes will be designed to enable homeworking, and the eco business centre will provide facilities for home workers such as meeting rooms, hot desks and reception services.

The action plan which forms part of the economic strategy will identify measures to help attract suitable jobs to the eco development and more generally to Bicester, including apprenticeships and vocational courses.



north
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bicester



THINKING ABOUT TOMORROW

A2Dominion, Godstow Court, 5 West Way, Oxford, OX2 0GE

NW Bicester Masterplan Transport and Access Workshop

Wednesday 25th September 2013

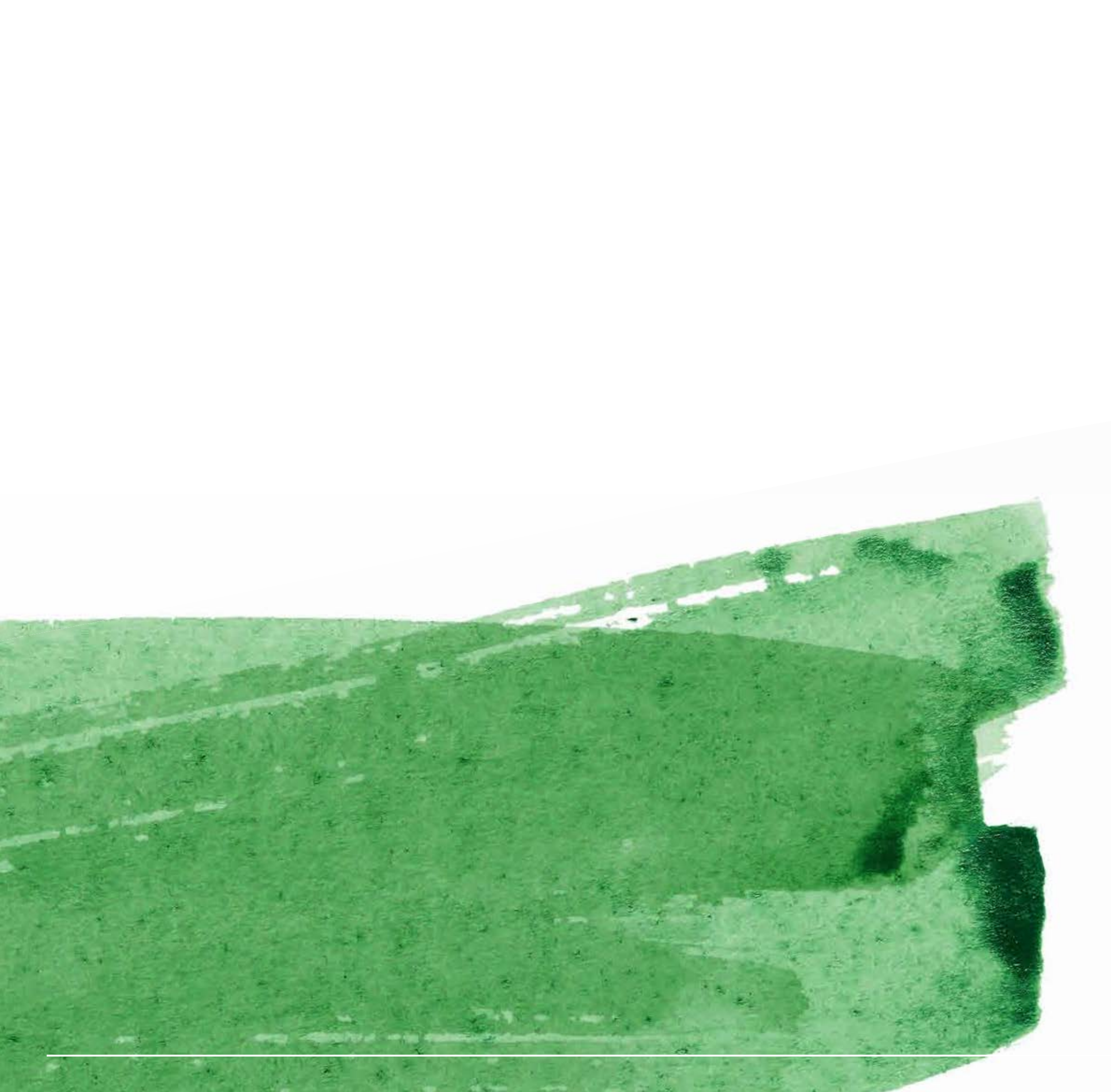
2pm – 5pm

The Littlebury Hotel, Bicester

north
west
bicester

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THINKING ABOUT TOMORROW



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1. Introduction

This report summarises the transport and access workshop that was held on Wednesday 25 September 2013 at the Littlebury Hotel in Bicester. The workshop was organised by A2Dominion in order to continue the initial stakeholder engagement related to North West Bicester (NW Bicester), to aid and inform preparation of the comprehensive masterplan being developed for the site.

The focus of the event, which followed two previous workshops held in April and July 2013, was to encourage discussion and invite feedback from stakeholders regarding potential options for access, transport and movement.

The comments and outcomes from the workshop will also enable A2Dominion, the Council and consultant team to further shape the proposals for NW Bicester. This includes preparation of preferred masterplan options along with considering further opportunities to hold additional events prior to wider public consultation later this year.

2. Workshop Format

The overall facilitator of the event was Henry Cleary, OBE, previously Deputy Director of Housing and Growth at the Department for Communities and Local Government and who has a good knowledge of the project from this previous role. The event was attended by 35 representatives including consultant team members and stakeholders, drawn from political, community, business and voluntary organisations in and around Bicester. Participants were welcomed and provided with initial introductions from Gerry Walker of A2Dominion and Henry Cleary. This was followed by feedback being presented on the findings from the 22 July workshop relating to the key topics of housing numbers, green infrastructure, schools and community hubs and employment.

Philip Harker of Hyder Consulting formally introduced the workshop and provided an overview on previous discussions held on access and transport, and the progress and work undertaken following the July workshop.

The workshop consisted of 3 access and connection themed sessions as detailed below. Participants were seated at 2 tables with a 10 minute presentation given on each topic by A2Dominion's consultant team followed by 20 minute round table discussions and a 5 minute feedback session so that three main outcomes from each table could be captured, relayed to all participants and recorded on a flip chart. This format enabled each of the 3 topics to be discussed in turn with facilitators on each table reporting back during the 5 minute feedback session. Each table had two facilitators including an A2Dominion and Hyder Consulting representative. Appendix A in this report contains the workshop agenda and Appendix B the attendee list.

The event was concluded with Henry Cleary thanking people for their time and input followed by Iain Painting of Barton Willmore updating attendees on the next steps. The appendices at the back of this report contain the workshop agenda, summary of table discussions as recorded on the flipcharts (by topic/table) and the attendance list including the names of the facilitators, A2Dominion and consultant team.

3. Feedback

This section highlights the key points raised by participants at each table as recorded on flipcharts and relayed by each table facilitator. Appendix C at the end of this report contains the feedback notes on the flipcharts taken at each table and so provides a breakdown of the overall discussions.

Part 1 - Walking and cycling connections

Key outcomes following discussion around this question are detailed below.

- Segregation of cycle & pedestrian routes from vehicular routes
- Linkages utilising existing routes but also ensure they go across and around Bicester
- Market / brand new safe cycle routes and upgrades to wider town and new community e.g. paint green

- Must facilitate walking/cycling routes to future employment sites in town
- Bike storage at home needs to be secure and safe/lit parking at end of journeys needs to be provided
- High quality maintenance strategy in place to keep routes lit and in safe/attractive condition. Local Government partners need to work together to ensure this
- Need to consider access to secondary schools – don't have OCC approach yet, but assumptions to BCC and Cooper should be made
- Underpass more accessible to all than bridge – but needs detail to ensure safety
- Routes need to go where people want to go
- Upgrade the footpath that runs alongside the railway and ensure that its better maintained – however there's not a huge amount of natural surveillance so may need alternative route at night
- Safety of routes in terms of lighting, crossing points and widths of routes
- Ensure linkages have scope to link into future transport initiatives
- People will always find their own short-cuts so there will always be tertiary routes that we haven't included
- It's difficult to establish all routes without knowing the web of Masterplan destinations/content
- BTC recommended that cycle routes were discussed with them

Part 2 - Bus connections

Key outcomes following discussion around these questions are detailed below.

- Consider traffic engineering as well as provisions of new buses/routes with active enforcement and regulations (e.g. bus preference signalling or bus priority lanes) - key to making bus travel quicker and more attractive than car. This applies to existing

routes in the town as well as the proposed new development area

- Routes to stop on route to town centre from NW Bicester to allow people to access existing neighbourhood facilities and form social connections
- Would electric buses make it more attractive? Balance cost/equality (size vs. frequency)
- Although focus should be on Bicester Town station its still important to provide routes to Bicester North Station at peak times
- Middleton Stoney Rd. – might be better choice of routes for buses for traffic engineering, links to employment and hospitals
- East/west bus connection on site is very important – especially people in NW Bicester wanting to access SW employment site
- 15 plus minutes is too long
- Buses should run on a loop in both directions – however is this realistic in terms of resource implications, more staff, more vehicles etc
- Key destinations – there is a need to consider areas of employment, education, leisure etc. and how accessible
- Travel time no longer than 10 minutes
- Frequency – 10 minutes during peak time (15 min RTPI)
- Bi-directional and on 1 loop
- Integration with other services
- Operational time of buses

Part 3 - Highways connections

Key outcomes following discussion around these questions are detailed on the next page.

- Happy in principle with option 2. (not a dissatisfying option to create a new Boulevard)
- By realigning Howes Lane effectively remove section of NWB ring road. Aware that this could cause people to travel an alternative route, or make decision to travel more slowly

- Impact on Bucknell village (happy for traffic not to go through)
- Need more ideas of what land with closure of existing Howes Lane could be used for
- Against OCC strategic ring road
- Howes Lane and Lords Lane are currently a barrier between new and existing community
- Welcome diversion of Bucknell Road
- Disregarded options 3 & 4
- Opinions divided over options 1 & 2
- Demonstrate benefits of remaining options
- Welcome diversion of Bucknell Road

- Well signed and marketed – clear signage, branded routes between NW Bicester and the town centre and well publicised; and
- High quality – all weather surface, well lit and maintained as adopted routes by the local authority.

The revised document concentrates on planning for the main connections between NW Bicester and the town centre, whilst recognising that there are a range of other local connections that will be used to other facilities and services, specifically employment sites, schools and local shopping facilities. The main connections are identified to focus investment whilst recognising that there are many examples of local routes, particularly for pedestrians, which will be well used through the residential areas.

4. Overall Conclusions

Following the NW Bicester key Stakeholders workshop on transport and access held on 25th September, the lead consultant for the transport topic, Janice Hughes, has reviewed the points raised and taken the findings back to the Transport Workstream for wider discussion. The statements below set out the considered responses to the points raised, providing clarity as to how these matters are being progressed as part of the masterplan process and preferred options to move forward with to consultations in early December.

