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Elmsbrook Local Centre  
North West Bicester Exemplar  
Cherwell District Council  
Statement of Community Involvement

Prepared on behalf of A2Dominion Developments Ltd

June 2019



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## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared on behalf of A2Dominion Developments Ltd ('the Applicant') ('A2D') in respect of land to the north west of Bicester. This Application relates to Elmsbrook Local Centre which covers some 0.67 hectares of land north west of Lords Lane within the Exemplar part of North West Bicester (NW Bicester) (LPA reference 10/01780/HYBRID) ('the Site'). The Site falls within the administrative area of Cherwell District Council ('the Council') ('CDC') and forms part of the NW Bicester Eco-Town proposals.
- 1.2 The principle of the development of an Eco Town at North West Bicester ('NW Bicester') is identified in the Supplement to PPS1: 'Eco Towns'. The NW Bicester proposal represents the largest single opportunity within Cherwell District, and more specifically Bicester, to provide for much needed new housing to meet the needs of the residents of Bicester and Cherwell as a whole in the context of the ongoing substantial shortfall in housing land supply. To support this housing growth, services and facilities also need to be provided. The PPS Supplement standards have since been adopted into local planning policy (Cherwell Local Plan Policy Bicester 1 and the NW Bicester Supplementary Planning Document ('SPD')). NW Bicester is identified as a strategic site in the adopted Local Plan for 6,000 new homes, social and community facilities/ services and employment space (Policy Bicester 1<sup>1</sup>). The NW Bicester SPD expands upon Policy Bicester 1 of the adopted Cherwell Local Plan 2011-2031 Part 1.
- 1.3 The Application, which this Statement is submitted in support, seeks full planning permission for:

**"Development of a new Local Centre comprising Retail, Commercial and Community floorspace (flexible use class A1/A2/A3/B1/D1) with a total GEA of 1,476 sqm, and 38 residential units (use class C3) with associated access, servicing, landscaping and parking."**

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<sup>1</sup> Cherwell District Council: The Cherwell Local Plan 2011 – 2031 Part 1 (incorporating Policy Bicester 13 re-adopted on 19 December 2016) (20 July 2015) pg. 139.

- 1.4 The principle of a local centre in this location is established in adopted Policy Bicester 1 (as set out in the Cherwell Local Plan), NW Bicester SPD and by the extant grant of permission for the Exemplar phase (Reference 10/01780/HYBRID), which included outline planning permission for a local centre, and planning application 15/00760/F which secured permission for the detailed design of a local centre in this location.
- 1.5 The Exemplar permission was accompanied by a S106 agreement (dated 9 July 2012 and last varied 28 July 2016) which included an obligation to construct the Local Centre prior to the occupation of the 250<sup>th</sup> dwelling.
- 1.6 To date, A2D has completed 171 homes with a further 222 under construction. Notwithstanding the viability deficit as set out in the submitted Planning Statement (Document 2), A2D's preference is to secure permission for a revised local centre scheme and to secure the occupation thereof now, so that the needs of the Elmsbrook community can be met and the Exemplar phase can be completed (reflecting that A2D are not in a position to give certainty on the content and programme for the next phases of development beyond the 393 homes at Elmsbrook). Accordingly, A2Dominion submit a new Application for a revised Local Centre scheme.



## 2.0 CHERWELL DISTRICT COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT

2.1 Cherwell District Council adopted its Statement of Community Involvement (SCI) in July 2016. The SCI sets out how the Council will consult on planning applications including the framework for planning-related consultations to ensure there is genuine involvement in decision making.

2.2 The SCI states that developers of larger sites will generally be expected to:

**“Engage with local communities – residents and community associations and relevant interest groups and statutory consultees or service providers. The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a ‘statement of community involvement’. This will ensure that the standard requirements for involving the local and/or wider community are met”.**

### 3.0 CONSULTATION UNDERTAKEN

- 3.1 In line with CDC's own requirements and its own best practice approach, A2D has embraced a firm commitment to consulting local stakeholders and the local community in connection with the development of proposals for NW Bicester since the preparation of the Exemplar application (reference 10/01780/HYBRID), through the Masterplan process and preparation of subsequent applications (references 14/01384/OUT, 14/01641/OUT and 14/01968/F).
- 3.2 This Application seeks to amend the Local Centre as approved as part of applications 10/01780/HYBRID and 15/00760/F. These amendments are to ensure the delivery of a Local Centre which is vibrant, viable and meets the needs of the Elmsbrook community.
- 3.3 A2D has carried consultation out on the new proposals as well as drawing upon the extensive consultation already undertaken on NW Bicester, including that on the Exemplar application (10/01780/HYBRID) and the NW Bicester Master Plan. The consultation at each stage is set out below.

#### **Local Centre Application**

- 3.4 A2D attended a meeting with the Elmsbrook Community Organisation ('ECO') at the Elmsbrook Community House, 1 Bramley Avenue, Bicester OX27 8BA, on 1 November 2018 at 6pm. The purpose of the meeting was for A2D to introduce the new Local Centre proposals to the local community group, engage them in the proposals, test initial ideas with them and find out how they would like to be involved moving forward.
- 3.5 ECO expressed a keen interest in reviewing the designs in more detail and in developing their ideas to form a business case for potentially taking on the management of the Community Hall.
- 3.6 On 9 January 2019, A2D attended another meeting with ECO at the Elmsbrook Community House, 1 Bramley Avenue, Bicester OX27 8BA, at 6pm to specifically discuss the Local Centre plans. The meeting had been promoted by ECO via the Elmsbrook Community Facebook page and was attended by 20 plus residents and ECO Committee members in total.

- 3.7 The meeting enabled A2D to update the community on the Local Centre plans and answer questions they had in relation to them. Residents were positive about the area being developed and providing a heart to the community but concerns were raised in relation to parking provision, the inclusion of residential units as part of the revised proposals, the need for a nursery and the removal of a pub (which was included in the original application).
- 3.8 **Appendix 1** provides a summary of residents' feedback and questions from the meeting along with A2Dominion's responses. This was issued to attendees on 16 January 2019.
- 3.9 On Thursday 21 February 2019, A2D held a public drop in event to share its proposals for the Elmsbrook Local Centre with residents and key stakeholders.
- 3.10 Invitation letters were posted to all occupied households at Elmsbrook 2 weeks prior to the event which took place on Thursday 21 February, from 6pm – 8pm at Gagle Brook Primary School, Cranberry Avenue, Elmsbrook, Bicester, OX27 8BD. In addition, invites were issued to key stakeholders including town council and district council ward members, as well as Gagle Brook Primary School.
- 3.11 Members of the design team including A2D Architects, ADP and Planning Consultant Barton Willmore were on hand to answer questions and to talk attendees through the details of the proposals which were available to view on the evening.
- 3.12 The event was attended by 30 people in total. Many were from the same household and therefore only recorded their arrival under one name.
- 3.13 Feedback forms were available throughout the drop-in event. The project team approached everyone who attended, and attendees were encouraged to leave their comments formally on the feedback forms.
- 3.14 Full comments are included in **Appendix 2**. The tables below provide a summary of responses to the questions on the feedback form. Highlighted in bold are the percentages which correspond to support for that aspect. In total, 14 feedback forms were completed and submitted.

Table 1 – Summary to quantitative questions.

Question	Yes	No	Don't know	% Yes	% No	% Don't know
1. Are the amenities proposed within the local centre, including retail, a nursery, community hall and café appropriate?	5	2	7	<b>36%</b>	14%	50%
2. Does the suggested Community Centre meet the needs of its prospective community?	6	2	6	<b>43%</b>	14%	43%
3. Do you support the architectural style of the proposals?	9	2	3	<b>64%</b>	14%	22%
4. Would you like a café at Elmsbrook to be a licensed premises?	11	0	3	<b>79%</b>	0%	21%

Table 2 – Summary to qualitative questions

Question	Participant Responses
5. Is the landscaping and streetscape proposed, including the shared surfaces, meeting spaces, seating areas and cycle parking, appropriate?	<p><b>7 participants (50%) believe that the landscaping and streetscape proposed for the local centre is appropriate</b> with 14% complimenting the design and concept.</p> <p>1 participant (7%) was not in favour of the landscaping as they felt more areas were needed to benefit residents.</p> <p>2 participants (14%) recommended that the location of the Café be switched with the large Community Hall to make better use of the view over the river corridor. As this is west facing and there is a meeting area shown on the plans looking this way, it could possibly accommodate outside seating and enjoy the evening sun providing a nicer outlook than the business centre or energy centre where outside seating is currently proposed.</p> <p>2 participants (14%) chose not to comment on the landscaping proposals.</p>
6. How best can the scheme integrate with the existing community?	<p>The most popular feedback to this question was around engagement with residents. 5 participants (35%) felt that engaging with the community, listening to their ideas and concepts and considering them, along with good clear communication at each stage of the development process was the best way to ensure that the Local Centre integrated with the existing community.</p> <p>2 participants (14%) considered the flats to be an issue with integration. One due to the lack of integration by occupants of existing flats at Elmsbrook and the other due to the large scale/massing of them being too imposing.</p> <p>1 participant (7%) felt that a food shop –deli / grocers with a focus on local organic food and inviting Bicester Green (local sustainability charity upcycling / reuse centre) would assist with integrating the scheme with the existing community. A further participant (7%) felt that the tie in of the nursery with the school to provide a seamless nursery provision from 0-4 and day-care would be most beneficial to this.</p>

Question	Participant Responses
	<p>1 participant (7%) considered a hub providing a full range of services to the needs of the people that live here was important.</p> <p>4 (28%) of participants chose not to comment on this question.</p>
<p>7. What incentives do you think could be used to encourage staff working from the Local Centre to use alternative sustainable modes travel?</p>	<p>10 participants (71%) suggested that the bus had a prominent role to play in encouraging staff working from the Local Centre to travel by more sustainable modes. 5 of these asked for an increased service at weekends and evenings and 1 suggested it stopped at the train station throughout the day (currently only does 2 early morning and 2 evening collections for commuters); 3 suggested free or subsidised bus travel for staff while 1 asked for a service to cover the full Caversfield community too.</p> <p>4 participants (28%) considered cycling incentives such as cycle to work schemes, bike hire options and salary exchanges for bikes to be a good incentive while 1 participant felt that wider work was required on the cycle network to avoid the need for cyclists to ride on roads between the Town Centre and Elmsbrook.</p> <p>3 participants (21%) highlighted that sufficient Electric Car parking should be provided.</p> <p>1 participant (7%) felt that reducing the rates of business unit occupiers for not bringing a car and careful monitoring of the time limited parking were important.</p> <p>Two participants (14%) chose not to comment on this question.</p>
<p>8. What sort of services would you like the community centre and café to provide?</p>	<p>The most frequent response to this question was that the community centre and café should provide lunch, evening and weekend meals and activities ranging from clubs and events to comedy nights. This view was shared by 7 respondents (50%).</p> <p>3 participants (21%) felt that access to services (particularly health services) with a nurse drop-in / medical advice and 3 (21%) felt the ability to privately hire the facility for parties / occasions was important to them.</p> <p>2 respondents (14%) commented that services and everyday needs that stop people needing to travel outside of Elmsbrook would add value.</p> <p>1 participant (14%) would like to see the Community centre provide up-cycling / exchange / bring and buy opportunities for the community.</p> <p>3 participants (21%) chose not to comment on this question.</p>
<p>9. Please use this space below to provide any additional comments you may have</p>	<p>6 participants (42%) used this opportunity to highlight parking concerns, both about the Local Centre and about the wider neighbourhood and lack of visitors bays. The views are that the parking provision is too little for the proposed number of flats (which can often have 2 cars per household) and parking associated with the nursery where most of the users will come from off-site.</p> <p>3 respondents (21%) raised particular concerns over the height and density of the flats.</p> <p>2 participants (14%) felt that the nursery is not justifiable in size for the Elmsbrook development.</p>

Question	Participant Responses
	<p>2 participants (14%) felt that more needed to be done to make the public transport better for commuting with a cheaper 7 days per wk. service.</p> <p>2 participants (14%) used this space to record what else they would like considered on the site: 1 a B&amp;B to provide extra space for guests (esp. if hiring the hall for events or conferences at the eco business centre) and the other a zero waste shop.</p> <p>1 participant (7%) felt that A2Dominion should be offering more services within the local centre that benefit Elmsbrook residents.</p> <p>1 participant (7%) commented that the design is amazing and will provide a superb focal point for the community.</p> <p>1 participant (7%) chose not to comment on this question.</p>

3.15 Feedback from respondents was positive in relation to the architectural style, landscape and streetscape of the design proposals, with a high level of support also shown for the community hall to operate as a licensed premises in light of the absence of a pub. A large number of residents provided ideas for the type of services and activities that they would like to see the community hall offer to the residents of Elmsbrook.

3.16 The greatest concerns voiced by residents surrounded the provision of parking, specifically that there is not enough to accommodate the demands of the commercial and residential units. This is followed by concerns about the density of the flats and their integration with the existing scheme. The parking provision set out in the plans is in accordance with Oxfordshire County Council's parking standards for both the residential and commercial elements of the scheme. Residents were informed that Elmsbrook has a reduced level of parking provision permitted across the Site than other developments to reflect the Exemplar status as an Eco Town. Residents were shared initial concepts of a comprehensive parking management strategy for the Local Centre. Further engagement on this will take place in the future. Moreover, as landlord of commercial units, A2D has the power to influence parking management as part of the leases of the commercial units.

- 3.17 Without knowing the final offer of the Community hall and the services it could provide or the potential occupiers of the commercial units, 50% of participants remain uncertain as to whether the amenities proposed within the Local Centre are appropriate. The need for a nursery was questioned, and one individual expressed interest in still having the opportunity to have convenience food available locally. The Local Centre proposals comprises flexible commercial and community floorspace at ground floor, to provide services and facilities to meet the needs of existing residents whilst being able to respond to market demands. Furthermore, this inbuilt flexibility allows the Local Centre to respond to changing demands in the future. A2Dominion will work to identify suitable occupiers at a commercially viable rent closer to the time.

### **Exemplar Planning Application (Reference 10/01780/HYBRID)**

- 3.18 A2D secured planning permission for 393 dwellings and a local centre as part of the NW Bicester Exemplar site in July 2012 (reference 10/01780/HYBRID). This extant and implemented permission is material to the consideration of this Application and establishes the principle for the local centre in this location.
- 3.19 The consultation undertaken as part of the Exemplar application (reference 10/01780/HYBRID) is relevant to this Application. Please find enclosed at **Appendix 3** the Statement of Community Involvement submitted as part of the Exemplar application.

### **NW Bicester Master Plan**

- 3.20 A2Dominion has also undertaken extensive consultation as part of the preparation of the NW Bicester Master Plan which was submitted to Cherwell District Council in March 2014 with further information submitted in May 2014. The aim of the Master Plan was to apply the terms of the PPS1 Supplement to the specific example of NW Bicester and the aims and aspirations of the community, Council and developer.
- 3.21 The Master Plan considered the entire NW Bicester site, including the Local Centre within the Exemplar. We therefore consider that the consultation undertaken as part of the Master Plan is relevant for this Application also. We enclose at **Appendix 4** the Statement of Community Involvement submitted as part of the Master Plan. The role of the local centres, their character and functioning was fully tested through the master planning process.

## **4.0 SUMMARY AND CONCLUSION**

- 4.1 A2D 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. The process of consultation and engagement has continued through the master planning process, to the formulation of the various planning applications including that for the Exemplar phase. As set out in Chapter 3 above, further consultation has been undertaken regarding the proposed changes to the Local Centre, submitted as part of this Application.



**APPENDIX 1**  
**ELMSBROOK LOCAL CENTRE RESIDENTS MEETING FEEDBACK**  
**9 JANUARY 2019**



**Elmsbrook local centre: Summary of A2Dominion meeting with Elmsbrook Community Organisation (ECO) on 9 January 2019**

A2Dominion are currently preparing a revised planning application for the Elmsbrook Local Centre. We presented plans to the ECO Group in November 2018 and took revised plans to an Elmsbrook residents meeting on 9<sup>th</sup> January. We would like to thank all residents for attending the meeting at the community house on Wednesday 9<sup>th</sup> January to discuss the plans.

Our vision for the Elmsbrook Local Centre is for it to become the heart of the community, a place for residents to meet and socialise that provides some daily shopping amenities.

The local centre will accommodate a community hall with cafe, nursery (providing private care for 0-5 year olds), 2 smaller retail units, 1 office on the ground floor with a mix of 38 one and two bedroom private sale and affordable flats above. The plans include 1 parking space per apartment (in accordance with Oxfordshire County Council (OCC) parking standards) and 21 spaces for users of the Local Centre, also in line with OCC parking standards.

The plans seek to provide a community hall with community café that could operate as a licenced venue/restaurant in the evenings. The community hall has been designed to accommodate a range of different uses and the co-location of the café and community hall will enable the café to expand with demand.

At this stage of the planning application we are focussing on the building layouts and land use of the site, once planning permission has been received further work will take place on securing operators for the retail units and devising parking management plans.

Summarised below is a list of the main points of discussion with residents from 9 January.

A2Dominion met with the Cherwell District Council (CDC) on Friday 11<sup>th</sup> January to review the current plans, their feedback has also been incorporated within our position.

<b>Residents feedback (9/01/19)</b>	<b>A2Dominion position (16/01/19)</b>
<p>There is not enough visitors parking at Elmsbrook and residents are concerned that the local centre with residential above does not provide enough parking for staff and users of the local centre coming from outside of the development.</p>	<p>The parking provision set out in the plans is in accordance with Oxfordshire County Council’s parking standards for both the residential and commercial elements of the scheme. Cherwell District Council are satisfied with this and have not raised any issues with parking numbers.</p> <p>A2Dominion’s Housing Management Team are looking into the visitors parking provision at Elmsbrook, this issue needs to be considered separately to plans for the Elmsbrook Local Centre.</p> <p>We will design the garden to the rear of the community centre so that it may be converted into car parking in the future should it be required, however as it stands CDC wish to retain the garden as it is.</p> <p>A comprehensive parking management strategy will be devised for the local centre which we will engage the community in closer to the time. We have the power to</p>

	influence parking management as part of the leases of the commercial units.
Some residents said they were told that the local centre would provide parking for their visitors at the point of sale.	The local centre will not provide space for visitors parking, it is not what it is intended for.
Is it necessary to have a nursery at the school as well as a nursery within the local centre? Does it need to be that large? Can the two be combined at the school?	<p>It is a requirement of the Elmsbrook Planning Application to provide a nursery as part of the local centre. OCC have requested this to be part of the revised planning application</p> <p>The provision at the school is from 3 years onwards only. The nursery at the local centre allows for babies (aged 0 – 5 years). We do not own the school building so have no power to influence how it is used.</p> <p>We have been advised by our commercial agent that this is a standard size for a viable nursery. We will revisit this conversation with our commercial agent.</p>
Can a layby for drop off parking be provided at the front of nursery to assist?	Cherwell District Council are currently opposed to this due to concerns over its visual appearance to the street scene. We will draft a design to incorporate a layby and revisit this with CDC but cannot guarantee that this will be accepted by the planners.
Flats were not part of the original planning application for the local centre. Why have they been included in the revised plans and will they be in-keeping with heights of existing buildings?	<p>Flats have been added to ensure that the local centre has activity and vibrancy. Ensuring that there is activity at the rear of the block for better security. It also ensures that the local centre is commercially viable to come forward at this very early stage of the development.</p> <p>The flats included are not higher than the previous local centre planning application.</p>
Can we restrict the residential to one side of the local centre and make the Community hall / café larger spanning 2 floors?	<p>Feedback from previous commercial exercises is that it is not conducive nor attractive to operators of a licensed café to be split over 2 floors due to accessibility issues, the serving of food over two floors.</p> <p>The design principles of having residential on both sides also mean that we create activity around the rear of the blocks via resident's access to deter anti-social behaviour, this would be more difficult to achieve without this.</p> <p>The current designed community hall floor space meets Cherwell District Councils requirements. In addition we have tested the size of the community café with our Community Investment Team, commercial agent and an independent local operator and all have advised that with the flexibility to expand the café into the smaller community hall, the space is ideal for a new neighbourhood based business to operate viably from.</p>

<p>The Community Centre would benefit from having smaller meeting rooms to accommodate a variety of community groups.</p>	<p>We are taking on board this comment and are meeting with our architects later this week to look at further flexibility by providing a folding partition wall as part of the main hall.</p>
<p>The original local centre plans included a pub, why is this no longer included? Residents would like a licensed premises at Elmsbrook.</p>	<p>At the time at which the original plans were drawn up this is what was intended, however having tested the market with pub operators further down the line it is not commercially viable to open a pub in a neighbourhood of just 393 homes (once complete) with no passing traffic. There is a larger pub incorporated within the Masterplan for NW Bicester further down the river corridor.</p> <p>We take on these comments and will change the use category to include a licensed community centre.</p> <p>At the meeting residents were accepting of a licensed café - we are having positive discussions with a local independent provider who is keen to offer this and more.</p>
<p>Can we survey the community and find out what residents want to see provided at the Elmsbrook Local Centre?</p>	<p>The planning requirements set upon us by Cherwell District Council restrict how much we are able to change at the local centre by way of its land use, scope and size, including parking standards set by Oxfordshire County Council. We are also guided by the commercial viability of making the scheme a success. We wish to continue to work with the community and will try to incorporate resident's feedback where possible, however we feel a survey is not the right approach in this instance.</p> <p>Residents will have the opportunity to attend a public consultation event led by A2Dominion about the local centre in February.</p>
<p>Will staff and users of the local centre be encouraged to travel here using non-car modes of transport?</p>	<p>We will be looking into different incentives to encourage staff working from the local centre to travel more sustainably and each operator will be required to prepare a travel plan.</p>
<p>Will there be disabled access flats available at the local centre?</p>	<p>The demand for affordable disabled access flats is determined by the Council.</p>
<p>What would be the approximate timescales for building and opening the local centre?</p>	<p>The construction would look to start about a year after receiving planning permission but we will provide regular updates on progress.</p>

We wish to continue to work with and update the community about the Elmsbrook Local Centre and will circulate details of our public consultation event provisionally scheduled for mid/late February shortly.

The local planning authority (Cherwell District Council) will determine the outcome of the application once submitted. Residents will have the opportunity to review the final plans and make comments against them via the usual statutory consultation route once the application is validated.



**APPENDIX 2**  
**ELMSBROOK LOCAL CENTRE DROP IN EVENT, 21 FEBRUARY 2019:**  
**PUBLIC RESPONSES - FULL REPORT**





## Elmsbrook Local Centre Drop in Event, 21 February 2019: Public Responses - Full Report

### Overview

A2Dominion held a public drop in event to share its proposals for the Elmsbrook Local Centre with residents and key stakeholders.

Invitation letters were posted to all occupied households at Elmsbrook 2 weeks prior to the event which took place on Thursday 21<sup>st</sup> February, from 6pm – 8pm at Gagle Brook Primary School, Cranberry Avenue, Elmsbrook, Bicester, OX27 8BD. In addition invites were issued to key stakeholders including town council and district council ward members, as well as Gagle Brook Primary School.

Members of the design team including A2Dominion, Architects ADP and Planning Consultant Barton Willmore were on hand to answer questions and to talk attendees through the details of the proposals which were available to view on the evening.

The event was attended by 30 people in total. Many were from the same household and therefore only recorded their arrival under one name.

### Feedback from drop-in event

Participants were invited at the event to complete a feedback form to share their views of the local centre proposals with us. In total 14 feedback forms were completed. Below is a record and analysis of the feedback collated.

#### **1. Are the amenities proposed within the local centre, including retail, a nursery, community hall and café appropriate?**

Yes	No	Maybe
5	2	7

36% of participants believe that the proposed amenities within the local centre are appropriate, 14% do not consider them appropriate while 50% remain unsure.