Part 1 Walking and Cycling Connections

The discussion pointed to the need to set out clearly the principles for the walking and cycling routes and consider a range of destinations. A revised walking and cycling strategy has been produced and will be made available to stakeholders in late November. Specifically, a strategy section sets out the ideal requirements for the primary and secondary connections as:

- Accessible and integrated – giving an integrated network of routes, connecting to key destinations, direct routes, providing secure and sheltered cycle parking;
- Safe – routes having natural surveillance, safe crossings and segregated from traffic;

Part 2 Bus Connections

The discussion regarding the provision of bus connections for NW Bicester focussed on a number of areas: the need to give buses priority and minimise journey times from the development to key destinations; the importance of having a service which connects the different parts of NW Bicester as well as to the town; and the need to consider how services integrate with other routes and connect to a wider range of key destinations. With regards to journey times, there was discussion that a service needs to offer less than a 15 minute journey to the town centre. The journey time will depend on the origin of the journey within NW Bicester and decisions by bus operators will also influence this. It is considered difficult to be prescriptive about a maximum time but it is recognised that the key issue is for the service to be attractive in comparison to using a car, taking account of journey time with cost and convenience.

By way of response, the transport team has revisited the bus options and provided a revised paper to the Transport Workstream group (comprising A2Dominion with officers of Cherwell District Council and Oxfordshire County Council, Hyder consultants and BioRegional). The paper considers a wider range of destinations and assesses the impact of a service which always provides a connection between parts of the site. The paper puts forward a preferred option using

Bucknell Road to and from the town centre, with a loop through the west and east sides of the railway using a general traffic underpass and a new Howes Lane to the north of the existing route (which gives potential to create a boulevard with development to the south, better integrated with the existing residential areas). At the feedback session there were some comments that Middleton Stoney Road offers a better route. This might still be used depending on future bus operator requirements, but it is considered on balance that Bucknell Road offers a route with less conflict with general traffic and potential to improve priority where it joins the town centre. A route using Middleton Stoney Road relies on arriving via Kings End, which is a particularly congested part of the road network.

The next step is for the paper to be discussed and agreed within Oxfordshire County Council to determine the way forward.

With respect to providing bus priority, a number of bus only links have been incorporated in key locations within the emerging masterplan and there are on-going discussions in the workstream regarding the possibilities for bus priority within the town centre.

Part 3 Highway Connections

Following the presentation of the range of highway access options, Option 2 was most favoured involving a new route for Howes Lane and a new railway under-pass to the north of the Avonbury Business Park. As part of this option, it is suggested that Bucknell Road (north of Lord's Lane) is diverted through the development. The reason for this is to reduce the attractiveness of Bucknell Road towards Bucknell village for through traffic, whilst maintaining access for Bucknell residents.

The option has been incorporated into the emerging masterplan and topographical surveys are underway to enable preliminary design work to commence on the option so it can be tested for feasibility and consultations with Network Rail can be undertaken.

A further consultation event took place with the residents and businesses living in the immediate vicinity of Howes Lane on Saturday 9 November at the West Bicester Community Centre to seek feedback on the proposed access and

transport plans and understand the views of those most affected and what they'd like to see become of the existing Howes Lane if it gets realigned.

There was discussion in the session of an Oxfordshire County Council strategic network option involving a ring road around the NW Bicester site, as one option being considered at present to address traffic issues for the whole town. Oxfordshire County Council are undertaking traffic modelling work to see if this is an option to be taken forward, which will be reported during December 2013.



Appendix A - North West Bicester Masterplan Transport and Access Workshop - Agenda

1.45 - Arrival (teas and coffees)

2.00 - Welcome/Introductions

- Feedback on findings from 22 July workshop and matters to be tested through 'Preferred Options' and consultations.

2.10 - Topic 1 - Housing Numbers - Iain Painting

2.18 - Topic 2- Green Infrastructure - Gary Young

2.26 - Topic 3 - Schools and Community Hubs - Gary Young

2.34 - Topic 4 - Employment - Chris Green

2.45 - Introduction - Philip Harker

- On where we got to last time on access and transport, and what we've done since the July workshop.

2.50 - Part One - Walking and cycling connections

3.20 - Break

3.30 - Part Two - Bus connections

4.00 - Part Three - Highway connections

4.45 - Conclusions & next steps

5.00 - Close

Appendix B - Transport and Access Workshop, 25 September 2013 - Attendees

Ben Jackson	Bicester Chamber of Commerce - SDB
Janice Hughes	Hyder
Philip Harker	Hyder
Iain Painting	Barton Willmore
Gerry Walker	A2Dominion
Louise Caves	A2Dominion
Alex Wilson	Barton Willmore
Jenny Barker	Cherwell District Council
Azul Strong	Cherwell District Council
Gary Young	Farrells
Chris Green	SQW
Steve Houkes	Remarkable Group
Councillor Ian Hudspeth	Oxfordshire County Council
Councillor Barry Wood	Cherwell District Council
Councillor Lynn Pratt	Cherwell District Council
Councillor Jolanta Lis	Bicester Town Council
Councillor Dan Blakey	Bucknell Parish Council
Councillor Michael Gibbard	Cherwell District Council
Councillor Richard Mould	Bicester Town Council
Councillor Derek Hedges	Bucknell Parish Council
John Broad	CPRE
Craig Rossington	Oxfordshire County Council
Rev Robert Jackson	
Jacqui Cox	Oxfordshire County Council
Sue Mackrell	Bicester Town Council
Mike Buckmaster	BPRA
Councillor Les Sibley	Cherwell District Council
Alastair McChesney	Homes and Communities Agency
Trudi Lee	
Jason Slaymaker	Bicester Youth Council
David Taylor	Oxfordshire County Council

Additional attendees on the day included Councillor James Porter (Bicester Town Council), Placi O'Neill-Espejo (Bicester Vision), Lois Partridge (Oxfordshire County Council) and Andy Bowe (Cherwell District Council).

Part 1 - Walking and cycling connections

Table 1	Table 2
Market / brand new safe cycle routes and upgrades to wider town and new community e.g. paint green	Segregation of cycle & pedestrian routes from vehicular routes
Must facilitate walking/cycling routes to future employment sites in town	Safety of routes in terms of lighting, crossing points and widths of routes
Bike storage at home needs to be secure and safe/lit parking at end of journeys needs to be provided	Linkages utilising existing routes but also ensure they go across and around Bicester
High quality maintenance strategy in place to keep routes lit and in safe/attractive condition. Local Government partners need to work together to ensure this	Ensure linkages have scope to link into future transport initiatives
Need to consider access to secondary schools – don't have OCC approach yet, but assumptions to BCC and Cooper should be made	
Underpass more accessible to all than bridge – but needs detail to ensure safety	
Segregation of cycle & pedestrian routes from vehicular routes	
Routes need to go where people want to go	
Upgrade the footpath that runs alongside the railway and ensure that its better maintained – however there's not a huge amount of natural surveillance so may need alternative route at night	

Other points of discussion to note:

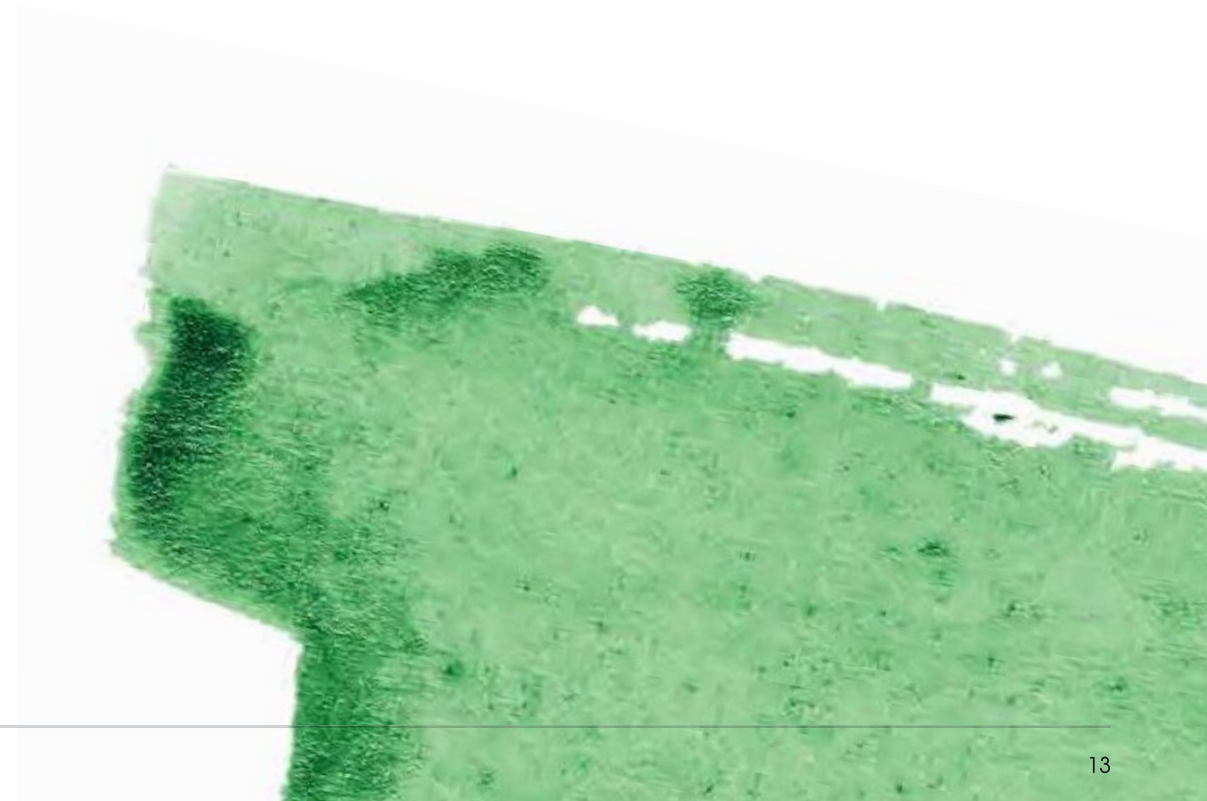
- People will always find their own short-cuts so there will always be tertiary routes that we haven't included.
- It's difficult to establish all routes without knowing the web of Masterplan destinations / content.
- BTC recommended that cycle routes were discussed with them.

Part 2 - Bus connections

Table 1	Table 2
Consider traffic engineering as well as provisions of new buses/routes with active enforcement and regulations (e.g. bus preference signalling or bus priority lanes) - key to making bus travel quicker and more attractive than car	Key destinations – there is a need to consider areas of employment, education, leisure etc. and how accessible
Routes to stop on route to town centre from NW Bicester to allow people to access existing neighbourhood facilities and form social connections	Travel time no longer than 10 minutes
Would electric buses make it more attractive? Balance cost/equality (size vs. frequency)	Frequency – 10 minutes during peak time (15 min RTPI)
Although focus should be on Bicester Town station its still important to provide routes to Bicester North Station at peak times	Bi-directional and on 1 loop
Middleton Stoney Rd. – might be better choice of routes for buses for traffic engineering, links to employment and hospitals	Integration with other services
East/west bus connection on site is very important – especially people in NW Bicester wanting to access SW employment site	Operational time of buses
15 plus minutes is too long	
Buses should run on a loop in both directions – however is this realistic in terms of resource implications, more staff, more vehicles etc	

Part 3 - Highway connections

Table 1	Table 2
Happy in principle with option 2. (not a dis-satisfying option to create a new Boulevard)	Welcome diversion of Bucknell Road
By realigning Howes Lane effectively remove section of NWB ring road. Aware that this could cause people to travel an alternative route, or make decision to travel more slowly	Disregarded options 3 & 4
Impact on Bucknell village (happy for traffic not to go through)	Opinions divided over options 1 & 2
Need more ideas of what land with closure of existing Howes Lane could be used for	Demonstrate benefits of remaining options
Against OCC strategic ring road	Welcome diversion of Bucknell Road
Howes Lane and Lords Lane are currently a barrier between new and existing community	



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THINKING ABOUT TOMORROW

A2Dominion, Godstow Court, 5 West Way, Oxford, OX2 0GE

NW Bicester Feedback form



North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town of circa 5,000 homes. This is the most advanced eco development of this size in the country and the first phase, 'Exemplar' is due to begin construction in autumn 2013.

As part of our proposal to progress a Masterplan for NW Bicester, we are keen to hear your views on how we can prepare the best possible scheme.

Please take a moment to complete this form and place it in the ballot box. Your views will be carefully considered as we progress with the masterplan brief.

We are also happy to receive comments and questions, please email us at info@nwbicester.co.uk or call our freephone information line on 0800 298 7040.

Sign up Friends of North West Bicester

Receive updates on the project, information about events and ways to contribute to the emerging scheme.

Name:

Email:

Telephone:

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www.nwbicester.co.uk

THINKING ABOUT TOMORROW

Let us know what you think

1. Do you support our proposals for NW Bicester?

- Yes No With reservations

2. Large areas of green open space will form a key part of the proposals. These could include sports pitches and recreation areas, play areas, nature conservation areas, walking and cycling routes, allotments, a community farm, and informal open space.

How would you prefer the following green spaces to be located and designed at NW Bicester:

Play areas

- Grouped together in larger areas
 Located throughout the site in smaller areas

Sports pitches

- Small sports pitches located near play areas
 Small sports pitches in separate areas throughout the site
 Large sports pitches grouped in one area and located towards the outer edge of the site
 Large sports pitches near the centre of the site

Allotments

- Located towards the outer edge of the site
 Centre of the site
 Throughout the site
 Grouped together

Additional provisions

- Dog walking restricted to limited areas
 Areas for nature conservation even if public access is limited to protect habitats
 Provision for some areas with open water

3. If the development contained a community farm or nature reserve, what facilities would you be interested in?

- Educational facilities
 Shops with local produce
 Café selling local produce
 Community space/events (Summer Fair, Harvest celebration, Apple Day, May Day etc)
 Access to a working farm
 Access to a nature reserve
 A community growing area
 A quiet area for contemplation
 Other, please specify:
-

4. If you could grow your own food, where would you prefer to grow it?

- In your own garden
 On an allotment
 Community Farm
 Edible landscaping and street planting
 All of the above
 Other, please specify:
-

Please use the space below to provide any additional comments you may have:



25 October 2013

Information line: 0800 298 7040

Dear Resident,

North West Bicester Masterplan Consultation

– Howes Lane Area Residents' Drop-in Session: Saturday 9 November 2013

As you will no doubt be aware, A2Dominion is currently working on an overall masterplan that will help to guide the future development of the North West Bicester eco-town.

In recent months, the A2Dominion team has been seeking feedback on various aspects of the masterplan from a range of local representatives and, in the course of the coming weeks, will be consulting the wider community. Ahead of this and with an awareness of local concerns about what the development of this scheme will mean for residents living in the immediate vicinity of Howes Lane, A2Dominion wishes to provide you with an opportunity to understand the proposals. As a result, a dedicated drop-in session is to be held on:

Saturday 9 November 2013

At

The West Bicester Community Centre, Shakespeare Drive, Bicester, OX26 2JG

From 10.00am until 2.00pm

Whilst providing you with an opportunity to understand and provide feedback on the overall draft masterplan for the scheme, the focus of the drop-in session will be on the proposed highway and access arrangements in relation to Howes Lane and Lords Lane. Members of A2Dominion's North West Bicester project team will be on hand throughout to answer your questions and, importantly, to hear your views.

The project team looks forward to seeing you on Saturday 9 November, but if you have any questions in the meantime, please call freephone **0800 298 7040**.

Yours sincerely,

Louise Caves
Strategic Partnership Manager

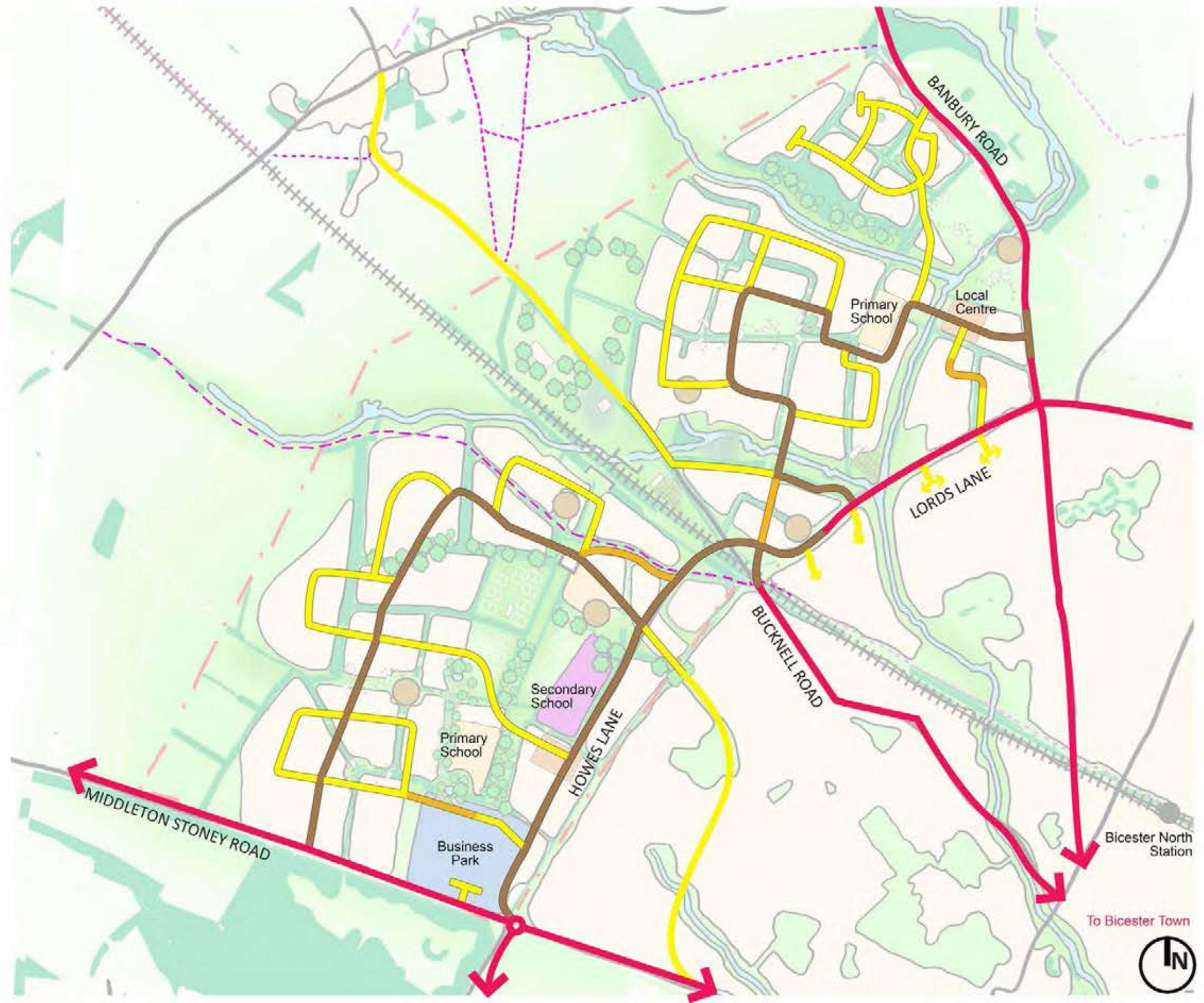
Masterplan

- 1 Existing farms.
- 2 Bure River corridor - existing hedgerows and woodlands enhanced.
- 3 Existing bridal path.
- 4 Approx 3000 homes south of railway with extensive green spaces and close walking distance to local hub.
- 5 Secondary and through primary school and school playing fields.
- 6 Two alternative locations for a woodland cemetery
- 7 Public sports pitches with changing facilities
- 8 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.
- 9 Business Centre providing up to 2000 jobs.
- 10 The Southern Green Gateway beginning of the Urban Boulevard with elderly Care Home and supported care housing.
- 11 The proposed "Urban Boulevard" will be tree lined with pedestrian and cycle paths as well as a through route for cars with traffic speeds restricted.
- 12 The existing Howes Lane is realigned, with prioritised access and green space.









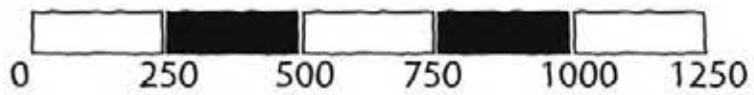
- 13 Nature Reserve protecting and enhancing the rural habitat.
- 14 The Green Loop 'adventure' walking and leisure routes
- 15 Exemplar providing 393 homes, and the local centre hub Primary school, a local supermarket, shops, an eco business centre, small business space, community hall and nursery
- 16 Approx 3000 homes north of railway with extensive green spaces and close walking distance to local hub.
- 17 Junior sports pitches in the centre of the village.
- 18 Local play areas with an emphasis on natural play.
- 19 Community Farm producing organic food for the local farm shops.
- 20 Visitor, training and education centres showcase the credentials of the eco development.
- 21 Allotments accessible to everyone, with strong links to the Community Farm.
- 22 'Bus only routes' direct and fast links to Bicester Town Centre and train stations.
- 23 The Central Green Gateway between Urban Boulevard to the west and the Rural Avenue to the East.
- 24 'Every day' cycling routes between schools, local centres and hubs
- 25 Possible Water and Energy visitor centre.