#### **2. Does the suggested Community Centre meet the needs of its prospective community?**

Yes	No	Maybe
6	2	6

43% of participants believe that the community centre meets the needs of the prospective community while 14% do not and a further 43% remain unsure.

#### **3. Do you support the architectural style of the proposals?**

Yes	No	Maybe
9	2	3

64% of participants support the architectural style of the proposals while 14% were against them and 22% were undecided.

**4. Is the landscaping and streetscape proposed, including the shared surfaces, meeting spaces, seating areas and cycle parking, appropriate?**

<b>Comments</b>
The Café should swap places with the large hall – much better use of the lovely view over the river corridor. Possible outside seating on this side. No one wants to sit in car park overlooking a big steel box (Business Centre)
Yes
Yes
Not enough parking. Too many flats. People from flats will use all of the spaces spill over into already bad parking problems in the estate.
Landscaping looks great – really thought through. I like the way that it links to the existing spaces. It will create a brilliant community meeting place.
No – as we need more areas which benefit residents
Yes – but what about the car parking?
No comment
Yes – love the concept
No comment
In my opinion notwithstanding the suggestion that travel plan is compliant the flats can potentially generate accommodation of up to 128 people a conservative allowance at 50% would result in 64 vehicles. This is the total parking allowance for the scheme.
Yes
Looks okay but need to see more details.
No comment
Make the café face west (switch sides with the large community hall) so it catches the evening sun – helps make a gathering place. Signposts from the Business centre.

7 participants (50%) believe that the landscaping and streetscape proposed for the local centre is appropriate with 14% complimenting the design and concept.

1 participant (7%) was not in favour of the landscaping as they felt more areas were needed to benefit residents.

2 participants (14%) recommended that the location of the Café be switched with the large Community Hall to make better use of the view over the river corridor. As this is west facing and there is a meeting area shown on the plans looking this way, it could possibly accommodate outside seating and enjoy the evening sun providing a nicer outlook than the business centre or energy centre where outside seating is currently proposed.

2 participants (14%) chose not to comment on the landscaping proposals.

**5. How best can the scheme integrate with the existing community?**

<b>Comments</b>
Need a food shop – deli / groceries / similar – focus on local organic food. Scoop Shop (No Parking). Invite Bicester Green to move here.
No Comment

Good clear communication with residents at each stage of the development process
Proper consultation and actually asking residents what we want. Listen to the committee you hope will run your hall for you. Do a survey of everyone, not just people attending this event.
Work with the school and provide a seamless nursery provision from 0-4 and day-care.
The scheme must match the community by taking residents perspectives and ideas and considering them.
Ask us.
I don't think that the flats lend itself to integration – this has been shown by the existing lack of integration by residents of the flats despite best efforts.
By providing services to the community they need supporting less travel and allowing a hub that provides a full range to cover the needs for the people that live here.
By listening to the views of the existing community over issues such as inadequate parking provision and promise of a pub.
The concept is of interest to me so I am not in objection for the sake of it and appreciate commercial reality has its place but I feel the development is too large in scale and suggesting the massing sensitive to the energy centre / eco business centre is opportunistic.
No comment
No comment
No comment

The most popular feedback to this question was around engagement with residents. 5 participants (35%) felt that engaging with the community, listening to their ideas and concepts and considering them, along with good clear communication at each stage of the development process was the best way to ensure that the local centre integrated with the existing community.

2 participants (14%) considered the flats to be an issue with integration. One due to the lack of integration by occupants of existing flats at Elmsbrook and the other due to the large scale/massing of them being too imposing.

1 participant (7%) felt that a food shop –deli / grocers with a focus on local organic food and inviting Bicester Green (local sustainability charity upcycling / reuse centre) would assist with integrating the scheme with the existing community. A further participants (7%) felt that the tie in of the nursery with the school to provide a seamless nursery provision from 0-4 and day-care would be most beneficial to this.

1 participant (7%) considered a hub providing a full range of services to the needs of the people that live here was important.

4 (28%) of participants chose not to comment on this question.

**6. What incentives do you think could be used to encourage staff working from the local centre to use alternative sustainable modes travel?**

<b>Comments</b>
Subsidised Bus travel. Salary exchange for buying bikes. E car charging.
No comment
Free bus travel and cycle to work schemes
Evening buses. Accepting that it will take time to reduce cars. E parking. Don't open a nursery that will be filled by people outside of Elmsbrook.

Bus passes, cycle hire and e car spaces.
Creating more parking spaces without ruining peoples outside view will attract more people into the development.
Reduced rates for not brining a car. Careful monitoring of car parking spaces – limit time parking.
The transport system is not sufficient. Last bus out is at 6.30pm, nothing on Sundays or bank holidays. Needs to be more frequent and more inexpensive!
Provide better services to accommodate realistic hours and the full Caversfield community.
Increase bus service. Cycle paths which avoid need to use roads which is not currently the case from Elmsbrook to Bicester.
Permanent free bus use. However what encouragement will be made to visitors from off the development?
More bus services
More frequent bus service and bus to station throughout the day.
No comment

10 participants (71%) suggested that the bus had a prominent role to play in encouraging staff working from the local centre to travel by more sustainable modes. 5 of these asked for an increased service at weekends and evenings and 1 suggested it stopped at the train station throughout the day (currently only does 2 early morning and 2 evening collections for commuters); 3 suggested free or subsidised bus travel for staff while 1 asked for service to cover the full Caversfield community too.

4 participants (28%) considered cycling incentives such as cycle to work schemes, bike hire options and salary exchanges for bikes to be a good incentive while 1 participant felt that wider work was required on the cycle network to avoid the need for cyclists to ride on roads between the Town Centre and Elmsbrook.

3 participants (21%) highlighted that sufficient Electric Car parking should be provided.

1 participant (7%) felt that reducing the rates of business unit occupiers for not bring a car and careful monitoring of the time limited parking were important.

2 participants (14%) chose not to comment on this question.

### 7. Would you like a café at Elmsbrook to be a licensed premises?

Yes	No	Maybe
11	0	3

79% of participants would like the Café at Elmsbrook to be a licenced premises with no participants objecting to this. 21% are undecided about the concept of a licensed café at Elmsbrook.

### 8. What sort of services would you like the community centre and café to provide?

Comments
Lunches and evening meals in the café. Upcycling / exchange / Bring and buy. Hiring for events (weddings and Birthday parties)
Everyday needs so no need to travel outside of Elmsbrook. Food, Gym, childcare, café.
Evening and weekend events

Clubs. Hire for parties. Day Café. Evening pub / restaurant.
Café & restaurant for evenings and weekends. Access to support services and agencies as necessary.
Services including convenience stores and possible leisure ideas and a kid-environment.
Café open 7 days a week. Tie up between community centre and library. Medical advice / services.
No comment
Services to allow people the option of not having to go into Town.
No comment
A community nurse / doctors drop-in centre given that all health practices in Bicester are over subscribed
No Comment
Events such as comedy nights.
Facility for day and evening activities – social events etc.

The most frequent response to this question was that the community centre and café should provide lunch, evening and weekend meals and activities ranging from clubs and events to comedy nights. This view was shared by 7 respondents (50%).

3 participants (21%) felt that access to services (particularly health services) with a nurse drop-in / medical advice and 3 (21%) felt the ability to privately hire the facility for parties / occasions were important to them.

2 respondents (14%) commented that services and everyday needs that stop people needing to travel outside of Elmsbrook would add value.

1 participant (14%) would like to see the Community centre provide up-cycling / exchange / bring and buy opportunities for the community.

3 participants (21%) chose not to comment on this question.

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

<b>Comments</b>
Amount of parking proposed is far too little. Electric cars will be much more prevalent in 10 years times. The café should overlook the river corridor. 38 flats is far too dense, existing blocks have just 6. The metal cladding on the second corner is out of character – should be in wood or brick/stone. Have you considered a guest house / B&B? Residents need extra space of guests (esp. if hiring the hall for events or conferences at the eco business centre). It would be great for people to come and experience living at Elmsbrook. The nursery is too big for the community, people will drive onto site exacerbating parking issues which are already intense. Add more visitor's spaces as promised.
No Comment
Retail – seek provision of a zero waste shop
Sales team promised a pub and pharmacy before we brought.
Thank you for allowing us to be part of the consultation process. The design is amazing and will provide a superb focal point for the community.
Using the resident's ideas. Take them on board and create a friendlier environment, the services you've offered are not benefitting residents.

I have lived here for nearly 3 years and am well aware of your eco philosophy. So far it has proved naïve in the extreme. Households with one parking space regularly have 2 cars, where do you expect them to go? When Charlotte Avenue is adopted and there will be no parking restrictions we will back to square one and worse. The public transport system is not good enough for people to commute using it and there are no buses on a Sunday.

The flats are too high density and would ensure more vehicles coming to the estate as well as the nursery. Need to ensure more visitor parking is included.

Including a nursery seems to be a money making venture instead of considering what is promised originally. This will increase traffic to and from Elmsbrook as there are not enough children living at the development to justify a nursery.

Granted people will drive to work and a number of spaces will be free in the day but it is very likely that parking is insufficient allowing for the retail / community / commercial / café usage. I would expect the accommodation to be scaled back to prevent overspill to side roads.

Parking issues need to be addressed and solved. The bus is too expensive.

Please make southern block single story otherwise it will block out the sun to the high street and make the area very dark.

Major problem with parking availability. Give people an incentive not to bring cars onto site.

6 participants (42%) used this opportunity to highlight parking concerns, both about the local centre and about the wider neighbourhood and lack of visitor's bays. The views are that the parking provision is too little for the proposed number of flats (which can often have 2 cars per household) and parking associated with the nursery where most of the users will come from off-site.

3 respondents (21%) raised particular concerns over the height and density of the flats.

2 participants (14%) felt that the nursery is not justifiable in size for the Elmsbrook development.

2 participants (14%) felt that more needed to be done to make the public transport better for commuting with a cheaper 7 days per wk. service.

2 participants (14%) used this space to record what else they would like considered on the site: 1 a B&B to provide extra space of guests (esp. if hiring the hall for events or conferences at the eco business centre) and the other a zero waste shop.

1 participant (7%) felt that A2Dominion should be offering more services within the local centre that affect benefit Elmsbrook residents.

1 participant (7%) commented that the design is amazing and will provide a superb focal point for the community.

1 participant (7%) chose not to comment on this question.

**APPENDIX 3**  
**THE STATEMENT OF COMMUNITY INVOLVEMENT SUBMITTED**  
**AS PART OF THE EXEMPLAR APPLICATION**





# NW Bicester

An application for the exemplar phase of the  
NW Bicester Eco Development proposals submitted by  
P3Eco (Bicester) Limited and the A2Dominion Group

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## Statement of Community Involvement

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P3Eco Ltd

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**Exemplar Statement of Community Involvement**

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## **Executive Summary**

The approach to community involvement in the evolution of plans for NW Bicester is genuine, thorough and considered.

P3Eco (Bicester) Ltd's role as facilitator for the development is different from that of a traditional developer. The proposal for an eco development at NW Bicester pre-dated their involvement. P3Eco is responding to Cherwell District Council's ambition to make the eco development the very best it can be.

From the outset, P3Eco has had an open approach to information about the development and has made a substantial number of public and private presentations and ensured information is made available via [www.nwbicester.co.uk](http://www.nwbicester.co.uk). The Chair of the P3Eco, Ian Inshaw, is himself a member of many local groups and networks. A2Dominion Group, the RSL and housing development partner for the Exemplar, has a long established expertise in engagement and community development. The whole ethic of the approach designed by consultation consultants PMC and adopted by P3Eco and A2Dominion Group has been one of openness and commitment to be aware of and responsive to local needs and local views.

As well as through numerous ad hoc meetings and conversations, there has been structured contact through both the project workstream structure and formal periods of consultation.

The detailed work to produce the wider Masterplan (ongoing) and specific proposals for the Exemplar scheme began with an Open Planning Week which established local ambitions, context and concerns. Subsequently, there have been two further periods of consultation which have provided opportunities to scrutinise both outline and detailed plans for the Exemplar scheme prior to submission.

There is a significant level of active support for the proposed Exemplar from key groups, including elected representatives on Town, District and County councils and in consultation responses from the local parish – Caversfield. There has also been consistent support from Bicester Vision (the public-private partnership) and the Bicester Chamber of Commerce. Various other groups, including the Bicester Local History Society, the residents' associations and individual business and community associations have shown consistent interest.

A good level of awareness of the proposals for NW Bicester has been established and a significant amount of interest shown in information presented publicly. Primary concerns have centred on whether the development will reach the high expectations of sustainability and the impact of the additional population on traffic and other infrastructure.

## Introduction

1. P3Eco (Bicester) Ltd was formed to respond to Cherwell District Council's (CDC) ambition for an eco development at NW Bicester. P3Eco is an eco development facilitation company rather than a traditional developer. In this facilitation role, P3Eco has assembled a professional team to produce a Masterplan for the NW Bicester Eco Development and forms partnerships with developers and others where and as needed to deliver the opportunities and ambitions of the eco development.
2. This facilitation role starts by defining the ambitions and content of the Masterplan for NW Bicester. To respond to this, P3Eco has established a 'Masterplanning in Partnership' approach with communications consultants PMC and the professional team. Masterplanning in Partnership creates working processes and a structure for inclusion of all stakeholders – statutory and public – to engage with the creation of the framework for future development within NW Bicester.
3. 'Masterplanning in Partnership' was launched in June 2010 with an Open Planning Week, and has continued through the summer and autumn 2010 with workshops connected to project workstreams (e.g. Transport and Green Infrastructure) and the publication of a paper entitled *NW Bicester: Testing Masterplanning Ideas* in September 2010. It will continue during 2011 until submission of the Masterplan to Cherwell District Council (CDC), the planning authority.
4. The Exemplar has been brought forward ahead of the Masterplan in partnership with housing provider and developer the A2Dominion Group as a stand alone development. The Exemplar has been informed by the ongoing consultation on the Masterplan for the wider development. However, alongside this there have also been two dedicated periods of public consultation focusing on the Exemplar – *Testing Ideas* in September 2010 at which an outline was presented and the more detailed *Pre-Application Consultation* in October 2010.
5. Since July 2009, information on the proposed approach to NW Bicester has been available on the P3Eco website [www.p3eco.com](http://www.p3eco.com). All information has been provided on the project website [www.nwbicester.co.uk](http://www.nwbicester.co.uk) since its launch in September 2010 and consultations have been well publicised in the local media, through local networks and by wide distribution of posters and flyers. Regular updates and offers of meetings with P3Eco, the A2Dominion Group and the professional team have been provided to stakeholders and self-selected 'Friends of NW Bicester' (membership of which has been actively promoted).

## Local and national context

6. NW Bicester was designated alongside three other locations for eco development under the Government's Eco Town Policy Planning Statement, a supplement to PPS1 ('Eco Town

PPS'). The Eco Town supplement is intended to promote and improve the UK's ability to build new housing to the highest levels of sustainability, to catch up with other countries' more advanced eco building scenes.

7. The shortlisting of NW Bicester was announced in March 2009. The proposition was led by CDC and supported by Bicester Town Council (BTC), Oxfordshire County Council, Tony Baldry MP (Bicester and Banbury) and key community groups as a preferred option to the previously proposed Weston-on-Otmoor scheme to the west of the town.
8. Prior to the shortlisting, there was not significant public engagement regarding an eco development on the site to the north-west of Bicester, which left residual concern about the level of community involvement. Subsequently, however, CDC has led events to inform and include residents and promote the eco development as a key driver for economic regeneration and to provide a focus for improvements to the town's infrastructure and standing.
9. P3Eco and masterplanning partners Farrells supported the application for final designation which happened in July 2009 and have subsequently formed the core of the NW Bicester project team. Public engagement began on designation in July 2009.
10. The change in Government has not affected the support for NW Bicester from the local authorities (Bicester Town, Cherwell District and Oxfordshire County Councils) or from the local MP or the community groups who have been consistently supportive.
11. The Government has indicated that it is supportive of eco developments under the Eco Town supplement if they are supported locally, in line with their 'localism' agenda for development. Practical support has been ongoing post-election and further funding has been made available through the Eco Town allocation.
12. Localism is high on the Coalition Government's agenda and the Localism Bill will be introduced to Parliament shortly. The Bill plans to devolve greater powers to councils and neighbourhoods and give local communities control over housing and planning decisions. Consultation on the Exemplar is in keeping with this move to more local involvement in the creation of development proposals.
13. The Exemplar is a stand alone development, but within the context of an intended Masterplan for the full development. The Exemplar application demonstrates the viability, potential and benefit of eco development and how it can respond to local need.

## **Scope of consultation**

14. NW Bicester was designated for eco development in the context of a 'whole of Bicester approach'. This approach has been developed further by CDC and P3Eco plays an active role in supporting the existing town's evolving eco identity.
15. CDC has led on public engagement around 'Eco Bicester' and has produced a document for consultation entitled '*One Shared Vision for Bicester*'. In addition, CDC has consulted on the Eco Town designation and identification of the NW Bicester site for eco development under its Local Development Framework Draft Core Strategy. Whilst the Draft Core Strategy was delayed due to the change in Government, officers and lead councillors remain fully and publicly supportive of the eco town principle.
16. Within this context, consultation activities undertaken by P3Eco and the A2Dominion Group have focused on how to make the NW Bicester Eco Development the best that it can be and have tested proposals to deliver the project.
17. As referenced above and outlined below, a 'Masterplanning in Partnership' approach has been taken to consultation on the full NW Bicester proposal and this is ongoing. This Statement of Community Involvement is to support the submission of an application for the Exemplar development within the context of the Masterplanning exercise.

## **The Masterplanning in Partnership approach**

18. PMC and P3Eco devised a 'Masterplanning in Partnership' approach to consultation activity in order to support the creation of a long term framework for the development of NW Bicester. Key to this approach is an ethos set by P3Eco that the development should be responsive and informed by Bicester - an attitude which is different from that of many developers. P3Eco's role as 'facilitator' is fundamental to this.
19. The expectation in the Masterplanning in Partnership approach is that P3Eco, the A2Dominion Group and the professional team will work closely with public sector bodies and local groups and the local community to develop the principles which inform their approach to the site.
20. The Masterplanning in Partnership process allows community representatives and members of the public access to information at key stages of the development of the project, and access and input to the professional team and decision makers directly and via other means. This is to create an ongoing two-way interaction.
21. At each stage of consultation there is available on-line (and in hard copy if requested) a recap of information provided so far and an explanation of how plans have progressed as



well as an opportunity to provide both feedback and new feed-in. There are key points of public consultation along the way, but it is a continuously responsive process.

22. The 'Masterplanning in Partnership' approach has contributed to the development of proposals for the Exemplar through the initial launch 'Open Planning Week' which set out the combined aspirations of local representatives and members of the public and tested the initial principles that P3Eco and Farrells had brought forward. This was largely constructive and positive.
23. Those who disagreed with the proposed eco development were actively encouraged to be part of the Masterplanning in Partnership process, and have turned out to be some of the most constructive partners in this process.
24. There have been a series of workshops involving key stakeholders with expertise in the project workstream areas, for instance in green infrastructure or transport. These have been essential to the Masterplanning in Partnership process, ensuring a sound structure and local knowledge within the project. These are covered across the application.



25. In developing the Masterplan, P3Eco produced a paper entitled *NW Bicester: Testing Masterplanning Ideas* in Sept 2010. The aim was to produce some tentative ideas to generate feed-in and comments, mirroring the system of Government 'green' and 'white' papers. As the Masterplan develops, P3Eco aims to produce a "white paper" as the next stage in the process with more concrete proposals for consultation based on the comments received from stakeholders so far.
26. The Masterplanning in Partnership process is ongoing, and will continue through the full evolution of the Masterplan – during 2011. This Statement of Community Involvement focuses on the activities so far and how they have contributed to the design and decision-making process for the Exemplar.

## **Ongoing consultation and communication**

27. During 2009 and 2010, P3Eco supported a wide range of activities to promote and explain the proposals for an eco development at NW Bicester, led by the District and Town Councils. This helped raise awareness of the scheme and meant that there was an expectation of significant engagement around the proposals from the outset.
28. Presentations given by P3Eco have included:
- Public briefing for designation of NW Bicester, July 2009
  - Briefing for Parish Council Members, August 2009
  - Bure Park Residents' Association, September 2009
  - Meeting for all landowners, October 2009
  - Southwold Residents' Association, November 2009
  - Bicester Summit, December 2009
  - CABE, January 2010
  - CDC Local Development Framework consultation in Bicester, March 2010
29. In addition, P3Eco, the A2Dominion Group and members of the project team have had numerous meetings with a wide range of stakeholders and community representatives. These have taken the form of, although not exclusively:
- Regular project meetings with the Eco Bicester team from Cherwell District Council and Oxfordshire County Council officers;
  - Reports to the Eco Bicester Strategic Delivery Board which includes elected representatives from the County, District and Town Councils as well as officers from other statutory bodies (PCT, Environment Agency, CLG, HCA etc) and Bicester Vision ;
  - Reports to the Bicester Vision Partnership Board, of which P3Eco and the A2Dominion Group are members;
  - Attendance at Bicester Chamber of Commerce events;
  - Individual meetings with a wide range of local businesses and interest groups.

## **Stakeholders**

30. From the very earliest stages of the project communication, engagement and consultation with stakeholders was given the highest priority in formulating how the project would develop. The history of proposals for an eco development in the Bicester area and the previous substantial objections to the aborted Weston-on-Otmoor location meant that there was already a considerable amount of information in the community about the possibilities of an eco development. With that knowledge came a range of views, from excitement to

scepticism, and concerns about what an eco development would actually mean for Bicester, was it an appropriate location and how 'eco' it could be.

31. The project has sought to address all of these points through the various stages of consultation in leading the masterplanning process and facilitating the development following the designation.
32. At the beginning of the project extensive work was undertaken to identify the full range of stakeholders, including people and organisations from in and around the Bicester community, and relevant national and regional agencies and organisations. There are a number of statutory consultees but in addition to these the project has sought to engage as wide a group of interested parties as possible.
33. Out of this relationship-building there are some very interesting elements in the process of being added to the overall site development. For example, partnership work with Oxford Brookes University and Oxford Innovation (which operates the Bicester Innovation Centre) has led to the establishment of the Eco Bicester Research and Innovation Centre (EBRIC). EBRIC forms a significant contribution to the nascent eco economy for Bicester and creates institutionalised links between its partners, extended to local authorities and other education establishments.
34. Stakeholders can contact an identified consultation organiser at any time, and contact details are available publicly. The Directors of P3Eco (in particular the Chair, Ian Inshaw and Tim Fenn, leading in particular on sustainability and skills) and the project team from the A2Dominion Group make themselves available whenever requested and have actively sought contact and meetings with as many people as possible in the town and related to the project.
35. NW Bicester stakeholders include:
  - Landowners
  - Local and national politicians
  - Community organisations and voluntary sector
  - Faith groups
  - Young people's organisations
  - Public services, including transport, police, health, utilities
  - Environmental organisations
  - Businesses and business networks
  - Education establishments
  - Civic and historical organisations
  - Media

36. By keeping a record of contact with these various groups the project has remained well aware of the level of engagement with any particular category of stakeholder and has been able to monitor their general and individual responses to the proposals as they have developed. With some stakeholders there is extensive contact for very specific reasons, such as land acquisition. At the other end of the scale, other stakeholders only wish to be kept up-to-date. As the project has moved on, more individuals and organisations have been added to the list as they have become more informed and involved. There has been ongoing contact with stakeholders at all stages of consultation as well as individual correspondence, telephone and face-to-face contact.
37. Many stakeholders have also been brought into the workstream process through workshops; contact with lead consultants and regular contact for those who have shown most active interest.