Vehicle Transport Network

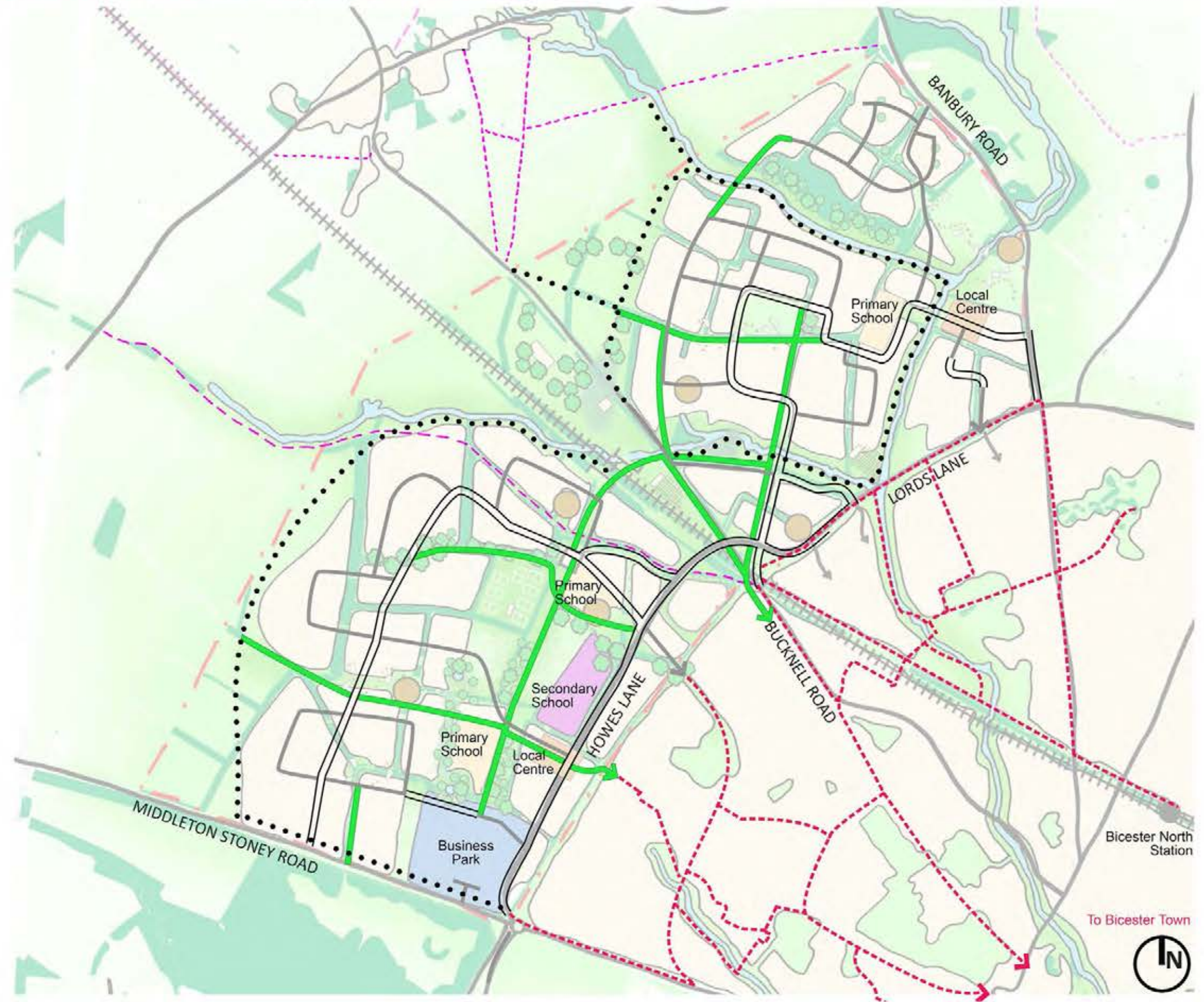


Key Information






-  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

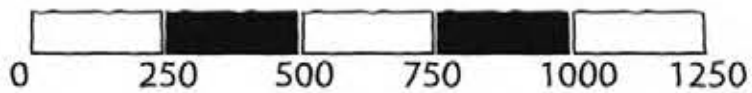


Pedestrian and Cycle Transport Network

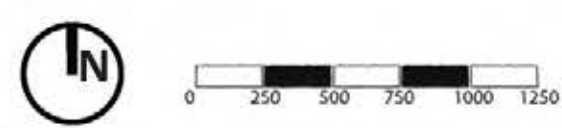
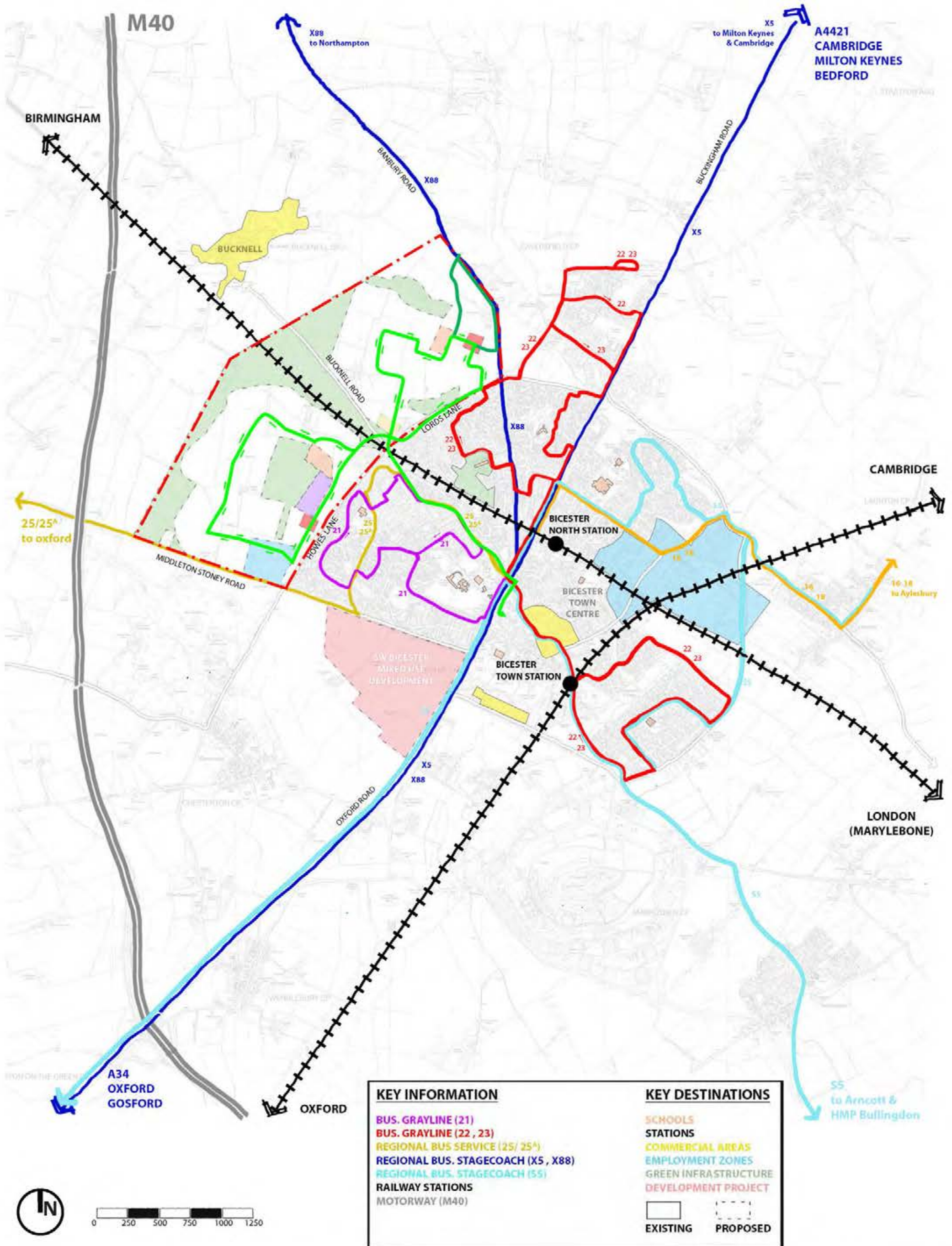