#### Landowners

38. As a result of the way in which the NW Bicester site was identified without prior consultation with landowners, there was an understandable degree of concern and apprehension amongst those affected. P3Eco saw the landowners as a key stakeholder group and a number of presentations were made to them individually and collectively about the approach to the site and to ensure they were briefed about the Farrell concept for the development. P3Eco has been able to maintain and develop its relationship with the landowners and a substantial amount of the entire NW Bicester site is now under option or at an advanced stage of negotiation. This includes land owned by individuals who had initially been vocal in their opposition.

#### Local and national politicians

39. There has been regular and formal communication between P3Eco/the A2Dominion Group and elected representatives at all layers of local and national politics. This has been through a variety of forums – formally in reports to the Eco Bicester Strategic Delivery Board, through the workstream process, through the dedicated periods of consultation (outlined below) and through regular contact, including large and small meetings. The consultation strategy was submitted to the Strategic Delivery Board in April 2010. It is available in appendix 1. Some details, for instance timescales, are out of date, but the core strategy has been delivered.

#### Parish Councils

40. The Parish Councils for the parishes closest to the NW Bicester development, and Caversfield Parish in particular for the Exemplar, have been key stakeholders. A dedicated presentation to representatives of the Parish Councils was given in August 2009 shortly

after the designation of NW Bicester. At each stage of the consultation, the Parish Councils have been invited to take part, and there is a standing offer of meetings and presentations if desired. Representatives of the Parish Councils attended the Community Masterplanning Workshop in June 2010 and were constructive contributors.

41. The Exemplar falls within Caversfield Parish. The Parish Council submitted a questionnaire to the September consultation (received early November), which was largely supportive of the plans, but raised the following issues:
  - Infrastructure provision
  - Viability and sustainability of the Exemplar as an 'eco' development
  - Transport – car parking, public transport provision, realism of charging electric cars away from home
  - Employment
  - Educational and community facilities
  - Access for Caversfield residents to allotments
  - Connection with Caversfield, e.g. spiritual provision
  
42. Because of the proximity of the Exemplar to the village, all Caversfield residents received flyers for the pre-application consultation in October.

#### Bicester Vision

43. Bicester Vision is important as the local public-private partnership that brings together local authorities and large private employers and organisations in the town. P3Eco and the A2Dominion Group are both members of Bicester Vision. Through similar mechanisms to those used with local politicians, Bicester Vision has informed the development of the project. There have also been regular presentations to the main Partnership Board meetings.

#### Voluntary sector, community, faith and residents' groups

44. P3Eco has an established stakeholder database of as many community and residents' groups and local representatives as possible, identified through desk research, local knowledge and contacts. They were invited into the Community Masterplanning Workshop in the Open Planning Week to help establish community needs and 'wants' and to engage with these groups individually. They have been notified of further consultation. There is always a standing offer of meetings or presentations.

#### Business community

45. The Bicester Chamber of Commerce has been an important local network through the consultation process. There have also been a significant number of presentations by

P3Eco Directors to the business community and various business groups, and they have had many follow-up meetings and contact with local businesses; as well as through the public consultation events.

#### Statutory organisations

46. Statutory organisations have been involved in the Exemplar proposals through the Strategic Delivery Board; the workstream process; and through notification of public consultations. These are dealt with throughout the application documentation relating to the specific areas of work.

#### Residents

47. The structure of public consultation and Masterplanning in Partnership has been designed to allow residents of Bicester and the local area to have access to information about the proposal and contact with P3Eco, the A2Dominion Group and the project team so that there can be direct channels of communication. All consultation events have had a heavy presence from the professional team to ensure that there are opportunities for residents to have personal contact with, influence and feed-in to the core project, as well as formal channels via feedback mechanisms such as questionnaires.

#### Friends of NW Bicester

48. From the outset, encouraging engagement of individuals in and around Bicester was deemed very important. P3Eco wanted to allow people to remain in contact with news about the development so that they could follow what was going on, receive advance information on forthcoming consultations and offer their opinions about how the project was developing either through formal requests or not.
49. Under the Masterplanning in Partnership approach, the Friends of NW Bicester contact list was established and launched as part of the Open Planning Week events.
50. A simple form was devised which allowed people to opt into a mailing list if they so wished. Contact details were requested with the aim that most correspondence would be via email, although it was made clear that information could be sent in the post if required. In June during the Open Planning Week, 'Become a Friend of NW Bicester' forms were available at all the public drop-in events and visitors were encouraged to complete the form if they were interested in staying in touch with the project, regardless of their views. By the end of the Open Planning Week close to 50 people had signed up to be a 'Friend'.
51. At the beginning of September the project website [www.nwbicester.co.uk](http://www.nwbicester.co.uk) was launched in time for the second stage of consultation. It then became possible to register for the

contact list via an online form. This online format was promoted during the September consultation period and paper forms were also available at the public drop-in events. 15 additional people registered during this time. Stakeholders were not automatically added, and contact with those already identified has been maintained alongside the mailing list.

52. Again while the October consultation period was underway, there were further additions to the Friends of NW Bicester mailing list and 23 names were added via the project website. A smaller number joined by filling in forms at consultation events. There are now 90 names on the 'Friends' list.
53. Since the creation of the mailing list, those listed have received a number of communications, including:
  - A summary of the Open Planning Week feedback
  - Copies of press releases issued to the local media
  - PDFs of a flyer and a leaflet promoting forthcoming consultation events
  - A reminder to submit comments
54. All requests via email to join the group received an acknowledgement and individual enquiries are responded to promptly by a named member of the team.
55. It is the intention to increase contact with those on the mailing list during the continuing consultation on the Masterplan for NW Bicester. The individuals on the list have an active interest in the project for a variety of reasons and they could play an important part of any focus group work on the project.

#### Local media

56. The concept of an eco development in the area existed before the arrival of P3Eco, the A2Dominion Group and their team. There was a lot of coverage about the proposed Weston-on-Otmoor site and this focus shifted to NW Bicester. It remains a regular news topic in the area.
57. Coverage by all news outlets on the NW Bicester consultation process itself has been neutral to positive and is referred to later in this document. Good relations have been maintained with the media by prompt responses to enquiries via email and telephone, and a number of releases have been issued about the consultation, which have led to print and broadcast interviews with key members of the team. This has provided an opportunity to explain the aims of the project.
58. There have been some negative comments reported during 2009 and, less frequently, during 2010. There are a couple of vocal opponents who have been quoted in local

newspapers as being against development at NW Bicester. In 2009 there was also anti-development campaigning in the media led by a local resident although this has not had significant traction.

59. Editorially the local media does not appear to have taken sides and information distributed by the project team has led them to ask questions for interest and clarification rather than to trap or berate. As with all stakeholders, the project aims for the media to be fully informed.

### **Open Planning Week – June 2010**

60. The Masterplanning in Partnership approach was launched with an Open Planning Week (OPW). This introduced the wider community to the proposed NW Bicester eco development and Exemplar concept and was intended to provide a firm basis for the team to gather feed-in about what NW Bicester should provide for the town and establish ambitions for the scheme. The Open Planning Week was a participative process drawing on 'Planning for Real' and 'Enquiry by Design' products but applied to a green field site.



61. The OPW marked the beginning of the professional team's baseline work for the full development and detailed work for the Exemplar phase. From the outset, the team's brief was to be responsive and open to the local community and the OPW provided a solid base for this.
62. The OPW took place on 5<sup>th</sup>-12<sup>th</sup> June 2010 and was followed by a Community Feedback session on 16<sup>th</sup> June and subsequent circulation of the summary of the feedback received during the week – now available and flagged on the project website and made available at all consultation sessions. This ensures that there is a public check on the assumptions made over the project and establishes the principle of a completed feedback loop.
63. The OPW consisted of three public drop-in days in the town centre and a two-day 'Community Masterplanning Workshop'. Both were structured around the main project workstreams identified by the professional team so that they related directly to the core project.



64. Over the course of the OPW, over 350 members of the local community were engaged in face-to-face conversation. In addition, the wide promotion through local media, flyers, posters and community networks ensured a good level of local knowledge about the events. A significant number of email exchanges and telephone conversations also happened during this time.

#### Public drop-in sessions

65. The public drop-in sessions took place in town centre venues on Saturday 5<sup>th</sup> June (Methodist Church Hall), Friday 11<sup>th</sup> June (Courtyard Youth Arts Centre) and Saturday 12<sup>th</sup> June (Bicester Resource Centre). This gave the public two weekend opportunities and one weekday opportunity on Bicester's market day to feed into the beginning of the Masterplanning process.



66. The room in each location was arranged in a series of table-top stations so that members of the public could leave their thoughts and suggestions to be taken up by the professional team involved in developing the proposals. These included:
- Welcome table with instructions and greeting from member of project team
  - 'Friends of NW Bicester' sign-up
  - Map for visitors to mark where they live and work (stickers)
  - Map to make suggestions for new facilities (flags)
  - Series of themed display boards linked to the project workstreams with post-it stickers so that people could leave their remarks about the themes in relation to Bicester – not led by limited questions
  - Comment book for any other points
  - Drawing table for children who were rewarded with a 'sustainable' prize
  - Tea and coffee

67. Representatives from P3Eco, the A2Dominion Group, PMC and the project team attended each event and spent a great deal of time in conversation with visitors about various aspects of the proposals and the eco-town concept in general.
68. Over 210 members of the public attended the drop-in sessions. Members of the team also engaged in outreach by speaking to people in Sheep Street during their shopping trips. Around 50 people were spoken to in this way, some led to lengthy conversations about the issues and a number then came to the drop-in venue.

#### Community Masterplanning Workshop

69. The Community Planning Workshop was held on 9<sup>th</sup> and 10<sup>th</sup> June at the Courtyard Youth Arts Centre. This process involved representatives from the consortium partners, local authorities, Government agencies and business and community organisations who worked in groups to discuss the project in detail. Seventy people, not including the consortium partners, attended one or both days. The invitation letter and list of attendees are included in appendices 2 and 3 respectively.
70. This event was very constructive as it allowed for a range of viewpoints to be aired and useful suggestions, requests and remarks to be put forward.



#### Community Feedback Session

71. The Community Feedback Session was held at The Garth on the evening of 16<sup>th</sup> June. It was attended by over 20 people, some of whom had been at a drop-in session or had been part of the Community Planning Workshop. Ian Inshaw, Chair of P3Eco, gave a presentation which brought together a comprehensive summary of all the points that had been raised at the activities during the Open Planning Week. This was a constructive meeting where people had the chance of direct engagement with those leading the project and were given open and honest responses.

72. The PowerPoint presentation was circulated to all who attended the Community Planning Workshop, Friends of NW Bicester, as well as other interested parties. The presentation is available on the NW Bicester project website and accompanies this report in appendix 4.

### Promoting the Open Planning Week

#### *Direct mail to stakeholders*

73. Details about the Open Planning Week were sent by email to all District, County and Town Councillors, to post-holders of community organisations on our databases of stakeholders and members of relevant statutory bodies.
74. The invitation list for the Community Masterplanning Workshop was drawn from the stakeholder database and also through consultation with, among others, CDC, BTC and Bicester Vision

#### *Leaflets and posters*

75. Leaflets were left in public places such as The Garth reception, the library, the Health Centre, Bicester Leisure Centre and also given out to community groups such as Parent and Toddler groups and the Salvation Army Community Café. A PDF of the leaflet was also emailed to community organisations on our stakeholder database for onward circulation. The information was hosted on a wide range of websites, including those of the District Council and residents' associations. Posters were also displayed at key points around the town, e.g. Garth Park.

#### *Town Crier and street promotion*

76. A town crier was engaged on 5<sup>th</sup> June to help launch the Open Planning Week and attract shoppers in Sheep Street to the drop-in session at the Methodist Church Hall. This was very effective. This was followed by street promotion by the team on the second Saturday (12<sup>th</sup> June), where members of the project team spoke to members of the public to ask them to attend the drop-in session, provide information and respond to questions on the spot. This outreach helped raise the visibility of the scheme. The leaflet and poster are provided in appendices 5 and 6 respectively.

#### *Advertising*

77. Advertisements promoting the Public Drop-in Days and the Community Feedback Session were placed in the Bicester Advertiser, Oxford Mail and Oxford Journal over a period of three weeks.

### *Editorial coverage*

78. News releases were issued before, during and after the Open Planning Week to raise and maintain interest in the week's objectives and outcomes. See appendices 7, 8 and 9.
79. Coverage was achieved in local Bicester and Oxford newspapers, BBC Oxford radio, Heart FM and Mix 96. BBC South TV News sent a reporter to cover the drop-in on 5<sup>th</sup> June and a piece was broadcast on the following evening, including an interview with Gerry Walker of the A2Dominion Group and comments from visitors to the drop-in session.
80. The tone of the articles and broadcast pieces were neutral to positive. The large article featured in the Bicester advertiser on 3 June to promote the whole week included a third party endorsement of the consultation process from the chairman of Bicester Chamber of Commerce.

### **Feedback from Open Planning Week**

81. The Public Drop-in sessions and the Community Masterplanning Workshop held during the Open Planning Week involved very different stakeholders. The aim throughout however was to seek feed-in to six topics corresponding to the development's workstreams, based on the Eco Town supplement and crucial to the whole NW Bicester project. These workstreams are:
  - Masterplanning, Design and Sustainable Construction
  - Waste, Energy and Water
  - Open Spaces and the Environment
  - Transport
  - Training, Business and Jobs
  - Social & Community Facilities
82. In addition, P3Eco wanted to hear stakeholders' ideas about what services and facilities would complement Bicester's existing provision and any other general comments pertaining to the development.
83. Verbatim comments for each topic from the Community Masterplanning Workshop and public drop-in sessions are contained within appendix 10. They are summarised below, and have formed a core element of the professional team's brief. There is a table of the facilities and services that were requested – a list of 'wants' provided in appendix 11 with the status in the Exemplar application explained.

### Masterplanning, Design and Sustainable Construction

84. Stakeholders wanted a development that was innovative, different and demonstrated high standards of sustainability. A holistic approach to Bicester was encouraged with transport deemed fundamental and a need for local education regarding eco lifestyles and the development itself. The Farrell 'village' approach was welcomed as was the retention of natural features where possible and the intention to use local people, materials and businesses for construction as far as possible.

### Water, Energy and Waste

85. Stakeholders generally expressed a need to reduce demand for water, energy and waste. Standards should be high and the development should keep up with fast moving technology. Both individual and communal waste solutions needed to be considered along with energy-to-waste schemes and the production/recycling of new products from waste. It was felt that energy and waste issues at NW Bicester should not impact on the existing infrastructure. Water provision needed to be carefully managed.

### Open Spaces and the Environment

86. It was felt that the NW Bicester eco development would provide a good opportunity to educate and encourage local residents to enjoy nature and wildlife and provide opportunities for access to allotments and farmers' markets. Sport and recreation was considered important. It should be safe, complementary and accessible to the existing town as well as new residents. There was support for protecting existing biodiversity and a desire to ensure quality landscaping. There was concern over issues such as the use of green fields and the impact of light pollution. It was felt a cemetery/woodland burial space should be included.

### Transport and Access

87. Stakeholders felt that good local employment opportunities and communications structures were vital to reduce commuting in the area. Public transport, walking and cycle ways needed to be secure, well-managed, reliable, affordable, convenient, varied and accessible to everyone. Non-car travel needed to be actively promoted and investment made to ensure good transport patterns. Establishing NW Bicester's relationship with the existing town was deemed important as were other local developments. There was concern about the impact of the development on traffic in Bicester.

### Training, Business and Jobs

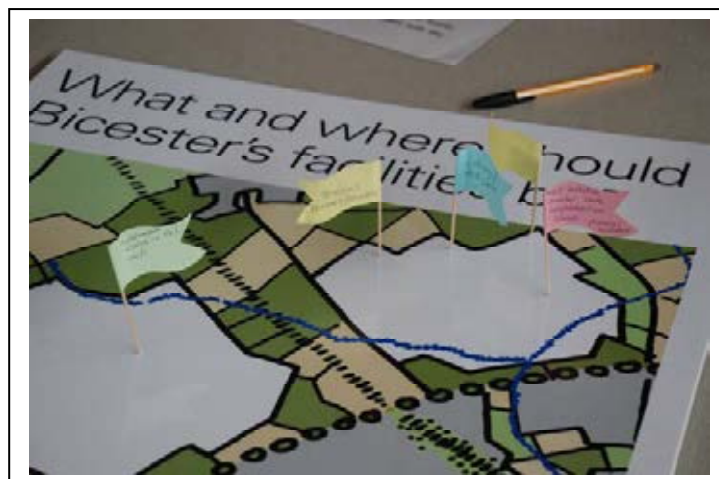
88. Bicester needed to market itself as “Eco Bicester”, thereby encouraging inward investment and a focus on eco innovation. Stakeholders wanted to see NW Bicester support home working, flexible working patterns and ensure that there was training and skills to support new jobs. It was important to use the businesses and networks already in Bicester and use its regional position in terms of transport links and university presence. There needed to be a shared commitment amongst local authorities, organisations and businesses. Jobs needed to be wide-ranging and keep pace with the development.

### Local and Community Facilities and Services

89. New community facilities need to complement the existing town and match the development at every stage. Facilities should be affordable and linked to transport networks. To get the most out of the development, it was felt that community buildings needed to be multi-use and safe. The community needed to be actively involved in community governance and the provision of services, helping to ensure a range of activities and services for all. A focus should be made on activities minimising the need to travel.

### List of ‘wants’

90. At both the Community Masterplanning Workshop and public open days, information was gathered on what should be included within NW Bicester. This list of ‘wants’ is provided in appendix 11 in tabular form with a response for the Exemplar phase of the development. The majority of these are being delivered in the Exemplar.



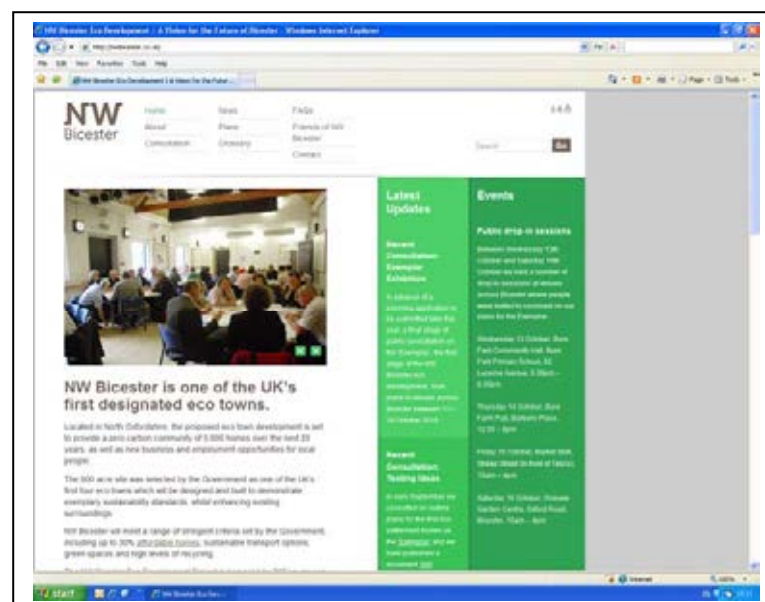
### Overall

91. Overall, stakeholders want NW Bicester to be truly pioneering, setting a benchmark for eco towns and using the latest green technologies. This project needs to be part of Bicester rather than a bolt-on and it needs to be sustainable for the future. Infrastructure needs to

start early and keep pace with the development. Transport and employment are particularly significant to stakeholders and will need to develop hand-in-hand.

## Testing Ideas – September 2010

92. A second period of consultation took place from 2<sup>nd</sup> – 17<sup>th</sup> September. This was entitled *Testing Ideas*. This consultation was primarily online and coincided with the launch of the project website [www.nwbicester.co.uk](http://www.nwbicester.co.uk).
93. This period of consultation was intended to provide an update on progress since the Open Planning Week in June, and make sure that members of the public were able to access information about the project. It was intended to introduce more explicitly the concept of the early onsite 'Exemplar'. There were two elements to *Testing Ideas*:
- Setting out of the initial written response to both the Government PPS and the comments received during the Open Planning Week – in the document *NW Bicester: Testing Masterplan Ideas*.
  - Outline plans for the Exemplar to show how the scheme responds to the PPS and attempts to work with the natural landscape; and show progress in taking on board the comments made during the consultation so far.
94. Feedback was sought on the Masterplan document at the same time as the Exemplar as it would indicate how the fuller scheme is developing and provide a chance for consultation and engagement on the overall strategy. *NW Bicester: Testing Masterplan Ideas* is provided in Appendix 12. The full exhibition materials are provided in appendices 13 (Exemplar) and 14 (Masterplan context).
95. The consultation was primarily promoted as an online consultation. During the consultation period, the NW Bicester website received over 300 visits. The traffic was primarily from direct access to the site (70%), with some via search engines or through references.



96. As well as being available online, there were opportunities to see the plans and information on display and to meet the teams at drop-in sessions over a week-long period in town centre venues.

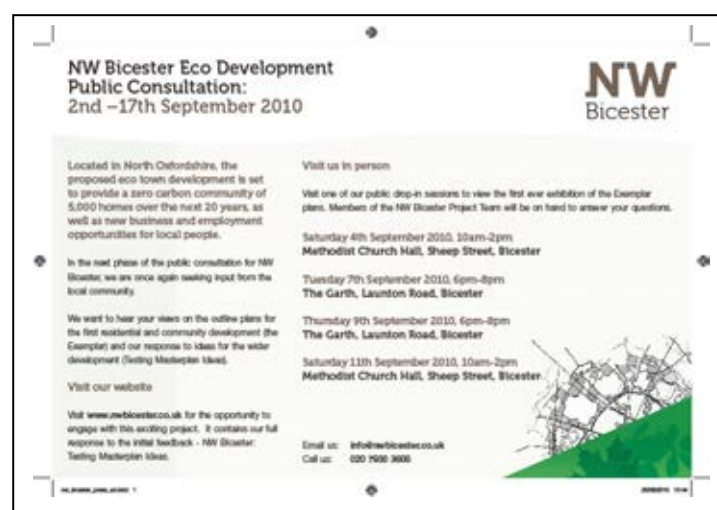
- Saturday 4<sup>th</sup> September, 10am-2pm, Methodist Church Hall, Sheep Street
- Tuesday 7<sup>th</sup> September, 6-8pm, The Garth, Launton Road
- Thursday 9<sup>th</sup> September, 6-8pm, The Garth, Launton Road
- Saturday 11<sup>th</sup> September, 10am-2pm, Methodist Church Hall, Sheep Street

97. At the exhibition venues hard copies of the Masterplan document and comment forms were available, although people were encouraged to respond online where possible.

98. In addition, the period of consultation was launched with a reception for County, District, Town and Parish Councillors on Wednesday 1<sup>st</sup> September at The Garth to enable elected representatives to see the exhibition and speak in detail with the professional team.

#### Promotion and media

99. The promotional methods outlined earlier for the Open Planning Week were repeated for the *Testing Ideas* consultation. Copies of the letter to stakeholders and promotional flyer are provided in appendices 15 and 16 respectively. There was a particular focus on web promotion and promotion of the website through non-web means. In addition, various partners provided links to the NW Bicester website, such as CDC, Bicester Town Council and sustainable.gov.uk.





### *Editorial coverage*

100. As with the Open Planning Week in June, press releases were issued to help promote the consultation (provided in appendices 17 and 18), and in this case to announce the launch of the website and the online consultation facility.
101. There was good coverage in the Bicester Advertiser, which ran two articles and also in Oxford newspapers, including their online versions. There was radio coverage on Heart FM and the consultation features on the BBC Oxford website.
102. Media outlets sought to provide useful information about how to get involved in the consultation and did not produce copy concerning opinions about the project.

### **Feedback from Testing Ideas**

103. There were over 120 attendees at the events displaying the exhibition materials. Alongside the 300 visits to the project website during the consultation (although there may have been some overlap), this suggests that there was a significant level of interest in viewing the plans for the development.
104. However, there was a low response rate to the consultation questionnaires – with only 16 partially completed forms submitted at the events or online.
105. This, along with anecdotal evidence from the professional team, suggests that while there was a high level of interest in the development, attendees were seeking information rather than an opportunity to feed-in or respond in detail to proposals at this stage. This may have been due to the level of detail presented in the document *NW Bicester: Testing Masterplan Ideas*, which was intended as a watchdog on the process so far.
106. The *Testing Ideas* consultation coincided with a period of consultation led by the District Council on *Eco Bicester: One Shared Vision*, which is intended to look at the wider implications for Bicester of the Eco Town status. The methods used for consultation overlapped, which also may have contributed to a relatively low level of formal feedback to the consultation questionnaire.
107. Full details are provided in Appendix 19. However, in summary, the main responses were:
  - i. Neither strongly in favour nor against the approach to the layout of the Exemplar;
  - ii. Strongly in favour of the approach to the 'community heart';
  - iii. Prioritising 'transport', 'infrastructure' and 'roads' most frequently, with environment/open spaces, employment, sustainability, housing and integration with the existing town also named.

## **Exemplar Pre-Application Consultation (October 2010)**

108. A third round of consultation on the Exemplar application took place in October 2010 to inform the final stages of the project team's work on this initial development. This was a more formal pre-application consultation. The exhibition boards are available in appendix 20.
109. A mobile exhibition took place between Wednesday 13<sup>th</sup> and Saturday 16<sup>th</sup> October. Over 500 people viewed the exhibition in person. The venues are listed below.
- Cooper School (Wednesday day time – students only)
  - Bure Park Community Centre / Primary School (Wednesday evening)
  - Bure Farm Pub (Thursday day and evening)
  - Sheep Street (Friday Market Day)
  - Wyevale Garden Centre (Saturday day time)
  - Bicester Youth Council Eco Bicester Consultation Evening (following Tuesday evening, young people only)
110. The full exhibition was also available on the NW Bicester website. During the consultation period there were over 120 visits to the website.



### Promotion and media

111. Similar promotional activities to earlier consultation stages were again applied to the Pre-Application Consultation in October. These were supplemented by a leaflet delivery to all houses in Bure Park, the northern and western portions of Southwold, the whole villages of Caversfield and Bucknell. It is understood that the delivery to some Bucknell homes was not completed by the outsourced delivery company. The leaflet and poster are provided in appendices 21 and 22.

*Editorial coverage*

112. In October the consultation process continued to receive wide coverage in the local media. Two releases were issued (see appendices 23 and 24) – one in advance of the consultation start date and the other half-way through to remind people to visit one of the drop-in sessions and to log their comments via the NW Bicester website. As well as news featuring in Bicester and Oxford newspapers and radio, details about the consultation were also posted online with BBC Oxford, Bucknell Matters village website and the Bicester Vision website.

113. The dates of the consultation were well promoted by the local and regional media and the tone of the articles remain neutral to positive.

**Feedback from the Pre-Application Consultation**

114. Feedback forms were available throughout the exhibition and available online. The project team approached everyone who attended, and attendees were encouraged to leave their comments formally on the feedback forms. The form is provided in appendix 25.

115. Full comments and the way they are reflected in the Exemplar application are included in appendix 26. The table below provides a tally of responses to the questions on the feedback form. Highlighted in bold are the percentages which correspond to support for that aspect.

<b>Question</b>	<b>Yes</b>	<b>No</b>	<b>Don't know / blank</b>	<b>Yes %</b>	<b>No %</b>
1a Do you think the plans provide a good mix of homes, community spaces and employment?	26	9	4	<b>67%</b>	23
1b Do you like the idea of the Village Square / Village Green?	37	1	1	<b>95%</b>	3%
1c Do you like the way we have designed the other open spaces?	28	3	7	<b>74%</b>	8%
1d Do you think that the Exemplar could help to create jobs and generate business in the Bicester area?	22	8	7	<b>59%</b>	22
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?	29	6	2	<b>78%</b>	16
2b Do you like the proposed designs for the eco houses?	26	7	4	<b>70%</b>	19

3a Do you approve of the Government and P3Eco's aim to encourage less car use in and around the Exemplar?	27	7	3	<b>73%</b>	19
3b Do you feel any transport issues have been overlooked?	25	9	4	<b>66%</b>	24
4 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?	26	0	12	<b>68%</b>	0%
5 Have we got the right approach to supporting the community?	21	6	8	<b>60%</b>	17

116. The only area that received a majority of negative responses was transport, which has been the most consistent concern about the impact of the NW Bicester Eco Development. Respondents had the opportunity to say what issues they felt had been overlooked. They tended towards cynicism about the potential of modal shift to non-car journeys and expected a worsening of existing transport problems. Below is a sample of the comments made by those who felt that transport issues have been overlooked:

- "Costs. [The] further out of town people are the more expensive travel becomes."
- "Not sure infrastructure will cope with increased users, people will need/use cars despite eco principles"
- "Not sure how enforceable personal travel plan will be!!"
- "Buses. Car share links to trains"
- "Persuading people not to use their cars is not realistic"

117. The shift away from car use is a significant part of the project's rationale and credibility as an eco development and is covered in detail in the Transport Strategy accompanying the Exemplar application. It has been the most frequently raised issue at all consultations.

118. The village square / village green concept was very popular, receiving the highest approval (95%). Comments made focused on the ability of public open spaces to support community uses but some concern was raised over maintenance, as shown from the following:

- "Like the idea of individual community feel within a large estate plan"
- "Focal open area"
- "Dislike anti-social behaviour. Like community events."
- "Community spirit"
- "Open spaces and local centre"

119. The central community uses have been retained in the final submission of the layout, as set out in the Design and Access Statement. The 'village square' has evolved into a village 'centre' through the creation of an elongated high street frontage with wide pavements and covered open-sided arcade. The high street is almost 20m across and does not allow for parked cars on the frontages. This is to maintain and enhance the concept of a central meeting place.

#### Young people in Bicester

120. There were two dedicated opportunities for young people to learn about the proposals for the Exemplar and make comments to the professional team. These were at the Cooper School on Wednesday 13<sup>th</sup> October during the morning and lunch breaks (and one science class) and the Bicester Youth Council Eco Bicester Consultation Evening on Wednesday 20<sup>th</sup> October.

121. Representatives of the professional team attended these events and provided reports, which are provided in appendix 27.



122. The young people's areas of interest were primarily:

- Supporting community and more neighbourliness
- Provision of facilities, in particular facilities targeted for young people on their own terms
- Good use of open spaces, particularly for sports and interest in allotments
- Jobs and skills

## Other supporting activities

123. In addition to the core consultation activities, P3Eco is contributing to the wider Eco Town project: Eco Bicester. As well as being active partners in a wide range of projects to support CDC, there are two core projects underway:

- i. P3Eco is also constructing a community centre at cost for the Church of the Immaculate Conception which will be a sustainable building to provide a much needed community facility as part of Eco Bicester.



- ii. P3Eco is constructing of a 'Demonstration House' in the town centre in Garth Park to provide a focus for the projects and to showcase eco technologies. It will also be an education and community resource.

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### **Appendix 1**

#### **Note for Strategic Delivery Board on NW Bicester Consultation Activities**

Pall Mall Consult on behalf of P3Eco

April 2010

#### **Background**

Pall Mall Consult is the engaged consultancy supporting P3Eco and A2Dominion's consultation and communications work around the NW Bicester Eco Town development.

This note sets out our proposed framework for consultation activities during the Masterplanning and pre-application phases of the development. While it is not intended to provide a methodology in detail, it does provide an outline of the first phase of activity – the launch of the 'Masterplanning in Partnership' approach - as it is intended to take place prior to the next Strategic Delivery Board meeting.

#### **Approach to consultation**

Our aim is to achieve a fully-inclusive interactive consultation which reaches all stakeholders and audiences prior to the submission of applications for the Exemplar and for the Masterplan to the planning authority.

In addition, we want to foster enthusiasm in the town for the eco development, its range of benefits for the existing town and contribute to introducing residents to a more sustainable lifestyle.

Working with the architects we are developing an innovative 'Masterplanning in Partnership' approach. This will be an ongoing process using workshops, web, newsletters, meetings and many other activities throughout the Masterplanning process to allow as much public engagement as possible. A similar, but smaller scale approach will be used to communicate and consult on the development of plans for the Exemplar.

To ensure that there is a clear framework for the Masterplanning in Partnership approach, we propose that primary consultation activities should be structured around four focal points:

- 'Masterplanning in Partnership' launch via an open planning weekend – at the beginning of the process
- Publication of a project 'Green Paper' for consultation – half way through
- Publication of a project 'White Paper' for pre-application consultation
- Consultation on outline Masterplan, pre-application

The Green and White Papers would summarise the work undertaken with partners to deliver the full PPS.

The development of the Exemplar will be considered alongside the Masterplan, with consultation a fast-track microcosm of the Masterplanning in Partnership approach. We propose three focal points of activity:

- Inclusion in the 'Masterplanning in Partnership' launch open planning weekend
- Initial proposal of Exemplar plans
- Pre-application consultation on detailed Exemplar plans

Working with P3Eco and its partners in conjunction with CDC, BTC and OCC, we anticipate a complex array of events, networks and streams of activities to maximise the engagement and educational opportunities and to optimise benefits to the existing town.

### **'Masterplanning in Partnership'**

The 'Masterplanning in Partnership' approach we are proposing follows the approach that P3Eco and Farrells have taken to the project so far, working with consortium partners, public sector bodies and local groups to develop the principles which inform their approach to the site. To extend this to the local community and have an 'open book' approach to Masterplanning, Pall Mall Consult is developing a process which allows community representatives and members of the public access to information at key stages of the development of the project, and access to the professional team and decision makers directly and via other means. Initial activity will be in the format of an 'Open Planning Weekend'.

### **Launch of Masterplanning in Partnership process: an 'Open Planning Weekend'**

To initiate the Masterplanning in Partnership process, Pall Mall Consult proposes an 'open planning weekend' at the beginning of the next phase of the professional team's Masterplanning work. An example of how this can be done is the Prince's Foundation's 'Enquiry by Design' process - a summary of this approach can be found via <http://www.princes-foundation.org/index.php?id=33>.

An EbD/open planning weekend process enables all consortium partners, local authorities and community representatives to discuss the project over a few days in facilitated workshops considering each aspect in turn. It is a useful mechanism for the professional team to develop the project significantly, with direct input from local stakeholders. This would include, for instance, elected representatives, representatives from residents' associations, representatives for other community-based organisations.

Additional stakeholders would be asked to attend as appropriate – such as Government agencies or additional members of the wider professional team.

In addition, there would be public sessions. We propose a public drop-in day which would be attended by key members of the professional/consortium team and would allow members of the public to learn about P3Eco's approach. There would be a range of ways that attendees providing feedback on different aspects of the project.

We also propose a public feedback session following the open planning weekend, so that people who have attended the public drop in session, or are generally interested, can hear what the result of the sessions has been.

A possible is for this to include:

- A public drop-in day
- Two-three days of professional/local stakeholder workshops (majority of time discussing the Masterplan but some dedicated to Exemplar)
- A public report-back meeting

We envisage an open planning weekend taking place in late-May/early-June – with the public drop-in session available on a Saturday daytime (and possibly longer), and professional workshops falling either side of the weekend/during the week.

### **Green Paper/White Paper concept**

Government consultations take a Green paper/White paper format. A green paper usually sets out the Government's approach to a policy area and is followed by a period of consultation. A white paper then provides a proposal for delivery of the approach established, prior to becoming adopted policy or going forward as legislation.

Using the structures employed for Government consultations, we propose the publication of the consortium's strategies for responding to the PPS for public response. This provides a structure for the

local community to find out about and respond to developing proposals, although the language 'Green'/'White' Paper needs to be modified to be accessible.

A 'Green Paper' would come first – in early summer – which sets out the general principles on how the PPS standards should be met and an update on the Masterplan, following on from the open planning weekend. The paper can incorporate detail on aspects of the project where appropriate. This would be published for consultation – with questions relating closely to the strategy put forward. Views in response to the Green Paper would be actively sought and consultation activities arranged to give information and take feedback from a wide range of stakeholders and the community.

A White Paper would then be developed from the result of the Green Paper consultation, and the ongoing work of the professional team. Publication of the White Paper would again be followed by a period of consultation. It is the method through which P3Eco could propose the full response to the PPS. The consultation period would be separate from the pre-application consultation on the Masterplan, but they may overlap.

**Key Exemplar milestones:**

- Exemplar project included in open planning weekend – late-May/early June
- Consultation on outline plans, including workshops, drop-in sessions – late May/early-June
- Pre-application exhibition on detailed plans – mid/late July

**Key Masterplan milestones:**

The Masterplan and full PPS delivery is much more complicated, and will include many information sessions and ways for stakeholders to be involved in the Masterplanning process. These will fall around the following shape:

- Open planning weekend (public and professional)
- Opinion poll to find out representative views to feed into professional team's work
- Publication of project 'Green Paper' towards the summer – outlining the general strategies on each aspect of the project – consultation activities around this
- Use of Demonstration House – from Summer 2010 onwards
- Publication of project 'White Paper' – Autumn
- Pre-application exhibition on Masterplan – late Autumn

Appendix 2

24<sup>th</sup> May 2010

Dear

**NW Bicester eco development  
“Masterplanning in Partnership” launch: An Open Planning Week**

**Invitation: Community Masterplanning Workshop  
Wednesday 9<sup>th</sup> & Thursday 10<sup>th</sup> June  
The Courtyard Youth Arts Centre**

I write to invite you to attend a Community Masterplanning Workshop to be held on Wednesday 9<sup>th</sup> and Thursday 10<sup>th</sup> June for representatives of the community to get together with members of our professional team to discuss the NW Bicester eco development. The two day workshop will run from 9:30am-4pm each day at The Courtyard Youth Arts Centre, Launton Road, Bicester, OX26 6DJ.

P3Eco (Bicester) is facilitating proposals for an eco development in North West Bicester. We are working in partnership with Bicester Town Council, Cherwell District Council and Oxfordshire County Council, as well as housing provider A2Dominion and world-renowned architects, The Farrell Partnership, to ensure that Bicester is a pioneering model of environmental and community sustainability.

Following discussions with key local organisations and individuals, we are now beginning a more formal process of engagement and consultation. We intend to meet with special interest stakeholders, statutory consultees and the general public in the Bicester area so that a full range of individuals and organisations are informed about what we aim to achieve and have ample opportunity to contribute suggestions, opinions and concerns about the project from early on in its development.

We want to develop the Masterplan for the site in partnership with as many interested people from the local community as possible. We see this ‘Masterplanning in Partnership’ approach as key to the success of the project and we would really appreciate it if you could join us for one or both of the workshop days.

These two days will explore the initial plans being prepared for the preliminary ‘Exemplar’ scheme, or first phase of housing. We also aim to discuss the possibilities for the whole site and how it relates to the rest of Bicester.

Please contact our event organiser **Fiona Brenner on tel no. 020 7930 3606 or email at [info@p3eco.com](mailto:info@p3eco.com) by Wednesday 2<sup>nd</sup> June** to let us know whether or not you would be able to attend the workshop. If you are unavailable please let us know if you would like to nominate someone from your organisation to take your place.

Your input into this process to gather both visionary and practical ideas about creating a model eco-town which makes sense for the Bicester area would be hugely appreciated. The Community Masterplanning Workshop is one of a number of events that will take place in June as part of our Open Planning Week.

88 St James’s Street, London SW1A 1PL

T: 0207 930 3575 F: 0207 839 4700

Registered Office: 1 Regent Street SW1Y 4NW Registered No. 04083208 VAT Registration No. 788647260

Information about the public sessions which form part of the Open Planning Week is on the table below. I would be grateful if you could let colleagues and friends in Bicester know of the public activities in which they can take part and you will receive some leaflets with more information which I would appreciate you passing on.

- **Saturday 5<sup>th</sup> June 10am-2pm – PUBLIC DROP-IN DAY** at Methodist Church Hall, Sheep Street, Bicester OX26 6JQ
- **Friday 11<sup>th</sup> June 11am-4pm – PUBLIC DROP-IN DAY** at The Courtyard Youth Arts Centre, Launton Road, Bicester OX26 6DJ
- **Saturday 12<sup>th</sup> June 10am-4pm – PUBLIC DROP-IN DAY** at Bicester Resource Centre, Launton Road, Bicester OX26 6DJ
- **Wednesday 16<sup>th</sup> June 6-8pm – Community Feedback Session** at The Garth, Launton Road, Bicester (register by email to [info@p3eco.com](mailto:info@p3eco.com) or phone 020 7930 3606)

In addition we would be more than happy to update you and your organisation on our plans, particularly if you are unable to attend the workshop. Please let us know if you have any forthcoming meetings when it might be appropriate for the eco development to be included on the agenda, otherwise a separate meeting can be arranged.

We do hope that you can join us at the Community Masterplanning Workshop and also look forward to further contact with you as the plan for NW Bicester takes shape.

Yours sincerely

*Ian Inshaw*

Chairman  
P3Eco (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](mailto:info@p3eco.com) or call 020 7930 3606 to give us your contact details for inclusion in the mailing list.

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**Appendix 3**

**NW Bicester Eco Development Community Masterplanning Workshop Attendees**

Wednesday 9 <sup>th</sup> June.....	2
Thursday 10 <sup>th</sup> June.....	3

Wednesday 9<sup>th</sup> June

A2Dominion\*  
A2Dominion\*  
A2Dominion\*  
A2Dominion\*  
A2Dominion\*  
Barton Willmore\*  
BBOWT  
Bicester Chamber of Commerce  
Bicester Community College  
Bicester Community Warden  
Bicester Innovation Centre  
Bicester Local History Society  
Bicester Local History Society  
Bicester Town Council  
Bicester Town Council  
Bicester Vision  
Bicester Vision  
BioRegional\*  
Bucknell Parish Council  
Bucknell Parish Council  
Bucknell Parish Council  
Bure Park Residents Association  
Campaign to Protect Rural England  
Cherwell District Council  
Cherwell District Council  
Cherwell District Council  
Emmanuel Church  
Farrells\*  
GOSE  
GOSE  
Hyder\*  
Hyder\*  
Hyder\*  
Hyder\*  
Launton Parish Council  
Launton Parish Council  
Middleton Stoney Parish Council  
Middleton Stoney Parish Council  
Oxfordshire Community &  
Voluntary Action  
Oxfordshire County Council  
P3Eco\*  
P3Eco\*  
Pall Mall Consult\*  
Pall Mall Consult\*  
Pall Mall Consult\*  
TVPA

Damian Aziz  
Gerry Walker  
Simon Hall  
Steve Coggins  
Steve Hornblow  
Andy Cattermole  
Chris Hannington  
Ben Jackson  
Richard Holmes  
Trevor Lewis  
Lillian Bannister  
Bob Hessian  
Pete Chivers  
Cllr Debbie Pickford (Leader)  
Sue Mackrell  
Bob Langton (am only)  
Rachel Faulkner  
Nicole Lazarus  
Cindy Carlton (Clerk)  
Cllr John Kightley  
Cllr Jane Ash  
Mike Buckmaster  
John Broad  
Cllr Michael Gibbard  
Jenny Barker  
Andrew Bowe  
Rev Chris Boyce  
John Letherland  
Chris Farthing  
Matthew Laxton  
Philip Harker  
Peter Bosley  
Steve Davis  
Caroline Soubry-Smith  
Keith Dixon (Clerk)  
Cllr Wendy Foster  
Cllr Andrew Fulljames  
Andrew Hickman (Clerk)  
John Hayes  
  
Richard Kingshott (Transport Behaviour)  
Ian Inshaw  
Tim Fenn  
Caroline Pickering  
Catherine Nestor  
Fiona Brenner  
Roger Hampshire

\* denotes a member of the professional team



Thursday 10<sup>th</sup> June

A2Dominion*	Anne-Marie Crawley
A2Dominion*	Gerry Walker
A2Dominion*	Simon Hall
A2Dominion*	Steve Hornblow
A2Dominion*	Tim Giddy
ATLAS	Stephen Hill
Barton Willmore*	Andy Cattermole
BBOWT	Chris Hannington
Bicester Chamber of Commerce	en Jackson
Bicester Innovation Centre	Lillian Bannister
Bicester Local History Society	ob Hessian
Bicester Local History Society	Pete Chivers
Bicester Rotary Club	Liz Yardley (am only)
Bicester Town Council	Cllr Debbie Pickford (Leader)
Bicester Town Council	Cllr Richard Mould
Bicester Vision	Bob Langton (from 10:30am)
Bicester Vision	Rachel Faulkner (from 11:30am)
BioRegional*	Nicole Lazarus
Bucknell Parish Council	Cindy Carlton (Clerk)
Bucknell Parish Council	Cllr John Kightley
Bucknell Parish Council	Cllr Jane Ash
Bure Park Residents Association	Mike Buckmaster
Campaign to Protect Rural England	John Broad
Cherwell District Council	Cllr Barry Wood (am only)
Cherwell District Council	Cllr Michael Gibbard (tbc)
Cherwell District Council	Jenny Barker
Cherwell District Council	Andrew Bowe
Chesterton Parish Council	Colin Board
Farrells*	Gary Young
Farrells*	Nigel Bidwell (pm only)
GOSE	Chris Farthing
GOSE	Matthew Laxton
HCA	Lindsay Tift (tbc)
Highways Agency	Anthony Powell
Hyder*	Philip Harker
Hyder*	Kathryn Kennell
Launton Parish Council	Keith Dixon (Clerk)
Launton Parish Council	Cllr Wendy Foster
Middleton Stoney Parish Council	Cllr Andrew Fulljames
Natural England	Charlotte Frizzell
P3Eco*	Ian Inshaw
P3Eco*	Graham Johnson
Pall Mall Consult*	Caroline Pickering
Pall Mall Consult*	Catherine Nestor
Pall Mall Consult*	Fiona Brenner
TVPA	David Campbell

\* denotes a member of the professional team



# APPENDIX 4

POWERPOINT NOT ATTACHED.



## 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.

*“The eco-development must be part of a holistic plan for the whole of Bicester Town and not just a plug-on suburb. Many good things are already planned for Bicester’s future and the eco-development should become part of a bigger plan to grow and enrich the town”*

Sir Terry Farrell, Architect and Masterplanner for NW Bicester

# North West Bicester Eco Development

**Open Planning Week, 5 – 12 June 2010  
Come and Contribute!**

## Public Drop-in Days in Bicester

- **Saturday 5th June 10am-2pm – PUBLIC DROP-IN DAY**  
at Methodist Church Hall, Sheep Street, Bicester
- **Friday 11th June 11am-4pm – PUBLIC DROP-IN DAY**  
at The Courtyard Youth Arts Centre, Launton Road, Bicester
- **Saturday 12th June 10am-4pm – PUBLIC DROP-IN DAY**  
at Bicester Resource Centre, Launton Road, Bicester
- **Wednesday 16th June 6-8pm – Community Feedback Session**  
at The Garth, Launton Road, Bicester (register by email to [info@p3eco.com](mailto:info@p3eco.com) or phone 020 7930 3606)

*Any questions about the Open Planning Week can be sent to*  
**[info@p3eco.com](mailto:info@p3eco.com) or call 020 7930 3606**

**P3Eco Ltd**

For more details about the project and the professional teams involved, visit:  
**[www.p3eco.com](http://www.p3eco.com)**

**P3Eco Ltd**

## Public Drop-in Days in Bicester

### We invite you to:

- Meet the teams behind the NW Bicester Eco Development Project
- Learn more about the aspirations for the project
- Contribute to the Masterplan

### What to expect

- A welcome table with information on how to contribute to the project
- Table-top activities where you can leave your comments on key themes such as environment, transport and leisure facilities and to say what you would like to see included in the new development
- A map to mark where you live and work
- Tea and coffee and a chance to discuss the project with some of the team



## Masterplanning in Partnership

In response to Cherwell District Council's aspiration for an eco development on a site at North West Bicester, P3Eco Ltd has brought together a professional consortium to develop a Masterplan. The team is taking a 'Masterplanning in Partnership' approach, which allows anyone who wants to contribute to do so. Councillors, community representatives and members of the public from Bicester and the surrounding villages can be involved in the development of the proposals.