Key Information

-  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

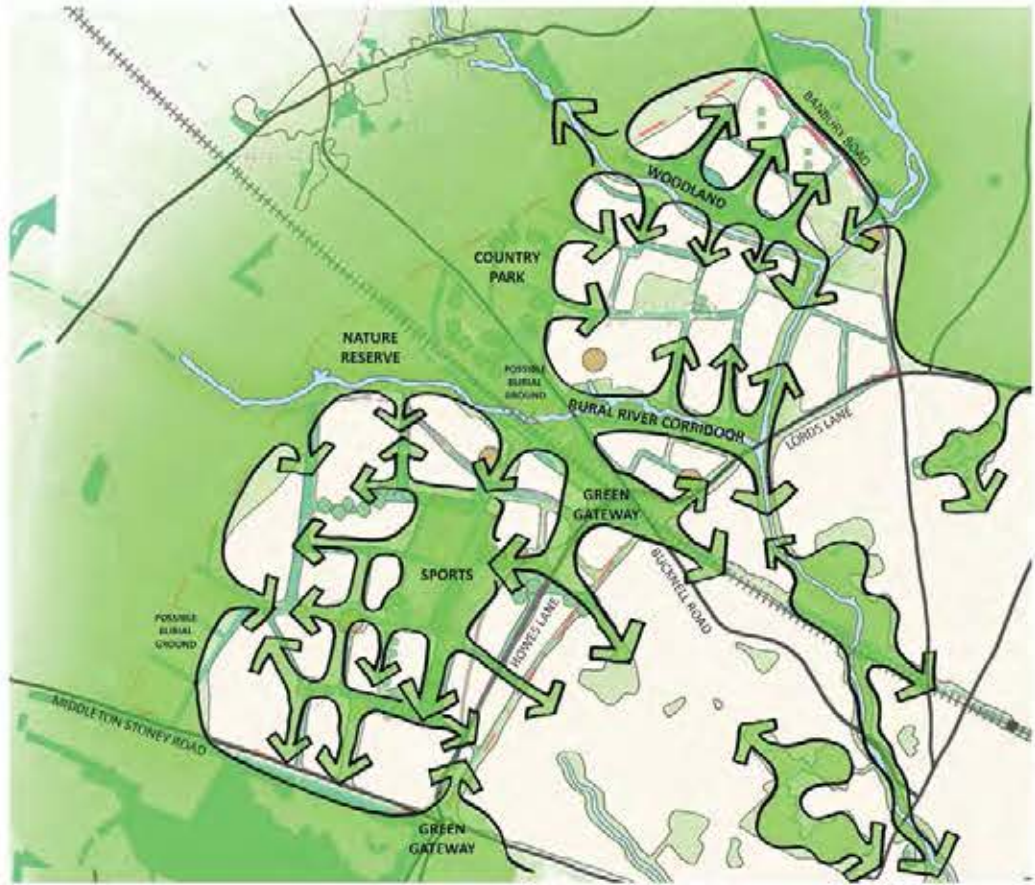


Local and Regional Bus Network



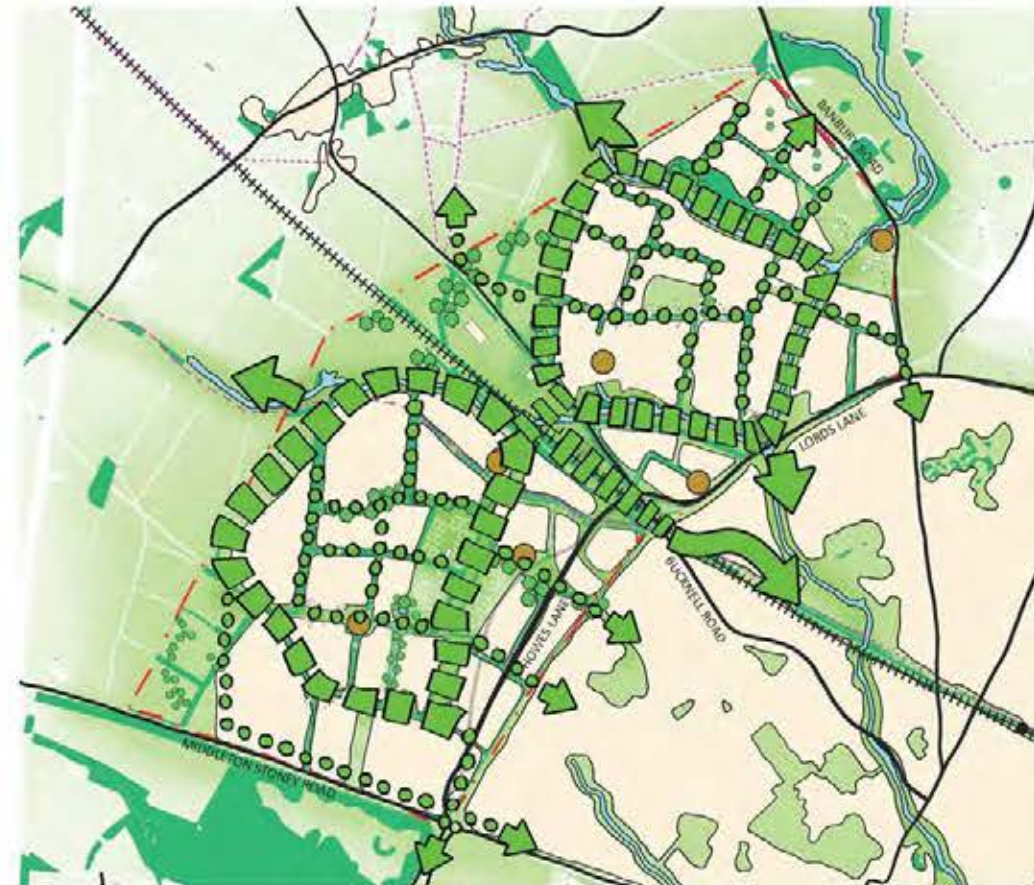
Green Infrastructure

Green Links



- FARMS
- WATER
- GREEN INFRASTRUCTURE
- CONNECTORS
- RAIL CORRIDOR

Network of Green Routes



- FARMS
- GI CORRIDORS
- WATER
- GREEN INFRASTRUCTURE
- WOODLAND
- RAIL CORRIDOR
- CONNECTORS

Urban Boulevard



- LOCAL CENTRTES
- STREAM CORRIDOR
- GATEWAYS
- GREEN LINKS
- RAIL CORRIDOR
- FARMS

Green Infrastructure and Activities



- PLAY
- FARMS
- GI CORRIDORS
- WATER
- GREEN INFRASTRUCTURE
- WOODLAND
- RAIL CORRIDOR

Existing Howes Lane

1 Existing Howes Lane connections and footpaths



1. Existing Farm Track



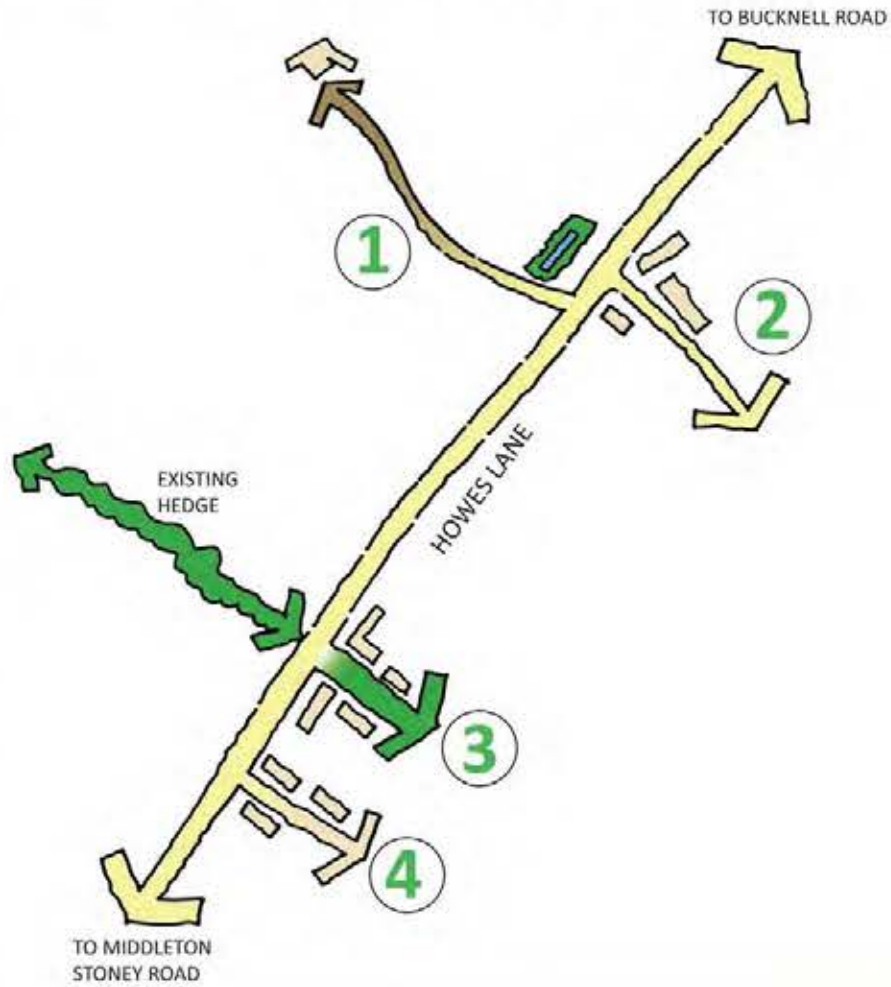
2. Shakespeare Drive



3. Greenline to Dryden Ave

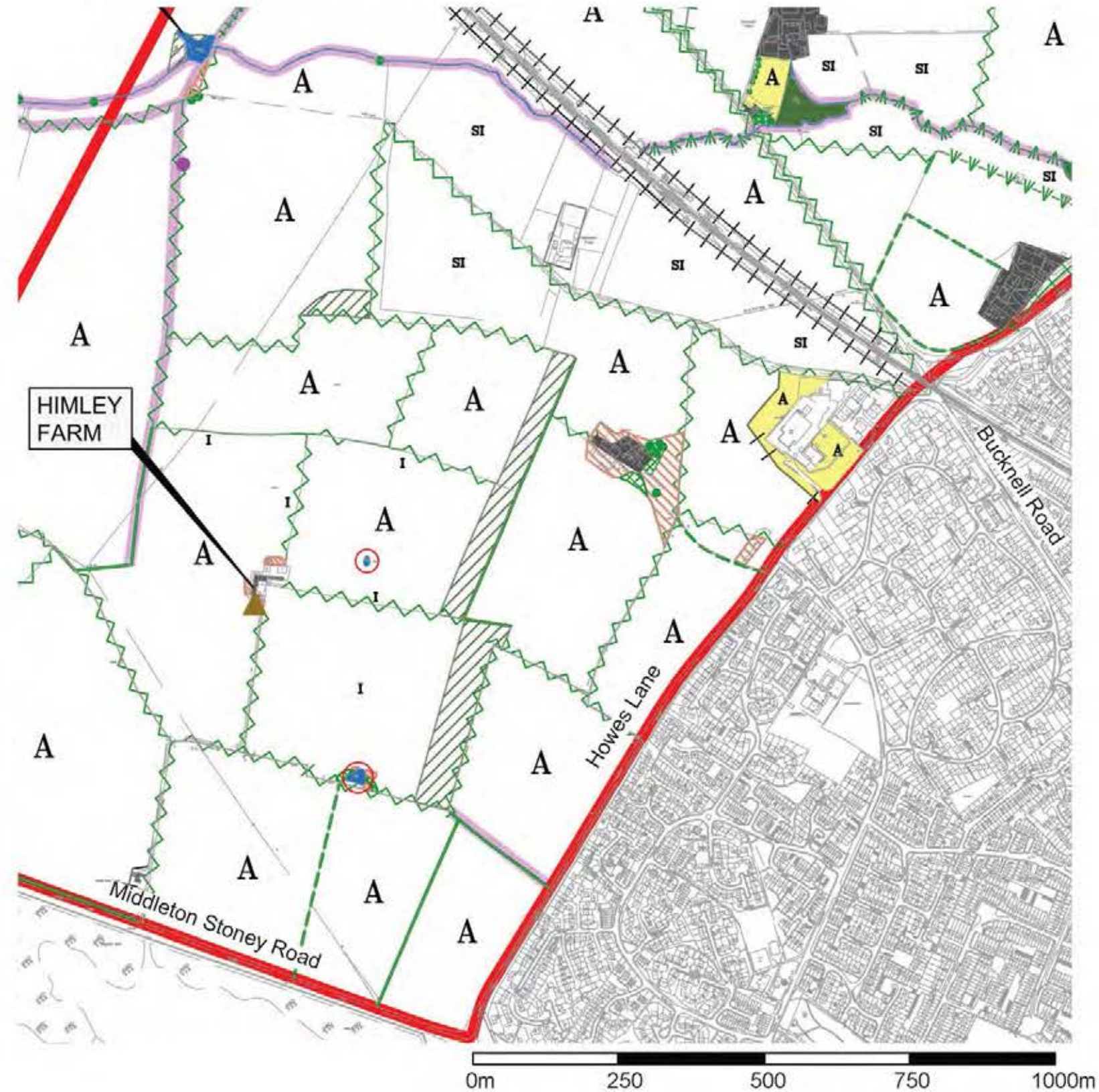


4. Pedestrian Link to Wansbeck Drive



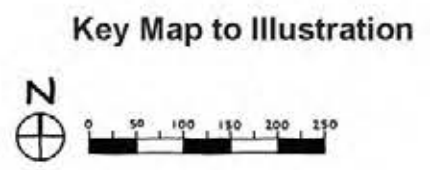
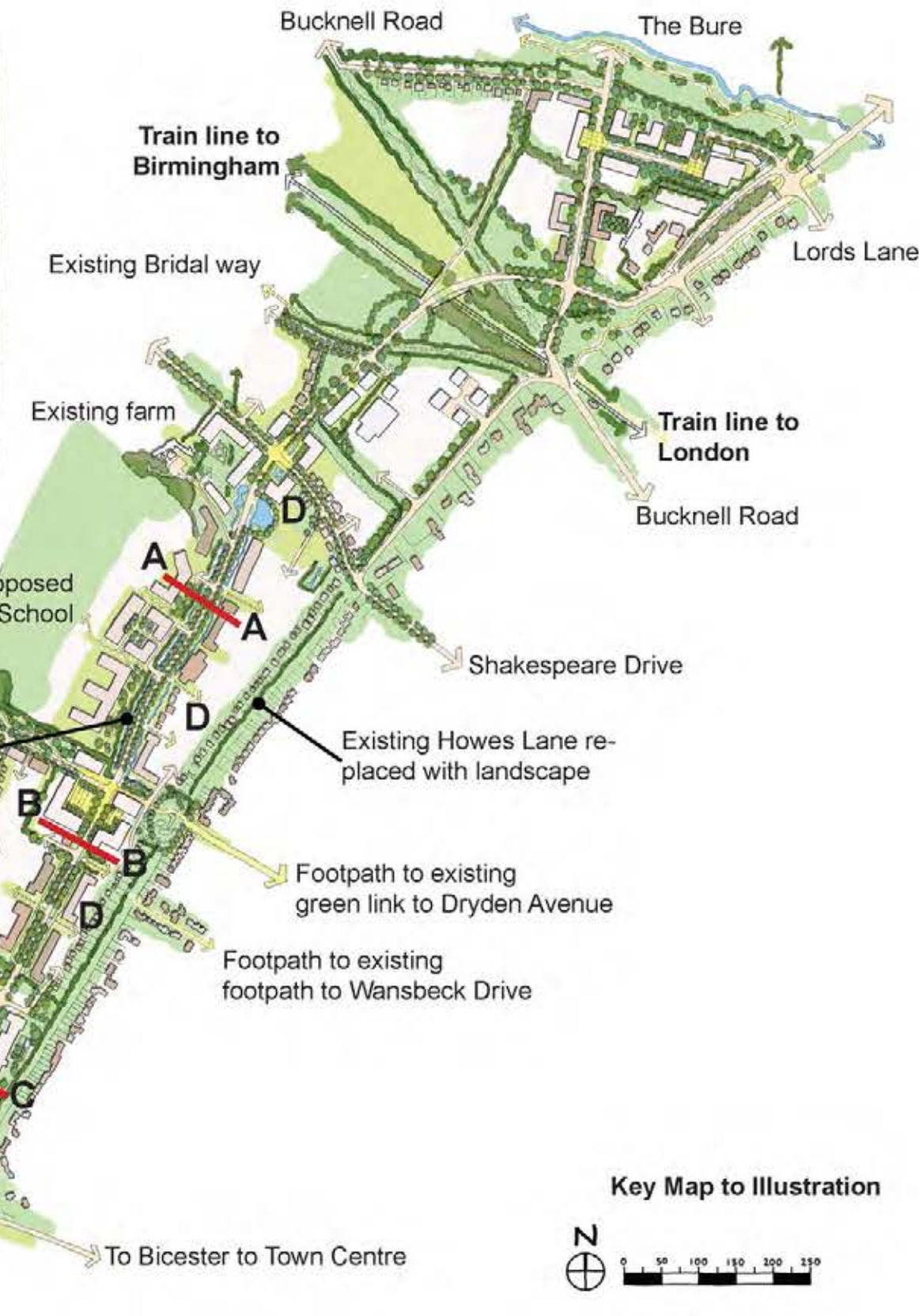
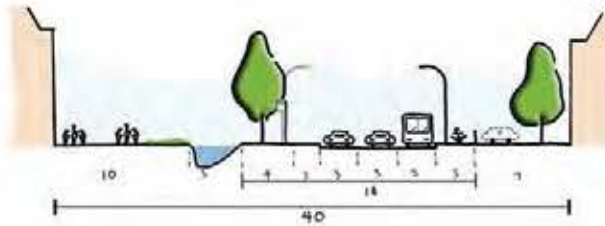
View down Howes Lane

2 Existing Howes Lane



Proposed Urban Boulevard and Street Character

A-A. View of Wider Boulevard with Water Landscape



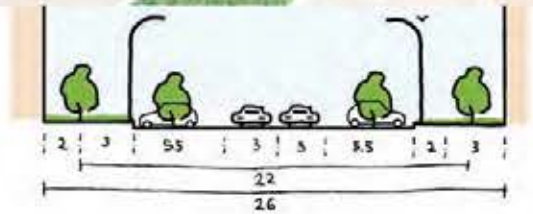
B-B. View of Boulevard in Local Centre



Example of an Urban Boulevard

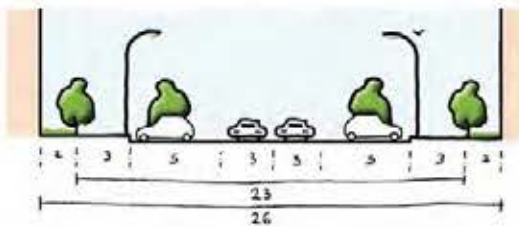


Examples of a Minor Street

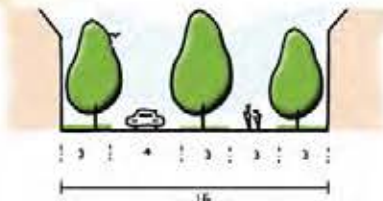


Proposed Urban Boulevard and Street Character

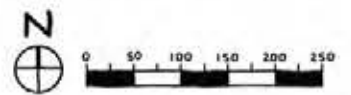
C-C. Southern Gateway



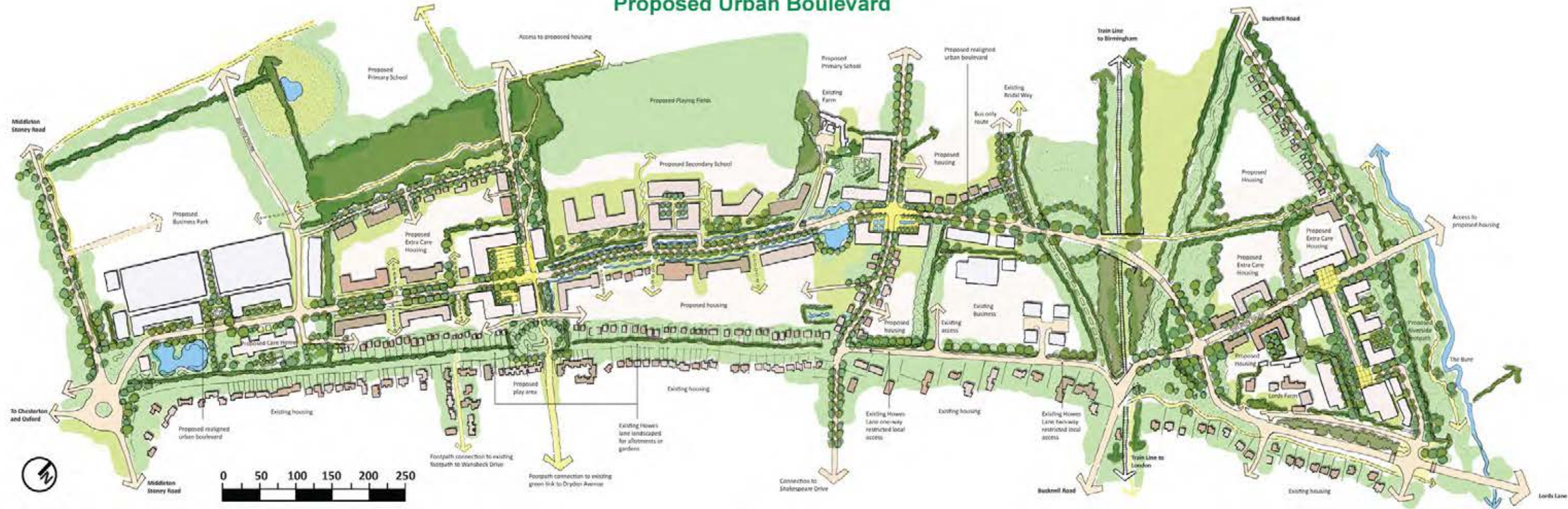
D. View of Minor Street Access to Housing



Key Map to Illustration



Proposed Urban Boulevard



NW Bicester Feedback form



North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

As part of our proposal to progress a Masterplan for NW Bicester, we are keen to hear your views on how we can prepare the best possible scheme.

Please take a moment to complete this form and place it in the ballot box. Your views will be carefully considered as we progress with the masterplan brief.

We are also happy to receive comments and questions, please email us at info@nwbicester.co.uk or call our freephone information line on 0800 298 7040.

Sign up Friends of North West Bicester

Receive updates on the project, information about events and ways to contribute to the emerging scheme.

Name:

Email:

Telephone:

Let us know what you think

Having viewed the display materials at today's event, we welcome your feedback regarding the proposed options for Howes Lane.

1. Do you feel the proposed route of the road that could replace Howes Lane is acceptable for vehicular access to the existing housing?

Yes No Unsure

2. We believe the proposed "urban boulevard" road option, that could replace Howes Lane, would provide an improved environment for the existing adjacent housing. Do you agree?

Yes No Unsure

3. If the existing Howes Lane is replaced, what do you feel would be an acceptable use for this area?

- Publicly accessible amenity space
- Footpath and cycle route
- Extending the rear gardens of existing homes
- Allotments

4. What do you feel would be a good and acceptable use for the space between any proposed new and previous road (Howes Lane) if this forms part of the proposals. Options could include;

- Houses, terraced and detached
- Apartments
- Two storey care home
- A school
- Health centre
- Community centre

5. Pedestrian and cycle routes between key destinations will form a key part of the overall masterplan. 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?

Yes No Unsure

Please use the space below to provide any additional comments you may have:





A2Dominion NW Bicester

Have your say in helping to shape the UK's first eco town masterplan

As you may be aware, North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

In the last few months, A2Dominion has been preparing a masterplan for NW Bicester, which, when finalised, will be used to guide the future development of the eco town and its various component parts.

Following extensive discussions with Cherwell District Council and a range of local Bicester representatives and organisations, A2Dominion has now completed its draft masterplan.

We would like to invite the community to a public exhibition to view the masterplan proposals and meet the team. The exhibition is being held on:

Friday 6 December
between 2pm and 8pm
and Saturday 7 December
between 10am and 4pm

At Unit 3, Pioneer Square, Bicester

Members of the team will 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.

Interested in finding out more?

If you have any questions about the masterplan or forthcoming events, please call the NW Bicester project team on freephone 0800 298 7040, email info@nwbicester.co.uk or visit www.nwbicester.co.uk.

If you would like to have your say and find out more about the masterplan, we would be pleased to see you at our forthcoming public exhibitions. More details can be found over the page.

About the proposals and masterplan

The masterplan will set out the guiding principles for the future development of NW Bicester, including:

- the number of new homes and location of these
- supporting community facilities and location
- the location and nature of the scheme's open spaces and green infrastructure
- access arrangements - vehicular, pedestrian and cycle routes for the existing and new community
- highway arrangements to serve the neighbourhood
- the nature and location of the planned employment space

Following public consultation, further work will be undertaken by the project team so the masterplan can be finalised. This will then be submitted to Cherwell District Council, who will review its suitability. If the Council is satisfied that what's been prepared by A2Dominion will guide an acceptable and appropriate development at NW Bicester, the documents and plans that make up the masterplan will be used to inform future planning applications.

NOVEMBER 2013

Public exhibitions

Keen to ensure the local community has the chance to comment on the draft masterplan, A2Dominion is holding public exhibitions. These are informal events and you are free to visit at any time that proves suitable for you during the hours outlined below. Information about the masterplan will be on display for you to review, whilst members of the project team will also be on hand to answer your questions and to hear your views.