To launch 'Masterplanning in Partnership', an Open Planning Week is taking place in Bicester between **5th June and 12th June 2010**. This week of events will gather both visionary and practical ideas about creating an exemplary eco-development using direct input from the Bicester community. We want to build confidence in and enthusiasm for this exceptional project and ensure it is the best it can be.



## 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](mailto:info@p3eco.com) or call 020 7930 3606 to give us your contact details for inclusion in the mailing list.

# North West Bicester Eco Development Open Planning Week 5 – 12 June 2010 Come and Contribute!

## We invite you to:

- Meet the teams behind the NW Bicester Eco Development Project
- Learn more about the project's aspirations
- Contribute to the Masterplan

### **Saturday 5<sup>th</sup> June 10am-2pm – PUBLIC DROP-IN DAY**

at Methodist Church Hall,  
Sheep Street, Bicester

### **Friday 11<sup>th</sup> June 11am-4pm – PUBLIC DROP-IN DAY**

at the Courtyard Youth Arts Centre,  
Launton Road, Bicester

### **Saturday 12<sup>th</sup> June 10am–4pm – PUBLIC DROP-IN DAY**

at Bicester Resource Centre,  
Launton Road, Bicester

### **Wednesday 16<sup>th</sup> June 6-8pm – Community Feedback Session**

at the Garth, Launton Road,  
Bicester (register by email to  
**info@p3eco.com** or phone  
**020 7930 3606.**

We are taking a 'Masterplanning in Partnership' approach, which allows anyone who wants to contribute to do so. Councillors, community representatives and members of the public from Bicester and the surrounding villages can be involved in the development of the proposals.

*Any questions about the Open Planning Week can be sent to [info@p3eco.com](mailto:info@p3eco.com) or call 020 7930 3606.  
Visit [www.P3eco.com](http://www.P3eco.com) for more information about the project.*





## Annex 7

1 June 2010

### ECO TOWN TEAM WANTS YOUR VIEWS

#### AN INVITATION TO CONTRIBUTE

Between Saturday June 5 and Saturday June 12 2010, the residents of Bicester and the surrounding villages are being offered the chance to contribute their views and ideas to the early masterplanning stages of the proposed NW Bicester Eco Development. Public drop-in sessions are being held around Bicester town centre to ensure that those interested in the proposed eco development are involved and engaged - and that the project embraces the whole of Bicester and local villages. The events are being hosted by P3Eco (Bicester) who are facilitating the development of a masterplan for the site.

At the public drop-in session, people will have the chance to:

- Learn more about the aspirations for the project
- Contribute to the Masterplan
- Get involved with table-top activities where you can leave your comments on key themes
- Discuss the project with members of the team

The public drop-in sessions are being held on:

- **Saturday 5 June 10am – 2pm at Methodist Church Hall, Sheep Street, Bicester**
- **Friday 11 June 11am – 4pm at the Courtyard Youth Arts Centre, Launton Road, Bicester**
- **Saturday 12 June 10am – 4pm at Bicester Resource Centre, Launton Road, Bicester**

Following the public drop-in sessions, a **Community Feedback Session will be held on Wednesday 16 June 6 – 8pm at the Garth, Launton Road, Bicester** during which the professional team will outline what they have learnt from the views of the wider Bicester community. To register for this event, please email [info@p3eco.com](mailto:info@p3eco.com) or phone 0207 930 3606. There is no need to register for the drop-in sessions.

Ian Inshaw, Chairman of P3Eco (Bicester) says: "We have such a great opportunity to make this eco development a really outstanding place which provides good, sustainable and much needed housing as well as open spaces and community facilities for all. Most importantly, we want NW Bicester to have a natural connection to Bicester town centre. Involving everyone in the masterplanning from the start can help to ensure that this is achieved. We would like to see as many people as possible at the drop-in days and the community feedback session."

The 'Masterplanning in Partnership' process is a response to Government guidance on eco towns and Cherwell District Council's draft core strategy to identify land at NW Bicester for an eco development. P3Eco Ltd has brought together a consortium to develop a Masterplan for the site. The intention is to take a 'Masterplanning in Partnership' approach, which will allow anyone who wants to contribute to do so. Councillors, community representatives and members of the public from Bicester and the surrounding villages can be involved in the development of the proposals.

P3Eco (Bicester) established a consortium to develop proposals for an eco development in North West Bicester. This consortium includes housing provider A2Dominion and world renowned architects and masterplanners, Terry Farrell and Partners, working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council 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.

- Ends -

**For further information on the NW Bicester Project, please contact Pall Mall Consult: Catherine Nestor, 020 7930 3581 or [catherinen@pallmallconsult.com](mailto:catherinen@pallmallconsult.com) or Fiona Brenner on 020 7930 3606 or [fionab@pallmallconsult.com](mailto:fionab@pallmallconsult.com).**

### **Notes to Editors**

#### **1. What is Masterplanning?**

A type of *planning brief* which outlines the preferred development for a large site or area, and the overall approach to its layout and design. The Master Plan provides detailed guidance for subsequent planning applications.

#### **2. 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](mailto:info@p3eco.com) or call 020 7930 3606 to give us your contact details for inclusion in the mailing list.

3. **P3Eco (Bicester)**

For more information about the eco development facilitators visit [www.p3eco.uk](http://www.p3eco.uk).

4. The Open Planning Week includes public drop-in sessions, a two day planning workshop for the professional team and invited members of the local community, and the Community Feedback session.



## Annex 8

7 June 2010

### **ECO TOWN CONSULTATION OFF TO A GREAT START STILL TIME TO CONTRIBUTE!**

Over one hundred Bicester residents contributed to the first 'Masterplanning in Partnership' drop-in session at the Methodist Church Hall last Saturday (5 June 2010). During the session residents were able to learn more about the NW Bicester Eco Development and leave their thoughts and ideas behind. This was the first of three Public Drop-in sessions to take place in Bicester over the coming week. Two further drop-in events are taking place on Friday 11 and Saturday 12 June 2010.

The Public Drop-in sessions offer the residents of Bicester and the surrounding villages a chance to contribute their views and ideas to the early masterplanning stages of the proposed NW Bicester Eco Development. Public drop-in sessions are being held around Bicester town centre to ensure that those interested in the proposed eco development are involved and engaged - and that the project embraces the whole of Bicester and local villages. The events are being hosted by P3Eco (Bicester) who are facilitating the development of a masterplan for the site.

At the public drop-in session, people will have the chance to:

- Learn more about the aspirations for the project
- Contribute to the Masterplan
- Get involved with table-top activities where you can leave your comments on key themes
- Discuss the project with members of the team

Further public drop-in sessions are being held on:

- **Friday 11 June 11am – 4pm at the Courtyard Youth Arts Centre, Launton Road, Bicester**
- **Saturday 12 June 10am – 4pm at Bicester Resource Centre, Launton Road, Bicester**

Following the public drop-in sessions, a **Community Feedback Session will be held on Wednesday 16 June 6 – 8pm at the Garth, Launton Road, Bicester** during which the professional team will outline what they have learnt from the views of the wider Bicester community. To register for this event, please email [info@p3eco.com](mailto:info@p3eco.com) or phone 0207 930 3606. There is no need to register for the drop-in sessions.

Ian Inshaw, Chairman of P3Eco (Bicester) says: *"We are delighted the public drop-in sessions have started so well. It is invaluable for us to have the views and ideas of the Bicester community. I would urge people to come along as it is a unique opportunity to be involved a truly pioneering project. We hope that many more Bicester residents will be able to find the time to come along on Friday and Saturday this week (11 & 12 June)".*

The 'Masterplanning in Partnership' process is a response to government guidance on eco towns and Cherwell District Council's draft core strategy to identify land at NW Bicester for an eco development. P3Eco Ltd has brought together a consortium to develop a Masterplan for the site. The intention is to take a 'Masterplanning in Partnership' approach, which will allow anyone who wants to contribute to do so. Councillors, community representatives and members of the public from Bicester and the surrounding villages can be involved in the development of the proposals.

P3Eco (Bicester) established a consortium to develop proposals for an eco development in North West Bicester. This consortium includes housing provider A2Dominion and world renowned architects and masterplanners, Terry Farrell and Partners, working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council to ensure that Bicester is a pioneering model of environmental and community sustainability. This consortium 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.

- Ends -

**For further information on the NW Bicester Project, please contact Pall Mall Consult: Catherine Nestor, 020 7930 3581 or [catherinen@pallmallconsult.com](mailto:catherinen@pallmallconsult.com) or Fiona Brenner on 020 7930 3606 or [fionab@pallmallconsult.com](mailto:fionab@pallmallconsult.com).**

### **Notes to Editors**

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For more information about the eco development facilitators visit [www.p3eco.uk](http://www.p3eco.uk).
- 4. The Open Planning Week** includes public drop-in sessions, a two day planning workshop for the professional team and invited members of the local community, and the Community Feedback session.

## Annex 9

14 June 2010

### **ECO TOWN CONSULTATION SUCCESS BICESTER RESIDENTS GIVE THEIR VIEWS**

Well over two hundred Bicester residents came along to three 'Masterplanning in Partnership' public drop in sessions that took place in Bicester last week (5 – 12 June 2010). During these sessions the local community were able to learn more about the NW Bicester Eco Development and leave behind their thoughts and ideas on the proposed project.

Ian Inshaw, Chairman of P3Eco (Bicester) says: *"We have been really encouraged by the support the Open Planning Week has received from the people of Bicester. We have had a range of views and some really positive contributions for the Masterplan. I hope these events will be the start of a partnership between the Eco development team and the members of the Bicester community. All those who want to discover what we learnt during the Open Planning Week should register for Wednesday evening's Community Feedback event."*

The **Community Feedback Session will be held on Wednesday 16 June 6 – 8pm at the Garth, Launton Road, Bicester** during which the professional team will outline what they have learnt from the views of the wider Bicester community. To register for this event, please email [info@p3eco.com](mailto:info@p3eco.com) or phone 0207 930 3606.

Some of the points that were raised at the drop-in sessions covered infrastructure, both physical and social, and the pressing need to address these well in advance of any building starting. Those who were encouraged by the proposed development called for it to be truly pioneering, setting a benchmark for Eco towns. It should be an exemplary project using the very latest green technologies. There was also great emphasis placed on making the new development very much part of Bicester, not simply a bolt-on to the existing town.

- Ends -

**For further information on the NW Bicester Project, please contact Pall Mall Consult: Catherine Nestor, 020 7930 3581 or [catherinen@pallmallconsult.com](mailto:catherinen@pallmallconsult.com) or Fiona Brenner at Pall Mall Consult 020 7930 3606 or [fionab@pallmallconsult.com](mailto:fionab@pallmallconsult.com).**

## **Notes to Editors**

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For more information about the eco development facilitators visit [www.p3eco.uk](http://www.p3eco.uk).
4. **The Open Planning Week** included public drop-in sessions, a two day planning workshop for the professional team and invited members of the local community, and the Community Feedback session.
5. **The 'Masterplanning in Partnership'** process is a response to government guidance on eco towns and Cherwell District Council's draft core strategy to identify land at NW Bicester for an Eco development. P3Eco Ltd has brought together a consortium to develop a Masterplan for the site. The intention is to take a 'Masterplanning in Partnership' approach, which will allow anyone who wants to contribute to do so. Councillors, community representatives and members of the public from Bicester and the surrounding villages can be involved in the development of the proposals



**Appendix 10**

**Verbatim Comments from Open Planning Week and drop-in days**

**Masterplanning, Design and Sustainable Construction**

Community Masterplanning Workshop comments.....	2
Community Open Day comments.....	6

**Water Energy and Waste**

Community Masterplanning Workshop comments.....	7
Community Open Day comments.....	10

**Open Spaces and Environment**

Community Masterplanning Workshop comments.....	12
Community Open Day comments.....	15

**Transport and Access**

Community Masterplanning Workshop comments.....	17
Community Open Day comments.....	19

**Training, Business and Jobs**

Community Masterplanning Workshop comments.....	22
Community Open Day comments.....	25

**Local / Community Services and Facilities**

Community Masterplanning Workshop comments.....	27
Community Open Day comments.....	30

## Masterplanning, Design, and Sustainable Construction

### Community Masterplanning Workshop comments

#### Main points

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

**Table 1**

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

**Table 2**

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

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

### **Table 3**

#### Start with the site – what is there?

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

#### Attractive & effective & viable alternatives to the car

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

#### Consider risks:

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

#### Exemplar

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

#### Masterplan

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

### Whole town

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

### **Table 4**

### Climate Change

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

### Homes

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

### Transport

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

### Healthy lifestyles

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

### Landscape and history

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

## Table 5

### Should we be masterplanning the whole town?

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

### General comments

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

### Transport

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

### Climate change adaptation

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

### NW Bicester

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

## Comments from Open Days

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

## Water, Energy and Waste

### Community Masterplanning Workshop

#### Main points

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

#### Table 1

##### Waste

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

##### Bicester

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

## Water

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

## Zero Carbon

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

## Energy

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

## **Table 2**

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



### Table 3

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

### Energy

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

### Waste

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

### Table 4

#### Water

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

#### Waste

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

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

## **Table 5**

### Water

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

### Energy

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

### Waste

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

### **Feedback from Community Open Days**

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

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

## Open Spaces and Environment

### Community Masterplanning Workshop

#### Main points

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

**Table 1**

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

## **Table 2**

### Green infrastructure

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

### Biodiversity

- Biodiversity
- Enhance existing
- Planting for climate change

### Landscape and historic environment

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

## **Table 3**

### Biodiversity

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

### Green infrastructure

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

### Landscape and historic environment

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

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

#### **Table 4**

##### Green infrastructure

- Village green – wide streets
- Allotments
- Links vs. spaces (links and spaces)
- Flood plain
- Water courses
- New suds network
- Multifunctional green space
- Back gardens private – communal front spaces (management plan needed)
- Existing infrastructure
- Gardens
- Cemetery
- Eco/education/community
- Natural play centre with nature trails (multi-use building)
- Heat islands
- Permeable paving
  
- Reclaim streets for people,
- Flexible garden sizes
- More green fewer cars
- Design and educate out car dependency
- Visitor parking in discrete locations
- Car clubs
- Bike storage

##### Landscape and historic

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

##### Biodiversity

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

## Table 5

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

## Feedback from Community Open Days

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

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



## Transport and Access

### Community Masterplanning Workshop

#### Main Points

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

#### Table 1

##### Concerns

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

##### Exemplar

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

##### General comments

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

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

## Table 2

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

## Table 3

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

## **Table 4**

### Exemplar

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

### NW Bicester

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

### Bicester

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

### **Comments from Community Open Days**

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

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

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

## Training, Businesses and Jobs

### Community Masterplanning Workshop

#### Main points

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

#### Table 1

##### Exemplar

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

##### NW Bicester

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

##### Bicester

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

## Table 2

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

## Table 3

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

## Table 4

### Access to site is key

- Banbury Road – 1<sup>st</sup>?
- Roundabout

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

#### General comments

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

#### **Table 5**

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



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

### **Comments from Community Open Days**

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

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

## Local / Community Services and Facilities

### Community Masterplanning Workshop

#### Main points

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

**Table 1**

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

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

## **Table 2**

### Existing provision in Bicester:

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

### New Requirements for wider Bicester:

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

### Local provision – ‘on site’

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

## **Table 3**

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

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

#### **Table 4**

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

#### **Table 5**

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

#### Currently lack / inadequate

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

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

#### Want:

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

#### Transition

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

#### Community

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

#### **Comments from Community Open Days**

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

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





**Appendix 11**

**'List of wants' – Open Planning Week, June 2010**

Community Masterplanning Workshop 'wants'.....	2
Community Open Days 'wants'.....	3

## Community Masterplanning Workshop

<b>'Wants' – Community Masterplanning Workshop</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>• Pubs</li> </ul>	Provided in the Exemplar
<ul style="list-style-type: none"> <li>• Public toilets</li> </ul>	Under consideration for later phases. Consideration will be given to public use of toilets in the Exemplar – e.g. as part of the visitor centre/eco-pub.
<ul style="list-style-type: none"> <li>• Drop-in centres</li> </ul>	Considered for use of community spaces in the Exemplar
<ul style="list-style-type: none"> <li>• Play areas and also parks</li> </ul>	Good provision of open space in the Exemplar, and dedicated play areas. Further types of open space for consideration for later phases.
<ul style="list-style-type: none"> <li>• Health and alternative health</li> </ul>	Exemplar provides pharmacy and GP consulting room. Also allows for community spaces which could be used for alternative health.
<ul style="list-style-type: none"> <li>• ICT</li> </ul>	Next generation broadband will be provided for the Exemplar
<ul style="list-style-type: none"> <li>• Car clubs, bike clubs</li> </ul>	Considered under the Green Travel Plan for the Exemplar
<ul style="list-style-type: none"> <li>• Cemetery / burial ground and garden of remembrance</li> </ul>	Advanced discussions underway with Bicester Town Council cemetery consultant. Will not be delivered within Exemplar phase, but committed for later phases.
<ul style="list-style-type: none"> <li>• Theatre, arts and culture</li> </ul>	Potential use of community spaces for these, to be encouraged through community development and governance structures. For further consideration in later phases.
<ul style="list-style-type: none"> <li>• Facilities for older people, including sheltered and independent housing</li> </ul>	Flexible community spaces and suitable social housing for older people to be provided in the Exemplar. Multi-generational work to be considered through community development. A care home will be provided in a later phase, as early as possible in the development.
<ul style="list-style-type: none"> <li>• Access to history and local information – a museum and/or library</li> </ul>	Visitor centre to be provided as part of the Exemplar. Content to be decided.
<ul style="list-style-type: none"> <li>• Spiritual provision</li> </ul>	The community provision will provide a multi-faith area. Discussions have taken place with local churches. Community centre being built at the Church of the Immaculate Conception in the town centre to link Eco Bicester and the church.
<ul style="list-style-type: none"> <li>• Community bus</li> </ul>	Bus links will be provided in the Exemplar. Potential of community ownership to be considered during implementation.
<ul style="list-style-type: none"> <li>• Local shops with local produce</li> </ul>	The Mid-shires Co-operative Group will provide a 'village store' in the Exemplar with a focus on local food sourcing. Allotment space will be provided within the Exemplar and there is potential scope for this to be included within local food supply chain.

<ul style="list-style-type: none"> <li>• Recycling facilities</li> </ul>	Will be provided within the Exemplar.
<ul style="list-style-type: none"> <li>• Cinema</li> </ul>	Is being provided in the town centre redevelopment. The Exemplar will be town centre focused rather than provide a rival to it.
<ul style="list-style-type: none"> <li>• Sports space – including formal outdoor space (pitches), a swimming pool and outdoor exercise space</li> </ul>	There is informal open space throughout the Exemplar and dedicated space for the primary school provision. The intention is for the primary school to be available for community use outside school hours.
<ul style="list-style-type: none"> <li>• Nursery schools</li> </ul>	A nursery will be provided on the Exemplar
<ul style="list-style-type: none"> <li>• Facilities for young people</li> </ul>	The use of community spaces will be responsive to the interests of young people. Consideration will be used to flexibility of commercial uses to respond to

### Community Open Days ‘wants’

<b>‘Wants’ – Community Open Days</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>▪ Hospital (twice)</li> </ul>	NW Bicester is not under consideration for the provision of a hospital in Bicester.
<ul style="list-style-type: none"> <li>▪ Post office with full facilities</li> </ul>	Will be provided in the Exemplar
<ul style="list-style-type: none"> <li>▪ Bicester Parkway Railway Station</li> </ul>	Not under consideration because of cost and impact on frequency of services.
<ul style="list-style-type: none"> <li>▪ Library and arts centre</li> </ul>	A community centre and other community spaces will be provided in the Exemplar. Arts provision will be welcomed and encouraged as part of community centre use. A library building will not be delivered as part of the Exemplar, but access to library provision could be considered through community governance.
<ul style="list-style-type: none"> <li>▪ Non religious school</li> </ul>	Land for a primary school will be provided on the Exemplar. The type of primary school to be delivered has not been yet been agreed.
<ul style="list-style-type: none"> <li>▪ Schools – primary/secondary</li> </ul>	Land for a primary school will be provided on the Exemplar.
<ul style="list-style-type: none"> <li>▪ Catholic High School</li> </ul>	A secondary school will not be provided in the Exemplar, but will be necessary to serve the wider development. The type of school has not yet been agreed.
<ul style="list-style-type: none"> <li>▪ Non-selective secular state comprehensive schools – primary &amp; secondary</li> </ul>	Land for a primary school will be provided on the Exemplar, but not for a secondary school. The type of primary school to be delivered has not been yet been agreed.
<ul style="list-style-type: none"> <li>▪ Supermarket stores i.e. M&amp;S shops</li> </ul>	The Exemplar is town-centre focused. It will provide a ‘village store’ and some other retail provision. A supermarket is not being considered.

▪ Art exhibition display space	This could be accommodated within the provision of community spaces in the Exemplar.
▪ Railway station	Not under consideration because of cost and impact on frequency of services.
▪ Local centre (x2)	This will be provided on the Exemplar to provide local access to shops and services.
▪ Recycling centre (x2)	This will be provided on the Exemplar.
▪ Bus links	This will be provided on the Exemplar.
▪ Outdoor swimming pool	This will not be provided on the Exemplar, but will be considered in the wider development.
▪ Cycle and walking links	These will be provided in the Exemplar and given priority status as means of transport.
▪ Community centre & youth activities	A community centre will be provided, and youth activities will feature within community development.
▪ Allotments (x2)	These will be provided in the Exemplar.
▪ Dog free play areas	A variety of play areas will be provided in the Exemplar. These could be dog-free.
▪ Green areas/trees	There is over 40% open space in the Exemplar, not including private gardens.
▪ Improved sports centre/swimming pool	This will not be provided on the Exemplar, but sports provision is being considered for later phase. A full sports centre is unlikely to be delivered, however.
▪ Surgery (x2)	A GP consulting room will be provided on the Exemplar.
▪ Skate board park	This is not provided on the Exemplar, but can be considered for later phases.
▪ Convenience store	This is being provided on the Exemplar
▪ Small shop	This is being provided on the Exemplar
▪ Woodland/green burial	This is not being provided within the Exemplar but is committed within the wider development.
▪ Supermarket	This is not being considered for NW Bicester.
▪ Post office with easy parking	There will be a post office on the Exemplar. There will be some parking near the retail provision, but non-car travel is being prioritised.