The exhibitions are being held on:

**Friday 6 December 2013
between 2pm and 8pm**

&

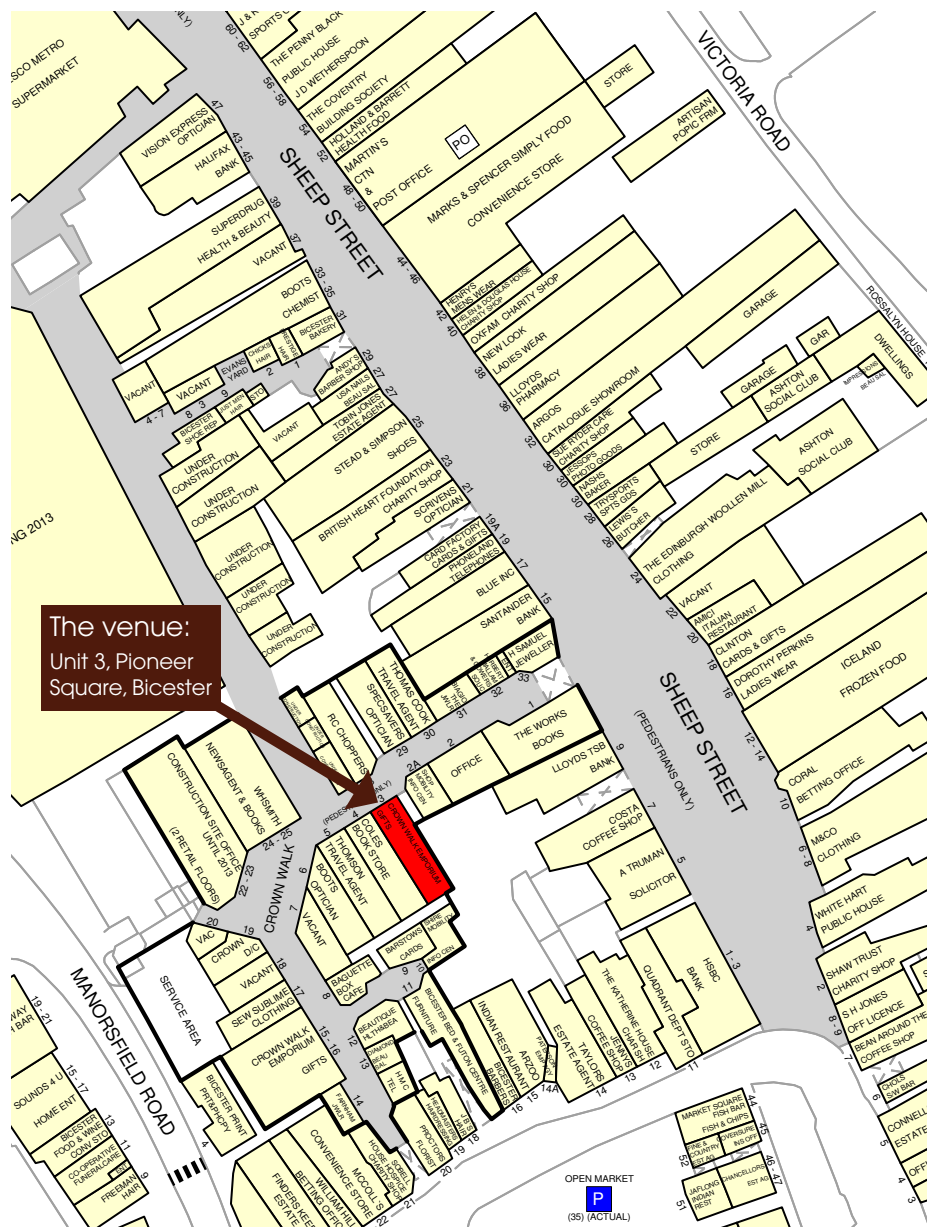
**Saturday 7 December
between 10am and 4pm**

At

**Unit 3, Pioneer Square,
Bicester**

(The unit is located adjacent to Coles Books and close to Boots Opticians and W H 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



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bicester



THINKING ABOUT TOMORROW

22 November 2013

Information line: 0800 298 7040

Dear Councillor

**North West Bicester Masterplan Consultation –
Public Exhibitions - Preview Invitation**

As you will be aware, A2Dominion is currently working on an overall masterplan that will help to guide the future development of the North West Bicester eco town.

In recent months, A2Dominion has been developing its draft masterplan for the eco town through consultation with a range of local representatives. Following this, it is important that the wider local community is provided with an opportunity to understand more about the masterplan and its function as well as the chance to provide the team with feedback. As a result, A2Dominion is holding a public exhibition about its draft masterplan on **Friday 6 and Saturday 7 December 2013 at Unit 3, Pioneer Square, Bicester.**

Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Thursday 5 December between 3pm and 8pm.** In light of your role as one of the local councillors, 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.

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 masterplan proposals or have any immediate questions, please feel free to contact Matthew Turpin or Steve Houkes on freephone **0800 298 7040.**

Yours sincerely,



**Louise Caves
Strategic Partnership Manager**

Enc.

22 November 2013

Information line: 0800 298 7040

Dear *stakeholder*,

**North West Bicester Masterplan Consultation –
Public Exhibitions - Preview Invitation**

As you will no doubt be aware, A2Dominion is currently working on an overall masterplan that will help to guide the future development of the North West Bicester eco town.

In recent months, A2Dominion has been developing its draft masterplan for the eco town through consultation with a range of local representatives. Following this, it is important that the wider local community is provided with an opportunity to understand more about the masterplan and provide the team with feedback. As a result, A2Dominion is holding a public exhibition about its draft masterplan on **Friday 6 and Saturday 7 December 2013 at Unit 3, Pioneer Square, Bicester.**

Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Thursday 5 December between 3pm and 8pm.** As a key Bicester stakeholder, A2Dominion would like to invite you to this preview session on Thursday 5 December during the times above. Alternatively, if you are unable to make this date you are more than welcome to attend the main public exhibition.

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 draft masterplan 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.

22 November 2013

Information line: 0800 298 7040

Dear

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Public Exhibitions – Preview Invitation**

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Ahead of the event opening to the general public, a dedicated stakeholder preview session is being held on **Thursday 5 December between 3pm and 8pm.** A2Dominion would like to invite you and the parish council members to attend this preview session during the times above. Alternatively, members are more than welcome to attend the main public exhibition.

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 draft masterplan 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.

22 November 2013

Information line: 0800 298 7040

Dear

North West Bicester Masterplan Consultation –

Public Exhibitions

Thank you for taking the time to attend our recent Howes Lane drop-in event at The West Bicester Community Centre on Saturday 9 November. All feedback received was extremely useful and A2Dominion and the North West Bicester project team will be fully considering the feedback as the NW Bicester Masterplan proposals are progressed.

Following the above event, public exhibitions about the draft masterplan will be taking place on **Friday 6 and Saturday 7 December 2013 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 exhibitions and look forward to discussing the overall draft masterplan 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.



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

Friday 6 December 2013 between 2pm and 8pm
& Saturday 7 December between 10am and 4pm

North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

Following discussions with a range of local representatives and organisations, A2Dominion is now seeking community feedback on the emerging draft masterplan for NW Bicester.

If you would like the chance to find out more about the masterplan, how it will serve to shape the future of NW Bicester, as well as having the opportunity to meet the project team and have your say, A2Dominion would be pleased to see you at its forthcoming public exhibitions being held on: **Friday 6 December 2013 between 2pm and 8pm & Saturday 7 December between 10am and 4pm**

**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

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THINKING ABOUT TOMORROW





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

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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

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THINKING ABOUT TOMORROW

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a2dominion

25 November 2013

Local residents invited to North West Bicester's Masterplan Public Exhibition

Leading housing provider A2Dominion is inviting members of the public to have their say on the UK's first eco town at North West Bicester (NW Bicester) at a two day public exhibition being held in the town.

This internationally important development will be built to the highest environmental and sustainability standards and it is set to be the most advanced eco development of its size in the country.

A2Dominion has been working towards preparing a draft Masterplan, which once finalised, will be used to guide the future development of the eco town.

Gerry Walker, A2Dominion's Regional Development Director, said: "Over the past few months, we have had extensive discussions with key Bicester stakeholders including Cherwell District Council, local business, community and voluntary representatives to develop the draft Masterplan. We are now in a position to share this with the local community so that their feedback can be taken into consideration.

"NW Bicester is all about building a community, not just homes. It will provide the whole area with employment opportunities, housing and green spaces, creating a vibrant, resilient and sustainable community with environmental integrity at its core. NW Bicester will achieve reductions in waste and carbon emissions when compared to conventional new developments and residents will benefit from reduced running costs and the latest green technologies in their homes.

"We are encouraging as many people as possible to come along to the exhibition, learn more about the Masterplan and share their views."

The exhibition takes place on Friday 6th December from 2.00pm to 8.00pm and Saturday 7th December 2013 from 10.00am to 4.00pm at Unit 3, Pioneer Square, Bicester (next to Coles Books and close to Boots Opticians). For those not able to attend the exhibition, all the information will be available on the NW Bicester website (www.nwbicester.co.uk) together with a feedback form so that we can capture the views of as many people as possible.

The final Masterplan will set out the number and location of new homes, community facilities, open spaces, access arrangements such as roads, pedestrian and cycle routes and employment space.

Following the public exhibition, the project team will work to finalise the Masterplan taking into consideration public feedback before submitting it to Cherwell District Council for review.

Gerry continued: "NW Bicester is set to lead the way for future developments of its kind in the UK and it's the start of something very exciting for the town. The Masterplan has been carefully designed to nurture the community, delivering exceptional quality of life for residents without compromising the needs of our future generations."

For more information about the UK's first eco town at NW Bicester visit www.nwbicester.co.uk, call the information line: 0800 298 7040 or email info@nwbicester.co.uk

ENDS

Notes to editor:

- North West Bicester is leading investment in the future by delivering the UK's first eco-town.
- North West 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).

For more information please contact:

Anna Rainbow
Tel: 01962 893 914
Email: anna.rainbow@remarkablepr.co.uk

Gemma Watts
Tel: 01962 893 911
Email: Gemma.watts@remarkablepr.co.uk

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.