# NW Bicester

NW Bicester: Testing Masterplan Ideas  
September 2010



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## **Introduction**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Masterplanning, Design and Sustainable Construction**

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

**Masterplanning (ETS 20)**

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

**Design and Sustainable Construction**

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

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

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

**Healthy Lifestyles (ETS12)**

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

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

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

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

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

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

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

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

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

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

**Water, Energy and Waste**

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

**Water (ETS 17)**

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

**Flood Risk Management (ETS 18)**

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

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

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

**Waste (ETS 19)**

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

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

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

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

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

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

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

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

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

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

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

**Open Spaces and the Environment**

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

**Green Infrastructure (ETS 14)**

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

**Biodiversity (ETS 16)**

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

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

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

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

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

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

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

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

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

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

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

## Transport and Access

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

### Transport (PPS 11)

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

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

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

Eco-town planning applications should also demonstrate;

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

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

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

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

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

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

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

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



## Training, Business and Jobs

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

### Employment (ETS 10)

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

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

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

### Training and Jobs: P3Eco's Response

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

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

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

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

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

**Local and Community Facilities and Services**

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

**Local Services (ETS 13)**

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

**Transition (ETS 21)**

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

**Community and Governance (ETS 22)**

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

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

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

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

### **LIST OF WANTS**

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

## Local and Community P3Eco’s Response

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

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

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

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

## What we are considering for the Exemplar

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

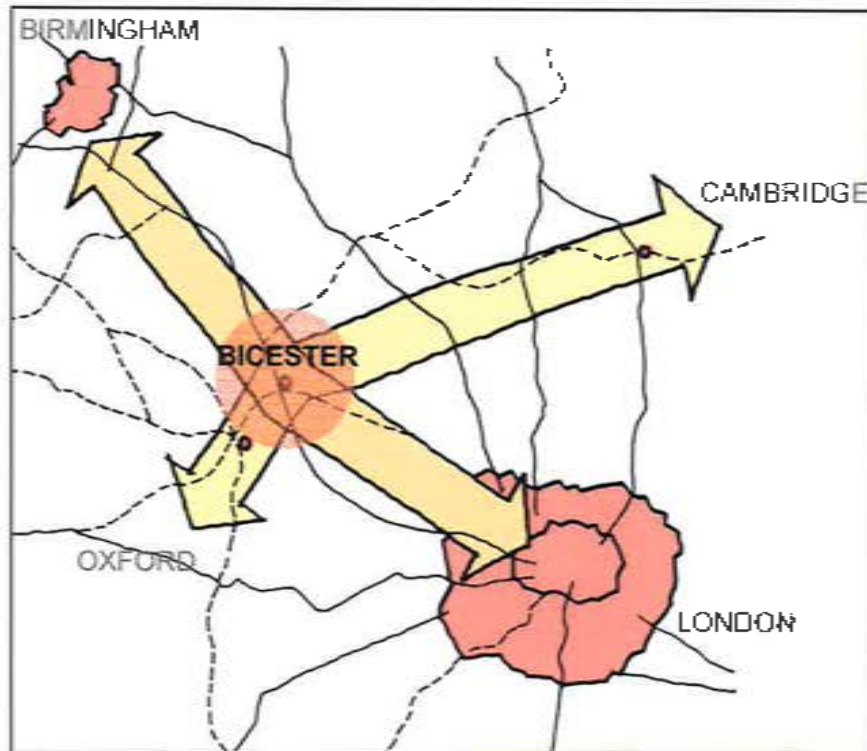
We hope to provide as many of these as possible. The Exemplar phase shows a clear commitment to providing community facilities and this provision will grow as the Masterplan scheme is implemented over a period of time.

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



# NW Bicester

an eco development



## The Consultation

Welcome to this consultation on proposals for the NW Bicester eco development. Thank you for your interest in the project.

At this exhibition you will first see an overview of how we are developing a Masterplan for the whole NW Bicester site. This helps put in context the second part of the exhibition - the more detailed outline proposals for the very first eco development NW Bicester - the Exemplar.

We need your comments on the design of the Exemplar as a planning application: will be submitted to Cherwell District Council later in the year. Your comments will be an important way of influencing the final design.

You can send your comments online via the project website [www.nwbicester.co.uk](http://www.nwbicester.co.uk) or complete a feedback form here after looking at the boards.

Members of the NW Bicester professional team are available to explain and answer your questions, so please approach them.

## The Project

NW Bicester is one of the UK's first designated "eco towns". Our aim is to create a fully integrated, seamless extension to the existing town of Bicester. It will be designed and built to demonstrate exemplary sustainability standards, fitting into the natural landscape. NW Bicester will enhance the existing town, with good transport links, while at the same time providing for everyday needs in the new development.

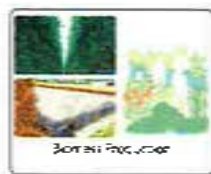
The NW Bicester Eco Development Project is being led by P3Eco, facilitators of eco developments, and a consortium of partners including local housing provider the A2Dominion Group and world-renowned architects and masterplanners Farrells. We are working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council, to ensure that Bicester is a pioneering model of sustainability.



As a designated eco town NW Bicester has to meet certain criteria set by the Government. This includes achieving a zero carbon development, building sustainable homes, access to other transport reducing car use and green space within development. These are all in an official document called the Planning Policy Statement on Eco Towns (PPS).



In June 2010 we consulted members of the public from in and around Bicester and held a two-day Community Masterplanning Workshop for key community representatives and organisations on our approach to meeting targets in the PPS. Many useful comments emerged from this stage of consultation.



We now have our written response to the PPS, including remarks from the June consultation. We would like your feedback on this response – NW Bicester. Testing Masterplan Ideas.



Please have a look at the Powerpoint summary and hard copies of the document available here.



Use the computers here to log your comments.



View the whole document and comment online at [www.nwbicester.co.uk](http://www.nwbicester.co.uk)  
Comments can be logged online until 17 September 2010.



Thank you

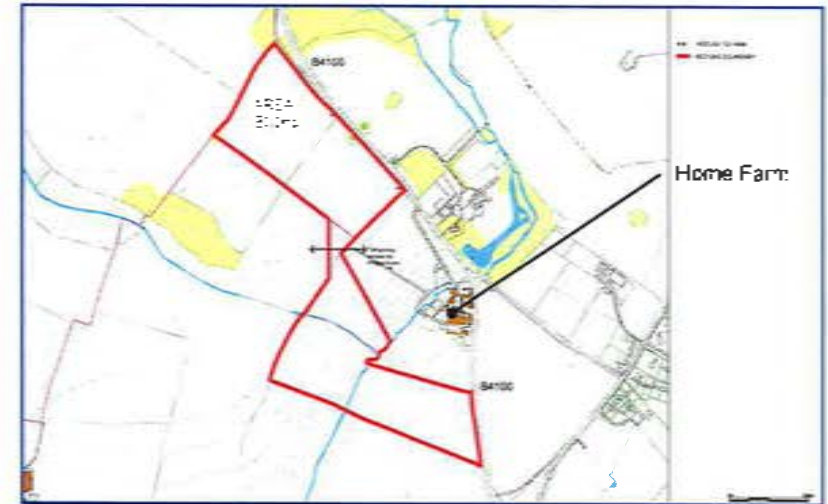


# NW Bicester an eco development

The site of the first eco community: The Exemplar



The site is located to the eastern edge of the masterplan extent.



The exemplar site adjoins Home Farm and fronts the B4100 in two places.

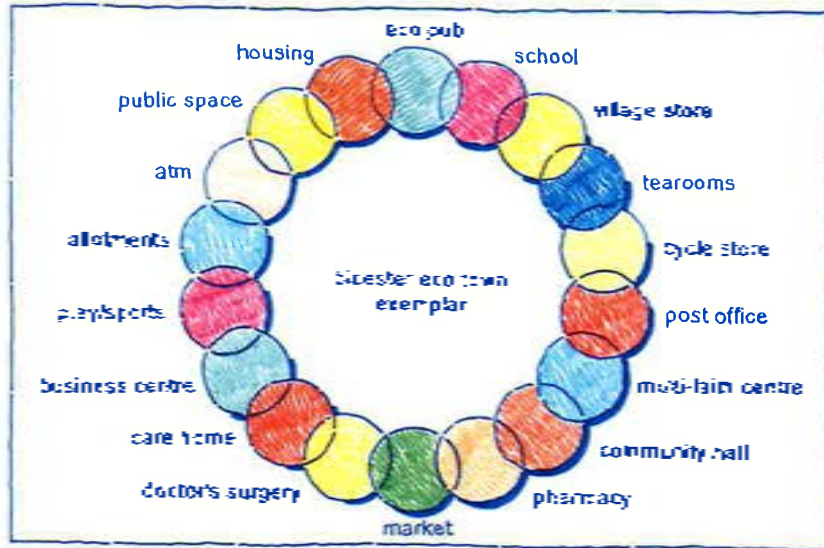
The site for the 'Exemplar' has been chosen for the following reasons:

- The landscape and biodiversity – field patterns, hedgerows and protecting species
- Big enough to be the first 'village' and support a commercial hub
- Leaving workable fields for the farmers and Home Farm intact
- Land ownership tied to timescales

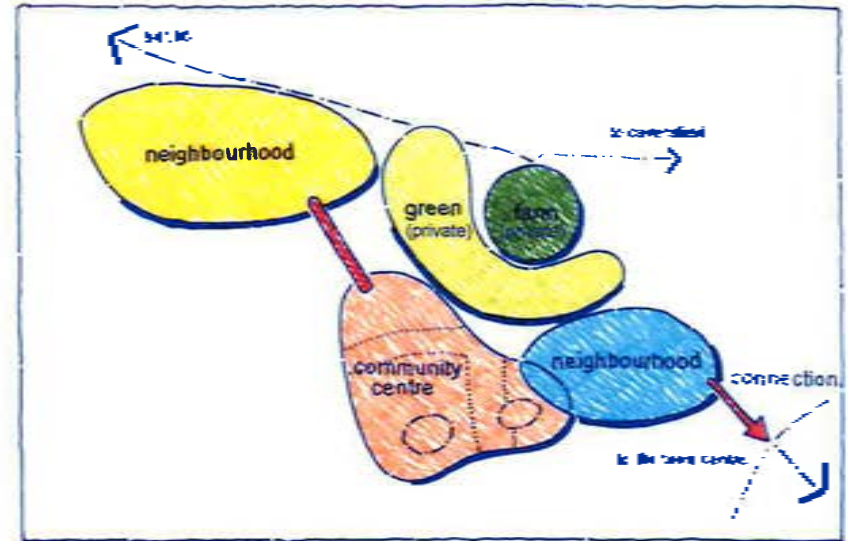
# NW Bicester

## an eco development

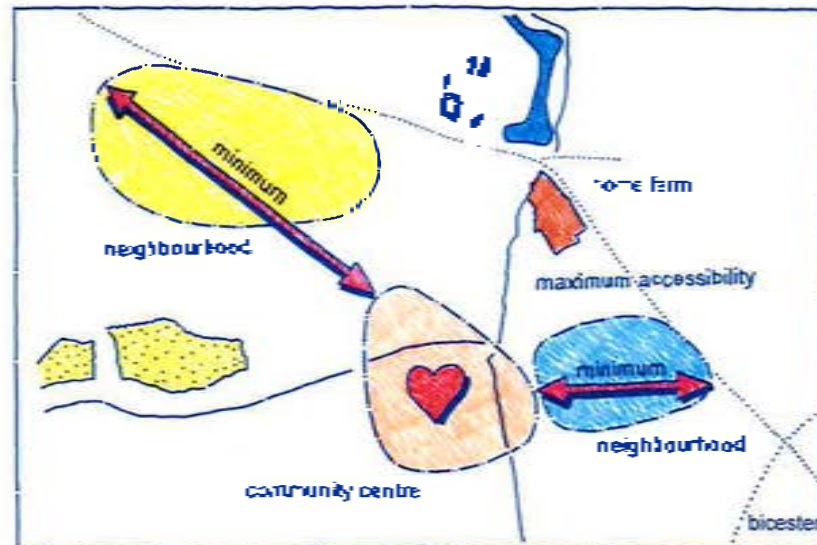
We want to create a rich and varied place with a thriving community.  
We have considered what the Exemplar should contain and how it could connect to the later phases of the masterplan.



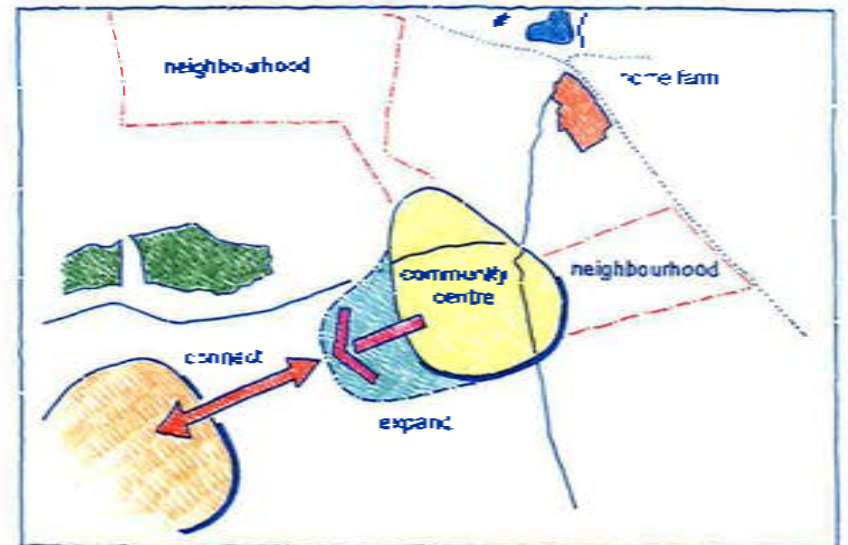
A rich and varied brief contributes to a thriving community.



We need to create a place from day one.



We intend to place the community centre at the heart of the scheme reducing walking/cycling distances.

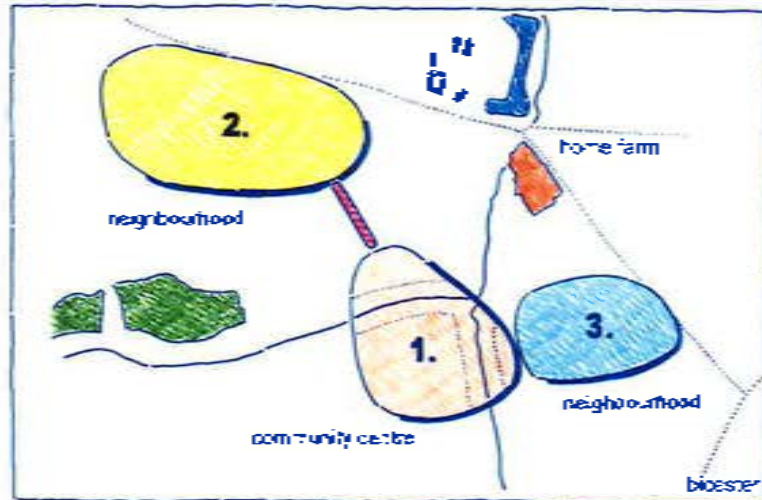


Place the centre so that it can grow in later phases and link with other community centres

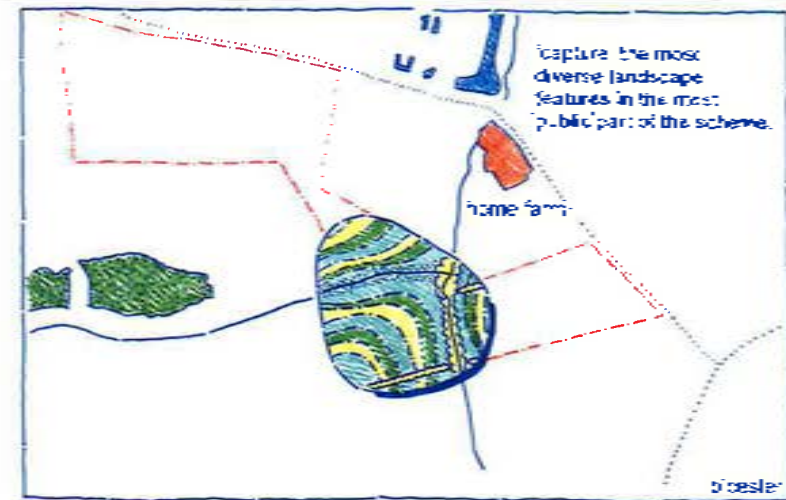
# NW Bicester

## an eco development

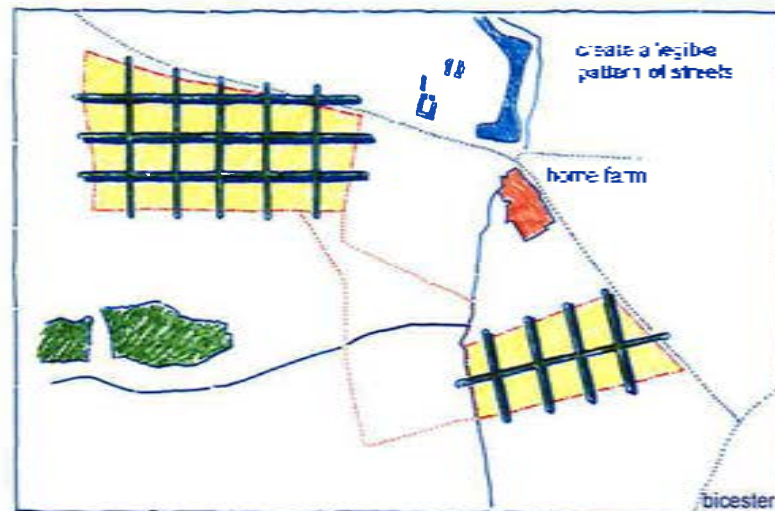
We have considered how the Exemplar should be laid out and how the residential neighbourhoods relate to the community centre



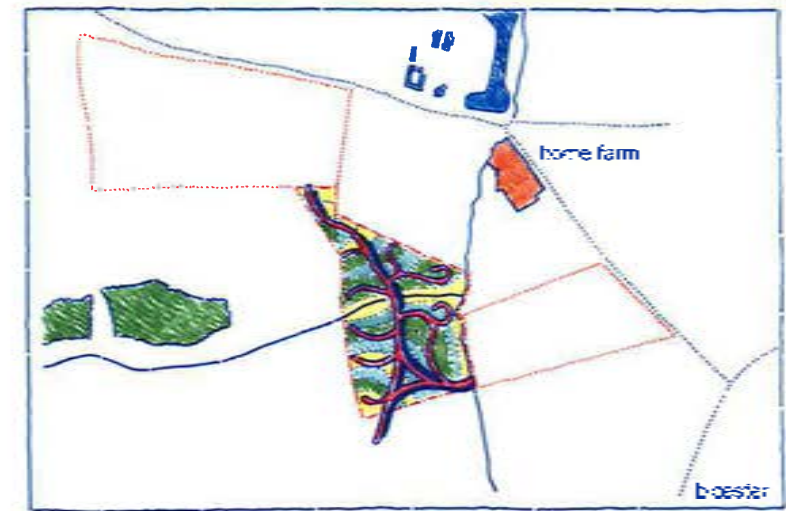
Use the centre to organise the site accommodation, creating neighbourhoods with varied and distinctive characters



The highlighted area has a varied topography, water courses and is higher in biodiversity. We intend to maximise access to and enjoyment of landscape features.



The street pattern will respond to the orthogonal nature of the hedgerows and field patterns creating an environment which relates to the surroundings.



This will be contrasted by the centre responding to the landscape and topography, it will be more organic in its nature.

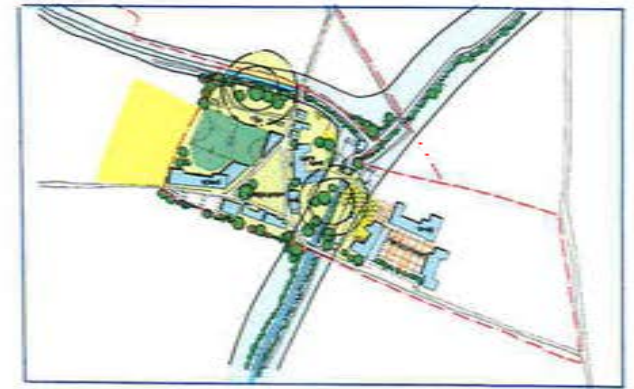
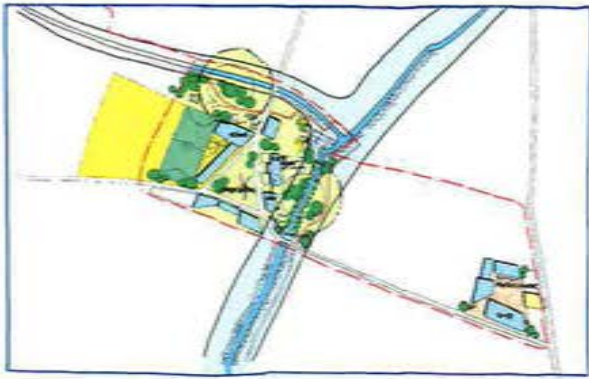




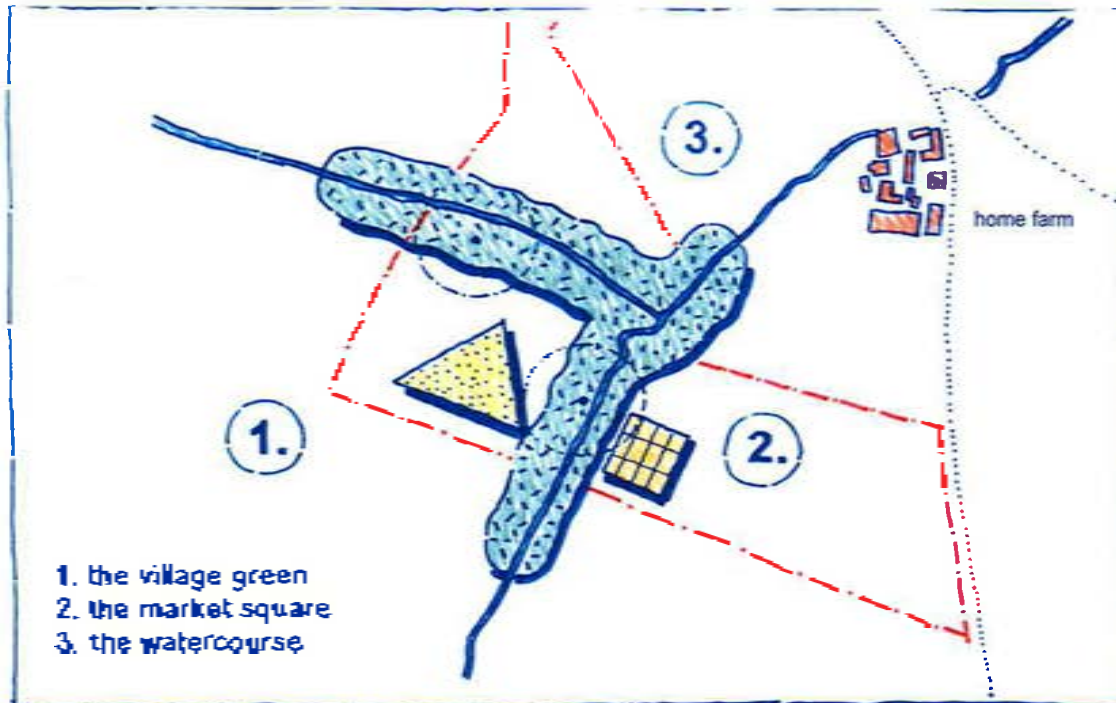
# NW Bicester

## an eco development

The Community Centre: The heart of the Exemplar:  
We have arranged non residential amenities around three different character areas



We have explored a number of options for the community centre. The drawings below show our latest thoughts.