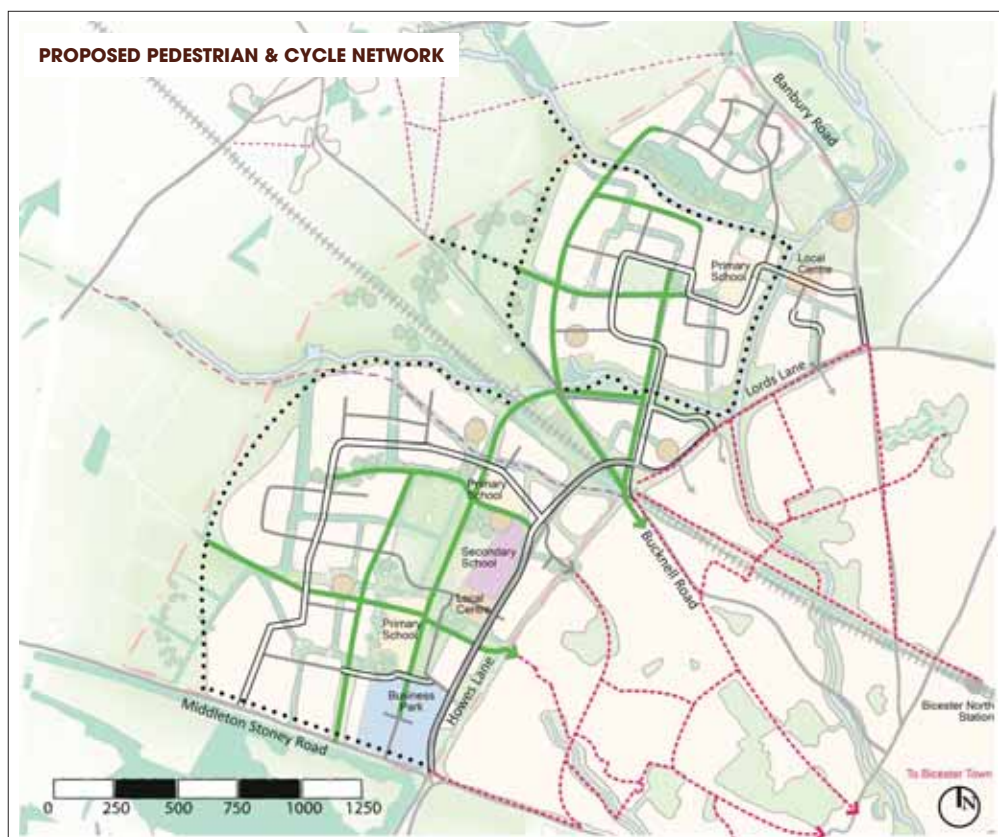
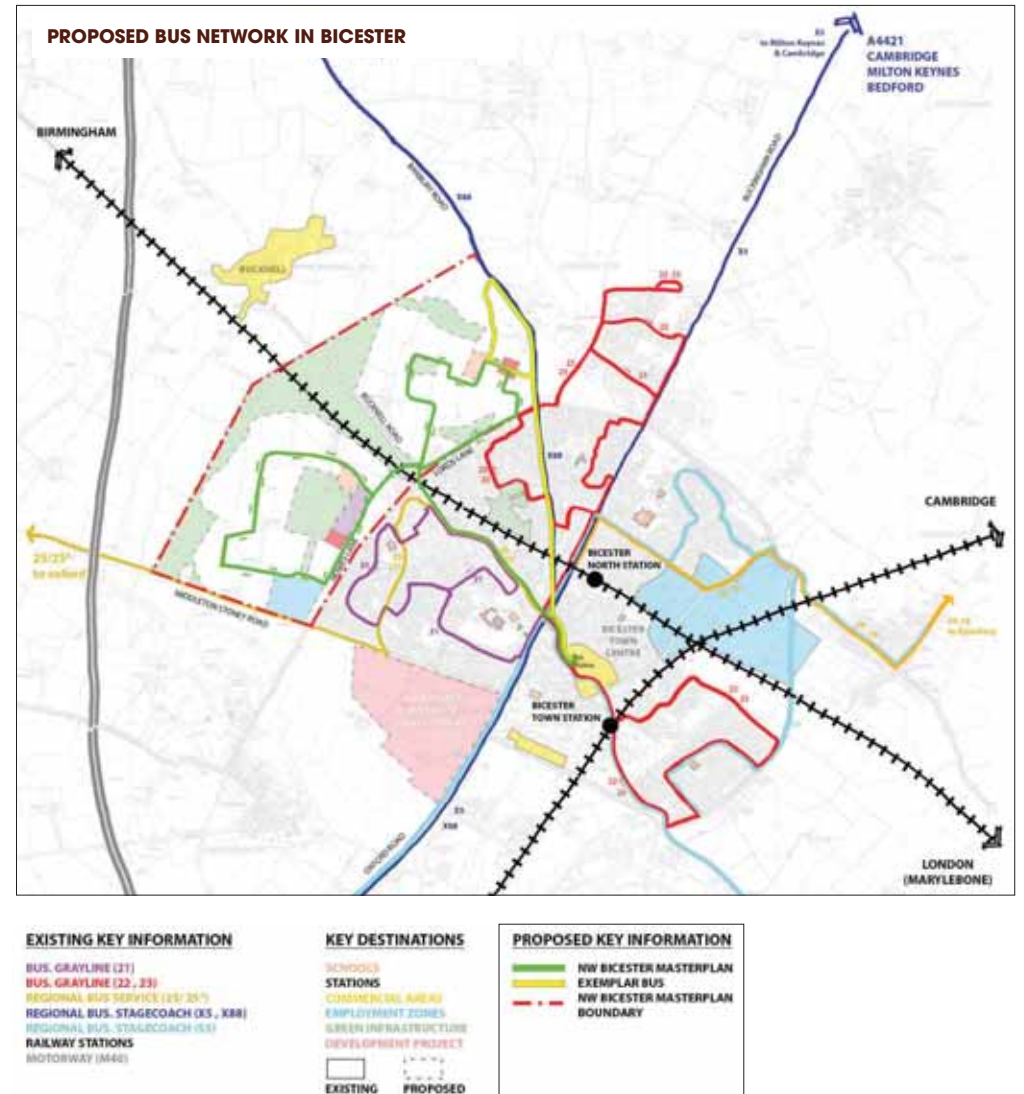
Walking and Cycling

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

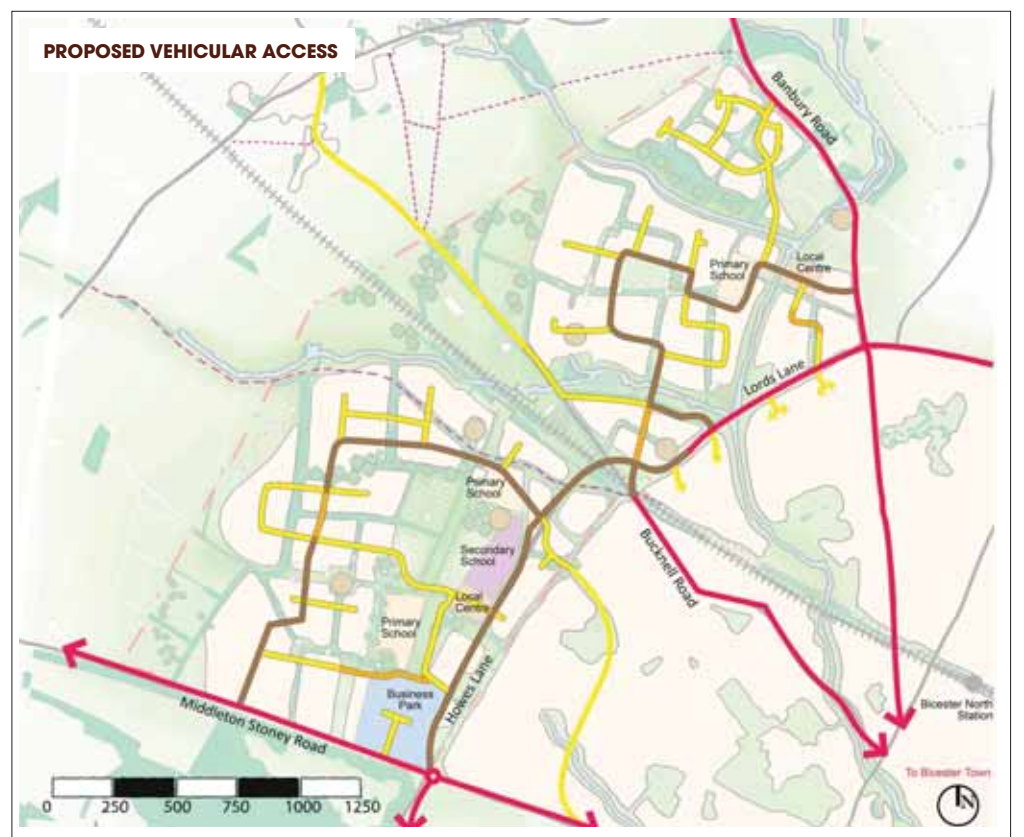
on routes, destinations, directions and distance; to ensure that residents of Bicester are aware of routes in the area.



- 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

17. In your view, what would make it easier for you to work from home or attract more people to do so?

18. Which of the following facilities would you most like to see included as part of a businesses centre within a community hub? Please rank your top 3 with number 1 as your highest priority.

- Opportunities for business start ups and smaller businesses
- Hot desk facilities Meeting room provision
- Support services Café space for networking
- Free Broadband

NW Bicester will encourage a mix of employment types, including: environmental goods and services, sustainable construction, high performance engineering, logistics, light manufacturing, business, financial and professional services and local training.

19. Are there other key areas of employment that you feel should be explored?

20. Do you agree with the principle of creating one job per home? If so, do you agree with the proposed locations for employment sites across NW Bicester?

Yes No Unsure

Community Governance

NW Bicester aims to create a community-led management structure that upholds the integrity of the eco-town, allows those that live and work there a voice in how assets are managed and builds social cohesion. Having viewed the exhibition:

21. Do you think that this kind of community involvement is a good idea?

Yes No Unsure

22. What are your views on this approach?

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



Public Exhibition Feedback Form

North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco town.

As part of our proposal to progress a Masterplan for NW Bicester, we are keen to hear your views.

Please take a moment to complete this form and place it in the ballot box or alternatively return using one of the pre-paid envelopes available. Your views will be carefully considered as we progress with the Masterplan.

We are also happy to receive comments and questions, please email us at info@nwbicester.co.uk or call our freephone information line on 0800 298 7040.

Whilst we encourage feedback throughout the Masterplan process, we would be grateful if you could return your completed feedback form by **Thursday 2nd January 2014**.

Sign up Friends of North West Bicester

Receive updates on the project, information about events and ways to contribute to the emerging scheme.

Name:

Email:

Telephone:

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

NW Bicester Feedback Form



North West Bicester (NW Bicester) is a unique project led by A2Dominion to provide the UK's first eco-town.

Work on the first Exemplar phase of the scheme to create 393 true zero carbon homes, an energy centre, and village hub including an eco-business centre is commencing next month.

We are currently progressing proposals to create a masterplan for the whole NW Bicester site to provide up to 6000 highly energy efficient homes and supporting community infrastructure over the next 30 years and we are keen to hear your views.

If you would like to provide us with your thoughts on NW Bicester and to be involved as this pioneering sustainable project evolves, please take a moment to complete this form before returning to an appropriate teacher by **Friday 14 February 2014**.

Name:

Gender:

Age (optional):

Email (optional):

Let us know what you think

1. Having viewed the proposals, do you support the plans for the UK's first eco town at NW Bicester? Please provide your reasons

Yes No Support with reservations

2. Which areas of the masterplan for NW Bicester are of most interest to you? Please select those of most interest / importance to you?

- Transport & access
- Homes & energy
- Employment & training
- Green spaces & leisure
- Community facilities & infrastructure
- Community engagement & participation
- Youth provision & play

3. Thinking about the areas of the masterplan that are of most interest to you, do you have any specific comments or thoughts that you would like to share with us?

4. If we set up future focus groups to discuss the proposals in more detail, would you be interested in taking part in discussions to help us shape the masterplan? (Likely to be approx. 1hr discussion with a group of 8-10 other individuals)

Yes No

5. What would be your preferred method of receiving future updates from us about NW Bicester? (Please rank these accordingly with 1 being your most preferred method and 6 being your least)

- Email
- Post
- Project website
- Social media
- Visits to school
- Information received direct from school

6. NW Bicester could take up to 30 years to build making you the residents of the future. How would you like to live in the future? (Think about your home, lifestyle, community, work, etc.)

Please use the space below to provide any additional comments you may have:

bartonwillmore.co.uk

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING
HERITAGE
GRAPHIC COMMUNICATION
PUBLIC ENGAGEMENT
DEVELOPMENT ECONOMICS

All Barton Willmore
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or FSC paper and
vegetable oil based inks