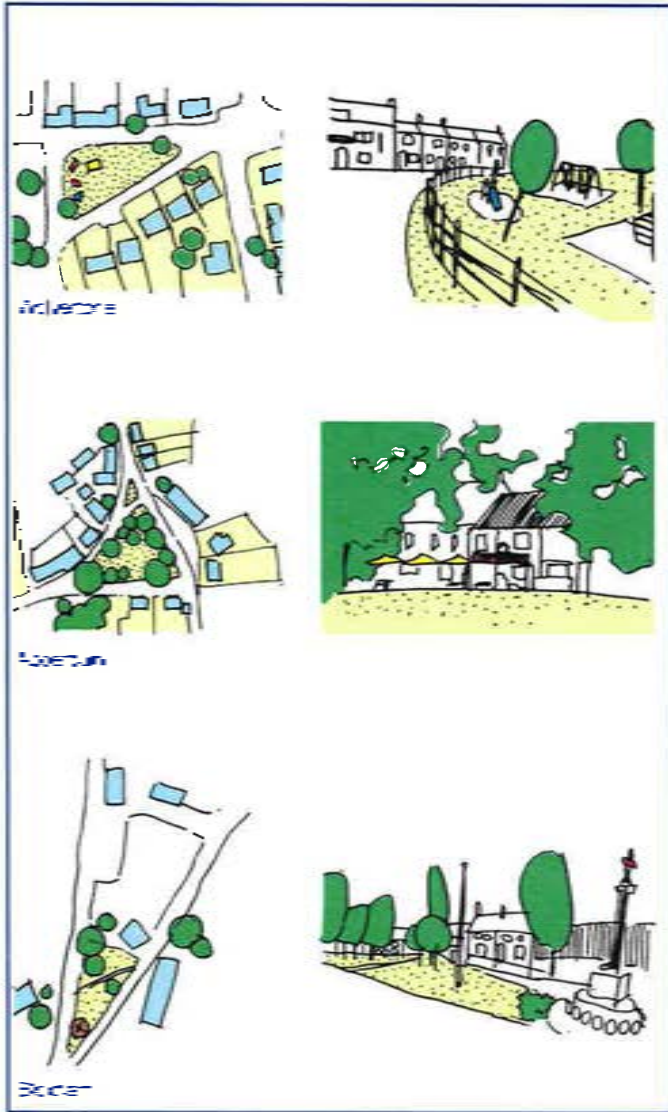
The non-residential amenities are organised around three settings which differ in design and character. This is what we describe as the community centre.

We are considering a community centre similar to this .....

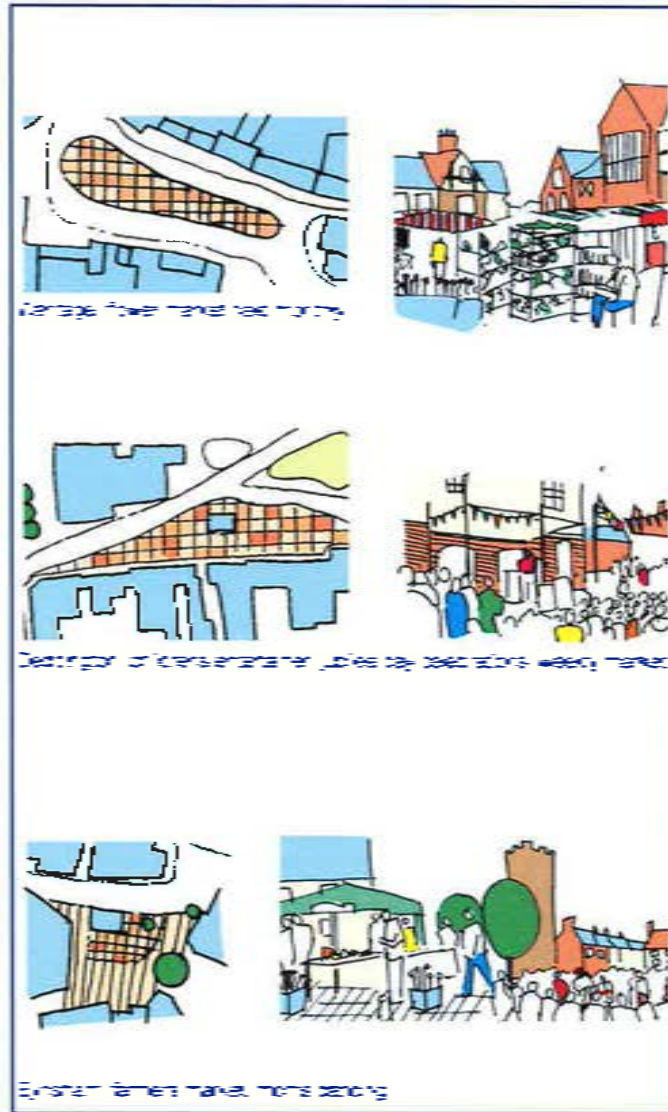
# NW Bicester

an eco development

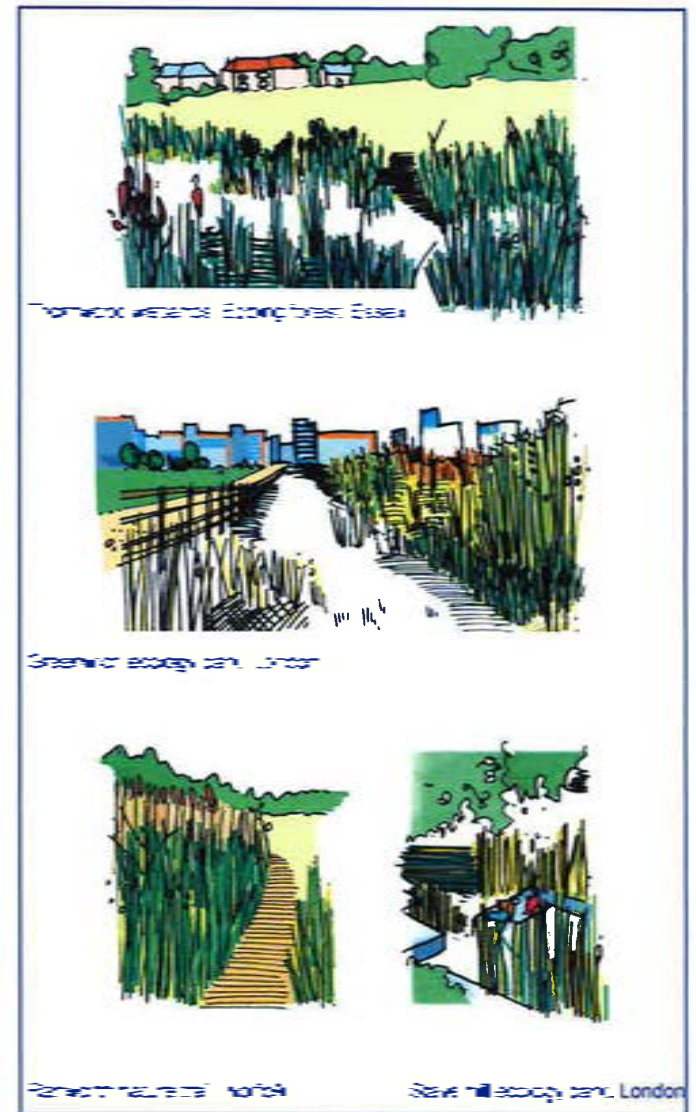
To make the kind of place that people want to live, work and relax in we have looked at examples from Oxfordshire and further afield



Village green studies



Village square studies

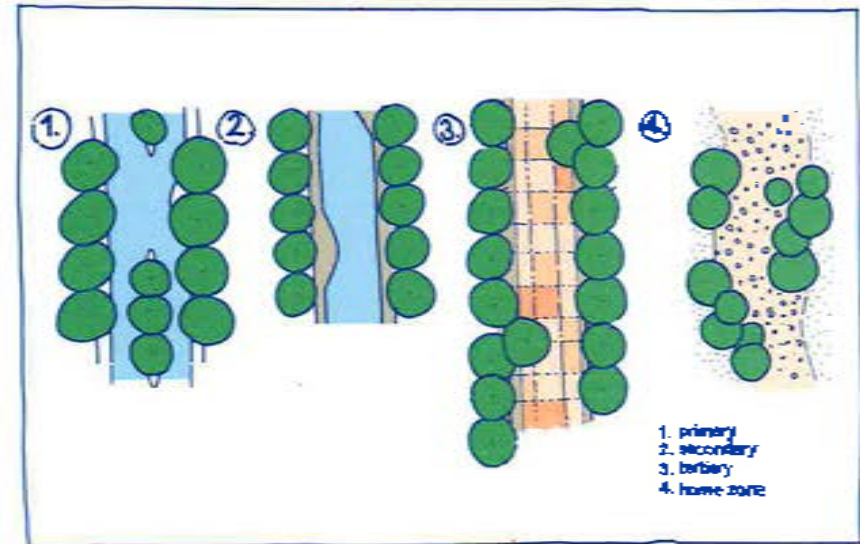
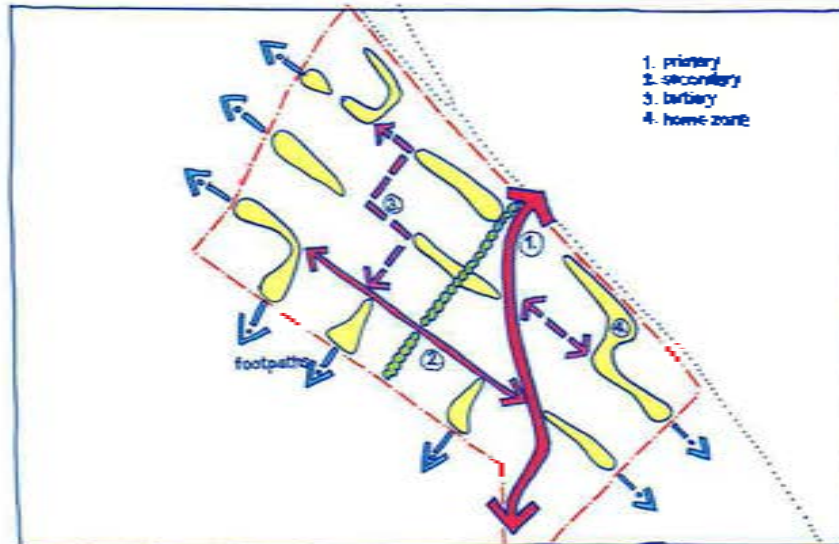


Landscape studies (from further afield)

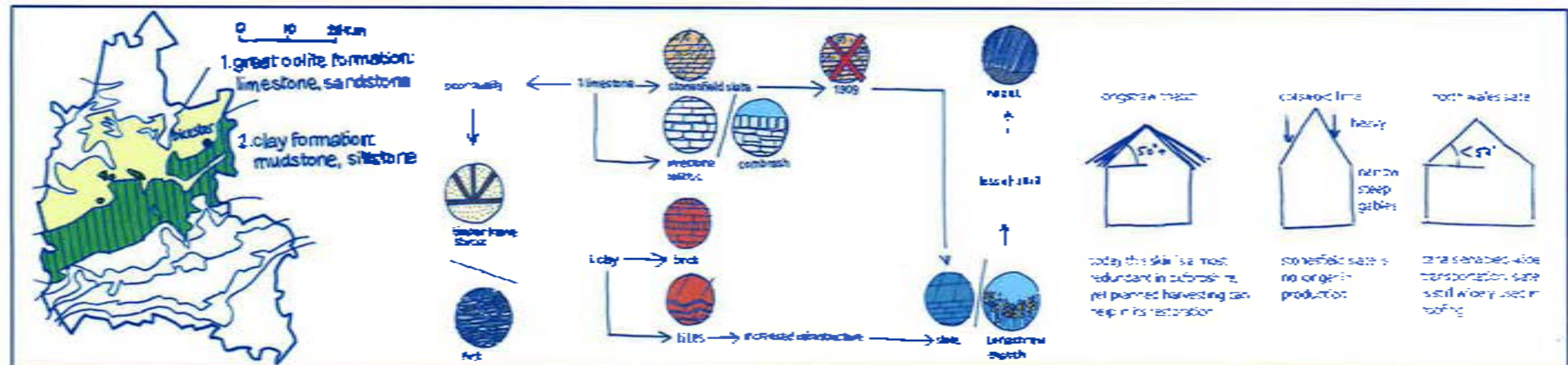
# NW Bicester

## an eco development

Next Steps: We will now be undertaking detailed studies of the buildings and landscape to ensure that there is variety and interest throughout the proposal.



We want to create a variety of experiences in the neighbourhoods to support areas for movement, play and relaxation. We are creating a hierarchy of streets that respond to different means of circulation and have different characters.



We want to create a place that is familiar to local people, inspired by the use of local materials and which responds to the local vernacular. To enable us to design the buildings we are studying the character of buildings within Bicester and its surrounding area to understand how the use of materials has affected their form and look. We believe it is important that the new buildings share the character of Oxfordshire and sit comfortably in their context.



# NW Bicester

## an eco development

The latest Exemplar layout illustrating some of the many features the proposal could deliver.

### Connectivity

Access into the site is via a new junction. The housing has been set back from the existing hedgerow. This is to allow a landscaped buffer zone to be planted. Linkages to existing footpaths will be provided.

### Main Movement Corridor

This link connects the site together and creates a loop for public transport access into Bicester.

### Green link

The green link can provide pedestrian and cycle routes, allotments and food production, support play space and improve biodiversity. The link will also provide a connectivity to Bicester in later stages.

### Hedgerows

The existing hedgerows act as biodiversity corridors and will be retained where possible. Openings through the hedgerows will be minimal and only where necessary. The housing has been set back from the hedgerows to respond positively and to allow maintenance which will improve biodiversity.

### Layout

The community heart has been located at the heart of the site to minimise walking and cycling distances from the surrounding communities and allow connectivity to later phases of the eco-town. Its position on the high ground allows the community centre's layout to respond to views of local landmarks and creates variety through the surrounding topography. The polyfocal nature of the village green and square makes reference to surrounding villages and will create unique identities. The residential layout has been designed to respond to the orthogonal nature of the hedgerows and field patterns. Variety is created by the introduction of a green link and movement corridors. Houses are positioned to overlook the street scene and green spaces taking advantage of the views and providing a safe environment for all. The ecology of the site has to be respected and retained whilst developing this layout.



### Proposed Care home

We are planning to provide an elderly and dementia care home positioned in short walking distance of the community centre and with views out to the countryside.

### Proposed Primary School

We are planning to provide land for a one form entry school with associated sports and play areas. As the surrounding future phases of eco-town develops the school will expand into a two form school to support its enlarged catchment area.

### Village Green

A village green for the whole community is located within the community heart. In addition to the school and eco business centre we are planning to provide a tea room and eco pub fronting onto the green which will increase the activity around the green and to the streetscape. Houses will look onto the green creating a safe place for the community.

### Village square

The village square will provide a village store, shops, a childrens nursery and houses to create a safe place for the community. We also intend to provide a multi-faith centre that can support community uses.

### Watercourse

The watercourse and environs are a unique feature of the site exhibiting rich biodiversity and providing the opportunity for leisure activities.

### Housing

The carbon zero housing design and materials will respond to the local vernacular creating a place that is familiar to local people, inspired by the use of local materials.

### Homezones

Residential settings that promote pedestrian and cycle movement providing a safe and relaxed environment. Where a homezone meets the hedgerows openings which are overlooked have been created improving connectivity on site for pedestrians and cyclists.

### Possible Eco business centre

The eco business has been positioned adjacent to the future phase of the eco-town and will act as a stimulator for commercial enterprises and employment.

### Connectivity to Bicester

Access into the site is via a new junction. The housing has been set back from the existing hedgerow. This is to allow a landscaped buffer zone to be planted. To improve the sites connectivity to Bicester we are planning to reduce the speed limit to part of the B4000 and provide a public footpath to Burt Park.



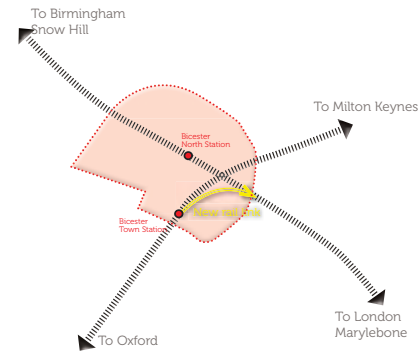
# NW Bicester

an eco development

Regenerate Bicester town centre  
Connect the town and surrounding communities together



- Make the historic town centre into the 'heart' of the place
- Get local people to shop locally
- Develop a variety of related new activities
- Create a destination for the local communities
- Improve the quality of the public realm



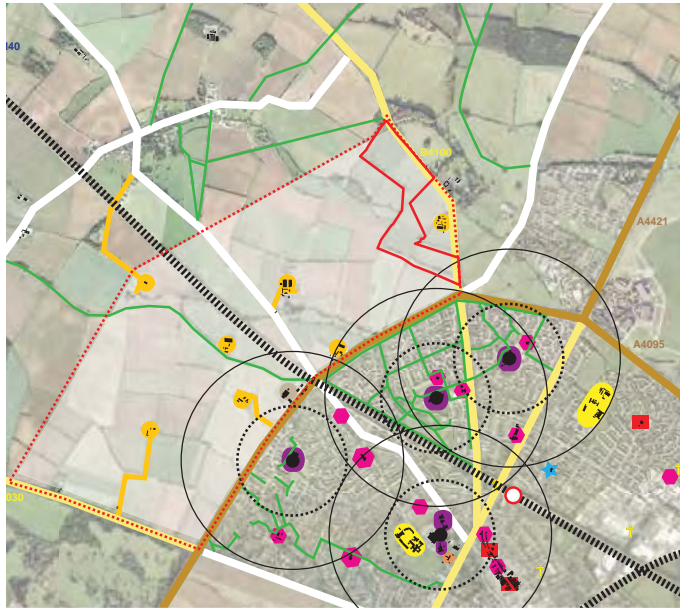
- Make the most of Bicester's strategic position
- Create a sustainable transport plan



# NW Bicester

an eco development

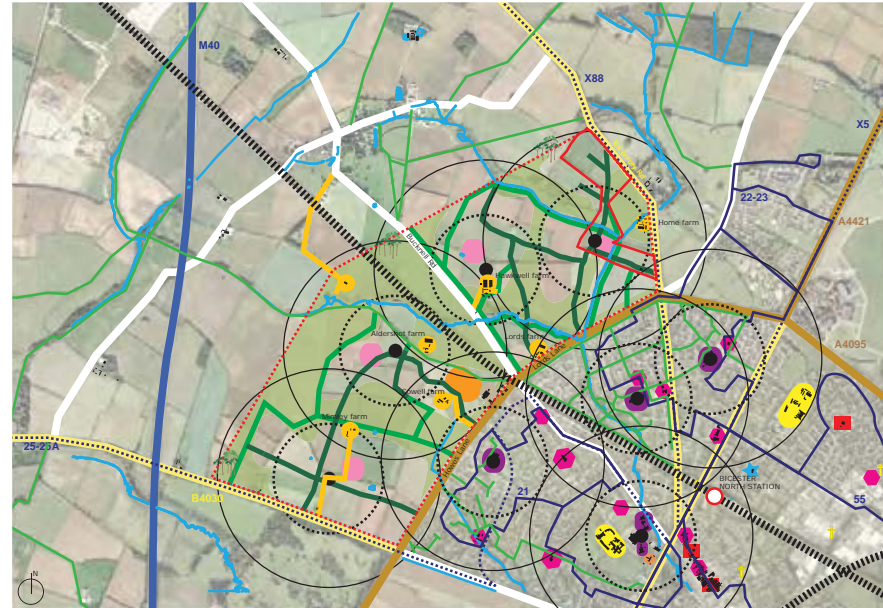
Grow the social infrastructure



Existing community hubs  
Existing connections and links

More than houses...

- |                   |                   |
|-------------------|-------------------|
| Healthcare        | Leisure           |
| Theatres          | Theatres          |
| Restaurants       | Museums           |
| Bars and Cafes    | Festivals         |
| Art and Galleries | Schools           |
| Farmers Markets   | Community Gardens |
| Nature Tours      | Allotments        |
| Education         | Hotels            |
| Retail            | Restaurants       |



Proposed community hubs  
connections and links

EXISTING FEATURES	
	Motor way
	B road
	C road
	Minor road
	Farm access
	Existing Foot & cycle path
	Existing local Bus routes
	Existing Regional Bus routes
	Rail
	Water courses
	Contour lines
	Primary Schools
	Secondary Schools
	Police stations
	Business park
	Pub and clubs
	Cinemas
	Existing farms
	Churches
	Shops
PROPOSED FEATURES	
	Proposed primary Schools
	Proposed secondary Schools
	Proposed woodland cemetery
	Proposed Hub centre
	Proposed 400m/5min walk
	Proposed 800m/10min walk
	Proposed green cycle links
	Proposed green cycle on road
	Exempt pilot project
	Preliminary site for care strategy



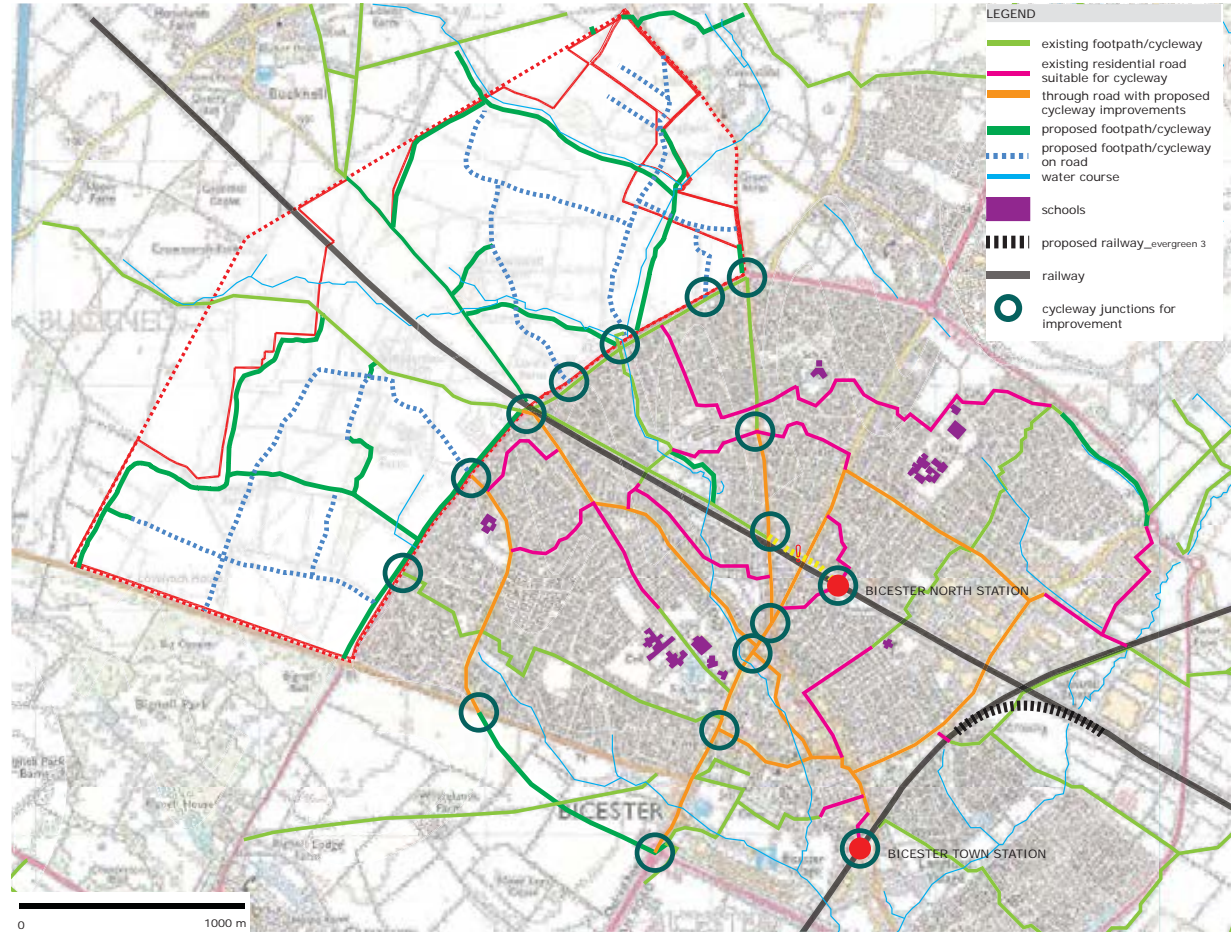
# NW Bicester

an eco development

## 'Eco Bicester' transport networks



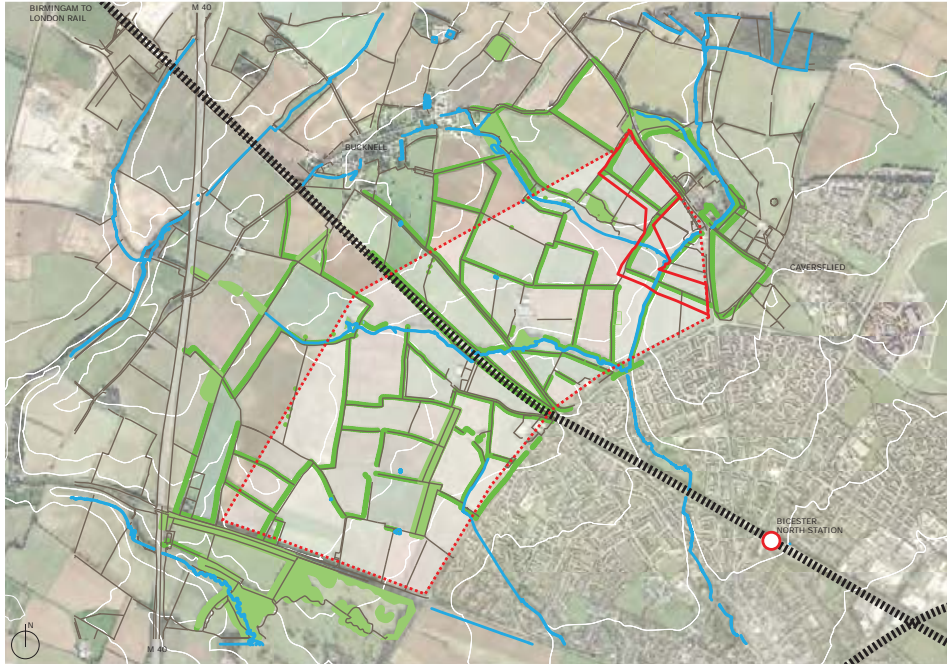
- Humanise the ring road
- Make Bicester the best place on 2 wheels
- Reduce reliance on the private car
- Create a network of paths and cycle routes
- Build on existing infrastructure
- Make the pedestrian king of the public realm



# NW Bicester

an eco development

“Working with the laws of nature”  
Make landscape the primary infrastructure



Natural features and topography

- Local centres based around existing settlement patterns
- Existing infrastructure harnessed in early phases
- Local centres vary in scale according to location
- Employment dispersed across all local centres
- School catchment areas maximised
- 40% of development (138ha) should be green space
- Create green linkages with the wider countryside and communities
- Let countryside infiltrate Bicester town
- Increase the biodiversity of the area
- Create a network of cycle footpaths and public transport routes

## EXISTING FEATURES

- ||||| Rail
- Fields boundaries
- Water courses
- Contour lines
- Hedges and trees
- Exemplar pilot project
- Preliminary site for core strategy





# NW Bicester

an eco development

Masterplan strategy  
Our latest thinking: creation of 4 'hubs' or 'villages'

- Hedgerows and field patterns extend into new development
- New eco-settlement composed as a collage of villages
- Existing tracks and footpaths become new connectors
- New village centres become the focus for the social and cultural infrastructure
- New eco-settlement grown around existing farmsteads
- Landscape buffer to Bucknell Village
- Green Landscape fingers extend through new eco-settlement
- Existing water courses integrated with new settlement
- Green links extend into existing urban fabric





Appendix 15

20<sup>th</sup> August 2010

Dear

**NW Bicester Eco Development Consultation: Testing Ideas**  
[www.nwbicester.co.uk](http://www.nwbicester.co.uk)

**Invitation to launch event:**  
**Wednesday 1<sup>st</sup> September, 6-8pm, The Garth**

I am inviting you to the launch of our next stage of consultation on the NW Bicester eco development project. This will take place on Wednesday 1<sup>st</sup> September 2010 at The Garth, Launton Road, Bicester, 6-8pm.

As you will know, in June P3Eco, facilitators for the NW Bicester eco development, began a public consultation process by holding an Open Planning Week to involve many local stakeholders and members of the general public in discussion about how proposals for the site should unfold.

We had many extremely constructive responses at our drop-in events and at our Community Masterplanning Workshop. Having listened to these remarks and evaluated them it is now time for us to seek input again.

The next stage of consultation, *Testing Ideas*, will run online from 2<sup>nd</sup> – 17<sup>th</sup> September. We would be delighted if you would join us for the launch of the consultation which will be an informal reception including a brief presentation and a chance to speak to P3Eco representatives and key people from our professional team.

There are two elements to Testing Ideas which will be unveiled at the launch:

- 1) We will show for the first time where we have reached in developing our **outline plans for the Exemplar** – the first residential and community eco hub in NW Bicester. It will be a test of the professional team's interpretation of the Government's Planning Policy Statement on Eco-Towns (PPS); show how they have attempted to work with the natural landscape; and progress to respond to the comments made during the consultation so far.
- 2) We will publish a document called **NW Bicester: Testing Masterplan Ideas**. This will set out our initial written response to both the Government PPS and the comments received during the Open Planning Week.

We are seeking feedback on this document at the same time as the Exemplar as it will indicate how the Masterplan (of which the Exemplar is part) is developing and provide a chance for consultation and engagement on the overall strategy.

88 St James's Street, London SW1A 1PL

T: 0207 930 3575 F: 0207 839 4700

Registered Office: 1 Regent Street SW1Y 4NW Registered No. 04083208 VAT Registration No. 788647260

As well as being available on line, there will be a chance for members of the public to see the plans and information on display and to meet the teams on the following dates:

- Saturday 4<sup>th</sup> September, 10am-2pm, Methodist Church Hall, Sheep Street
- Tuesday 7<sup>th</sup> September, 6-8pm, The Garth, Launton Road
- Thursday 9<sup>th</sup> September, 6-8pm, The Garth, Launton Road
- Saturday 11<sup>th</sup> September, 10am-2pm, Methodist Church Hall, Sheep Street

At the exhibition venues hard copies of the document and comment forms will be available, although we would encourage as many people as possible to respond online.

Following this period of consultation, the professional team will prepare a detailed response to comments on the Masterplan in a second document called *NW Bicester: Shaping the Masterplan* and publish detailed plans for the Exemplar before a planning application is submitted. We anticipate this to be in mid-October.

I do hope that you will be able to join us on 1<sup>st</sup> September. This is an invite-only event, so please RSVP by Friday 28<sup>th</sup> August to [info@p3eco.com](mailto:info@p3eco.com) or call our consultation organiser Fiona Brenner on 0207 930 3606.

Otherwise, please do take the opportunity to see the information online or visit the exhibition on one of the dates above.

Yours sincerely,

*Ian Inshaw*

Chairman  
P3Eco (Bicester)

**NW**  
Bicester

**NW Bicester  
Eco Development  
Public Consultation:**

**2nd –17th  
September 2010**



## Visit our website

Visit [www.nwbicester.co.uk](http://www.nwbicester.co.uk) for the opportunity to engage with this exciting project.

It contains our full response to the initial feedback - **NW Bicester: Testing Masterplan Ideas**.

---

## Visit us in person

Visit one of our public drop-in sessions to view the first ever exhibition of the Exemplar plans. Members of the NW Bicester Project Team will be on hand to answer your questions.

**Saturday 4th September 2010, 10am-2pm**

Methodist Church Hall, Sheep Street, Bicester

**Tuesday 7th September 2010, 6pm-8pm**

The Garth, Launton Road, Bicester

**Thursday 9th September 2010, 6pm-8pm**

The Garth, Launton Road, Bicester

**Saturday 11th September 2010, 10am-2pm**

Methodist Church Hall, Sheep Street, Bicester

# NW Bicester is one of the UK's first designated eco towns.

Located in North Oxfordshire, the proposed eco town development is set to provide 5,000 low-energy, carbon-neutral homes over the next 20 years, as well as new business and employment opportunities for local people.

In the next phase of the public consultation for NW Bicester, we are once again seeking input from the local community.

We want to hear your views on the outline plans for the first residential and community development (the Exemplar) and our response to ideas for the wider development (Testing Masterplan Ideas).



# 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, email or call us with your contact details for inclusion in the mailing list.

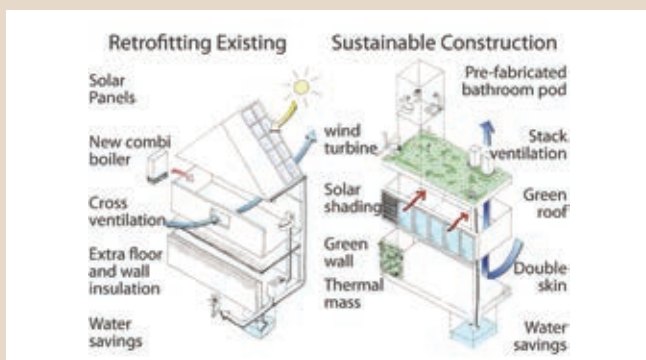
## Email us

Email us at [info@nwbicester.co.uk](mailto:info@nwbicester.co.uk)

## Call us

Call us on 020 7930 3606

## Using energy wisely



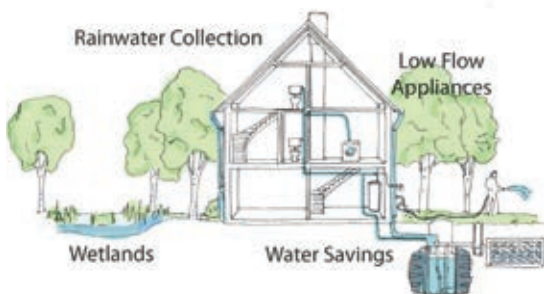
# About NW Bicester

The NW Bicester Eco Development Project is being led by P3Eco, who facilitate eco developments, and a consortium of partners including local housing provider the A2Dominion Group and world-renowned architects and masterplanners Terry Farrell and Partners. We are working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council to ensure that Bicester is a pioneering model of environmental and community sustainability.

The team has developed a 'Masterplanning in Partnership' approach to NW Bicester. This allows anyone who wants to contribute to do so, including councillors, community representatives and members of the public.

We are determined to create a development which will gradually become an organic extension to Bicester, which sits comfortably with and enhances the town.

## Using water efficiently





## Find out more

### Online

Log on at [www.nwbicester.co.uk](http://www.nwbicester.co.uk)

### Email us

Email us at [info@nwbicester.co.uk](mailto:info@nwbicester.co.uk)

### Call us

Call us on 020 7930 3606





## Annex 17

1<sup>st</sup> September 2010

### **AUTUMN PUBLIC CONSULTATION: MASTERPLANNING IN PARTNERSHIP WE NEED YOUR VIEWS**

Residents of Bicester and surrounding villages are being asked to give their views on the NW Bicester Eco Development as the next phase of public consultation gets under way this month (September 2010).

For the first ever time, plans for the initial phase of the eco development, known as the Exemplar, will go on display to the public.

The drawings will be available to view online from Thursday 2 September and at local venues from Saturday 4 September. The consultation will run until 17 September 2010. The proposed NW Bicester project, set to provide 5,000 low-energy, zero-carbon homes over the next 20 years, is being led by P3Eco, which facilitates eco developments. P3Eco is working with a consortium of partners including local housing provider A2Dominion and architects and masterplanners Terry Farrell & Partners.

During this latest phase of consultation, the team is also publishing its response to ideas put forward during the June 2010 public consultation phase. This document, 'Testing Masterplan Ideas' is available to read on the new project website [www.nwbicester.co.uk](http://www.nwbicester.co.uk).

Also on [www.nwbicester.co.uk](http://www.nwbicester.co.uk) is a feedback form so the public can respond to the Exemplar exhibition and the 'Testing Masterplan Ideas' document. Public consultation is at the very core of this development, so every view is vital. The feedback form will be available for completion online until Friday 17 September 2010.

To help with understanding the Exemplar plans and response document, a series of public drop-in events are being held in Bicester from Saturday 4 September 2010. At these events, members of the professional team will be on hand to explain and answer any questions on this part of the project. Public drop-in events are being held at:

- **Saturday 4th September 2010, 10am-2pm**, Methodist Church Hall, Sheep Street, Bicester
- **Tuesday 7th September 2010, 6pm-8pm**, The Garth, Launton Road, Bicester
- **Thursday 9th September 2010, 6pm-8pm**, The Garth, Launton Road, Bicester
- **Saturday 11th September 2010, 10am-2pm**, Methodist Church Hall, Sheep Street, Bicester

P3Eco and the professional team are determined to create a development which will gradually become an organic extension to Bicester, which sits comfortably with and enhances the town.

“Our team is totally committed to public consultation, it plays such an important role in this eco development. We have tried to incorporate the views and ideas submitted during June’s Open Planning Week and hope that during this next phase of consultation we can learn even more from the local community,” said Ian Inshaw, Chairman of P3Eco, Bicester.

A planning application for the Exemplar site will be submitted to Cherwell District Council later in the year, and residents are urged to get involved with the public consultation to help shape this plan.

Ends.

## **Notes**

The ‘NW Bicester: Testing Masterplan Ideas’ document summarises the Government’s Eco-Town Standards, the local community’s opinions gathered during June’s Open Planning Week and P3Eco’s response to these opinions at the current time.

The NW Bicester Eco Development Project is being led by P3Eco, who facilitate eco developments, and a consortium of partners including local housing provider the A2Dominion Group and world-renowned architects and masterplanners Terry Farrell and Partners. We are working with Bicester Town Council, Cherwell District Council and Oxfordshire County Council to ensure that Bicester is a pioneering model of environmental and community sustainability.

The team has developed a ‘Masterplanning in Partnership’ approach to NW Bicester. This allows anyone who wants to contribute to do so, including councillors, community representatives and members of the public.

NW Bicester is one of the UK’s first designated eco towns. Located in North Oxfordshire, the proposed eco town development is set to provide a zero carbon community of 5,000 homes over the next 20 years, as well as new business and employment opportunities for local people.

For further information, please contact [Fiona Brenner](mailto:Fiona.Brenner@p3eco.co.uk) 0207 930 3606 or [Catherine Nestor](mailto:Catherine.Nestor@p3eco.co.uk) on 0207 930 3581.

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## **Annex 18**

**3<sup>rd</sup> September 2010**

### **NW BICESTER LAUNCHES ONLINE CONSULTATION**

Residents of Bicester and surrounding villages are being asked to give their views on the NW Bicester Eco Development, as the next phase of public consultation is launched online.

The [nwbicester.co.uk](http://nwbicester.co.uk) website has been created to encourage direct feedback on outline proposals for the first proposed settlement in the eco development, which has gone on public display for the first time. The plans will be available for comment online until 17th September and to view at drop-in sessions in the town centre.

NW Bicester is one of the UK's first designated eco towns. Located in North Oxfordshire, the proposed eco town development is set to provide a zero carbon community of 5,000 homes over the next 20 years, as well as new business and employment opportunities for local people.

The plans showcase the initial phase of the eco development (the Exemplar) whilst giving the public the opportunity to gain an understanding of the options for the wider eco development (the Masterplan).

The latest ideas being considered for the Exemplar include:

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

The NW Bicester Eco Development is being led by P3Eco, which facilitates eco developments, together with a consortium of partners including local housing provider the A2Dominion Group and architects and masterplanners Terry Farrell & Partners.

The aim of the professional team is to create a development that will become an organic extension to Bicester, and that sits comfortably with and enhances the town.

The public drop-in events, where members of the professional team will be on hand to explain and answer any questions, are being held at:

- Saturday 4th September 2010, 10am-2pm, Methodist Church Hall, Sheep Street, Bicester
- Tuesday 7th September 2010, 6pm-8pm, The Garth, Launton Road, Bicester
- Thursday 9th September 2010, 6pm-8pm, The Garth, Launton Road, Bicester

- Saturday 11th September 2010, 10am-2pm, Methodist Church Hall, Sheep Street, Bicester

- ENDS -

**Notes**

For further information, please contact Fiona Brenner 0207 930 3606 or Catherine Nestor on 0207 930 3581.

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**Annex 19**

**Responses to Testing Ideas Consultation – September 2010**

What is your interest in the development? .....	2
Do you think P3Eco is developing the right approach to the layout of the Exemplar? .....	3
Do you like the approach to the community 'heart'? .....	4
Is there anything missing from the proposed layout? .....	5
What do you think are the most important elements for the Exemplar for P3Eco to consider? .....	6
Please leave any other comments below .....	6

## What is your interest in the development?

- "General interest. I think it is an exciting venture."
- "To not see it built, as I love the green fields that's why I moved here from South London. Have enough of urban development and know it means greater problems for Bicester."
- "Secretary of Bicester Local History Society so interested in development of town, and the heritage and future developments that support this."
- "Where the cars going."
- "A general interest in the town's development."
- "Seeing what it's about."
- "1) I live in Bicester. 2) I believe the people of Bicester ought to be trusted to make decisions about the future of their town in a responsible, fully democratic citizens' assembly, open to all residents!"
- "Concern over transport and infrastructure."
- "I live nearby in Kings Meadow."
- "I am a retired engineer and have lived in Bicester (Langford Village) for 20 years. I am concerned the Eco Development will damage the existing Town (by adding to traffic congestion which is already bad)."
- "I live on the Bure Park Estate in Bicester, so this development will have a direct bearing on my life."
- "My house backs on to Howes Lane and I am particularly concerned over the increase in traffic that road will have to bear. Is there no access from Howes Lane to the site? Also, It is not at all clear from the current plans how close to Howes Lane the new properties will be."
- "We are against this development on the grounds that: It is being built on good productive farm land which is needed to help feed this country not destroy the atmosphere of Bicester as a market town. We need small developments in and around Bicester which can be built to high standards and be affordable for the young people who need housing. The infrastructure would then be able to cope now and not ten years later. Any grants should be used for supporting the local economy at this crucial economic time."
- "I live very close to the proposed Eco Town."

**Do you think P3Eco is developing the right approach to the layout of the Exemplar?**

Yes	0
Nearly	3
Not sure	7
Not quite	1
Not at all	5
Blank	1

<b>Answer</b>	<b>Comment</b>	<b>Response</b>
Nearly	Know this is difficult at present but would like more information into how community aspect of development would benefit the whole community.	There is a community development and governance strategy supporting the Exemplar application.
Not at all	Too little provided for residents' cars.	There are 1.77 spaces per home. There is a Transport Strategy which addresses the requirement to move to non car means, and consideration of car share and car club provision.
Blank	Why not make Bicester a 'Transition Town'?	This would be for consideration under Eco Bicester
Not quite	Infrastructure should be developed first before any houses are built.	Infrastructure will be provided to complement the scale of development as erected on site.
Not sure	Difficult to tell as drawing not entirely clear.	A further round of consultation showing more detailed plans took place in October 2010
Not sure	The Exemplar is only a small part of the overall scheme (only 400 out of 5000 dwellings)	The Exemplar is a stand alone development, but is intended to be the first settlement in the wider NW Bicester development.
Not at all	Forget Woods Folly forever?	There is a concentration on biodiversity in the proposals and a commitment to the maintenance of as many trees and hedgerows as possible as a core principle.
Not at all	The idea of self sufficiency in this age is nonsensical. The last self sufficiency village was in the Middle Ages.	The Exemplar does not intend to be fully self sufficient but will prioritise local supplies, food and employment.
Not at all	There just doesn't seem to be anything drastically different in the proposals.	The intention is for the Exemplar to be a nice place to live that fits into the local area.

## Do you like the approach to the community 'heart'?

Yes	10
No	4
Blank	2

Answer	Comment	Response
No	It will break the community heart.	The Exemplar is intended to rely on and provide the town centre rather than rival it.
Yes	Need to build a vibrant community for whole town.	Agreed. P3Eco is supporting Eco Bicester projects and has taken a whole town approach to the proposed development.
No	You cannot create a "Community" by Planning means, Communities create their own Identity. The idea of living without Private Transport is not achievable. Not everyone can ride around on Bicycles	The Community Governance strategy focus on community development in the first instance. The performance of the Green Travel Plans and full Transport Strategy will be monitored.
No	It seems a strange statement to make that residents will be given the chance to understand farming when the farmland is actually being built on.	The intention is to provide community access to food production.



## Is there anything missing from the proposed layout?

Yes	7
No	2
Blank	8

Answer	Comment	Response
Yes	Natural fields and beauty - leave as is.	The Exemplar has been designed to retain as many of the natural features as possible, including field patterns, hedgerows and watercourses and there is a statement on biodiversity supporting the Exemplar application. Over 40% of the site will be public open space, plus there will be private gardens.
Yes	Allotments	These will be provided on the Exemplar.
Yes	Roads and parking for residents.	There are roads, but priority is given to non-car modes of transport. There are x car parking spaces per home.
Yes	Access that doesn't require using the current already overloaded infrastructure.	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.
Yes	Detailed Network of Roads, Cycle Ways/Footpaths. No Allowance made for increase in road traffic. (I do not think people will cycle, walk or use public transport – they certainly do not in Langford Village)	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.
Yes	I cannot see how this development will benefit the rest of Bicester, it is a satellite beyond the ring road and 'humanising' (lowering the speed limit?) the ring road will not change this fact. Also, you mention that Bicester has a very strategic location in relation to important towns and cities in the Midlands and South East – this will obviously appeal to people looking to buy houses here and commute, yet there appears to be no planning going into how this increase in traffic will affect the roads. Most people will drive, not catch the train and cycling to these destinations is totally impractical."	<p>P3Eco is providing a demonstration house and community centre in the town. Eco Bicester, led by the District Council, is considering onward benefits.</p> <p>There will be a new crossing over the ring road in the Exemplar phase.</p> <p>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.</p>
Yes	Where are all the Eco facilities that should be in place?	A further round of consultation showing more detailed plans took place Oct 2010
Yes	Facilities for realistic Transport, even Electric Vehicles is a start.	There is a Transport Strategy supporting the Exemplar application.
Yes	The are no specific "eco" ideas, just woolly words.	There is a Sustainability Statement supporting the Exemplar application.
Yes	More information and certainty about infrastructure provision to support the development and ensure its viability as an 'eco' development and its long term sustainability as such.	There is a Sustainability Statement supporting the Exemplar application.

**What do you think are the most important elements for the Exemplar for P3Eco to consider? Tell us up to three priorities – e.g. sustainability, transport, biodiversity.**

<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>
Energy	Environment	Transport
Sustainable employment	Community facilities	Adequate infrastructure
Roads		
Transport		
Sustainability		
Transport		
Transport	Jobs	Housing costs
Realistic planning of how people live and work	Sustainability	Making it truly part of the town
Transport	Integration to Bicester as a whole	Open spaces
Transport	Infrastructure	Affordable housing for real people
Transport	Employment	Educational and community facilities

**Please leave any other comments below**

- I consider Bicester is a mess which needs dealing with first. Lack of Jobs – 60% of population commute elsewhere to work.
- No adequate Hospital available
- Town Centre being redeveloped
- Bicester Village weekend traffic.
- Junction 9 on M40 needs sorting.
- With the present economic situation the idea of an Eco Town is really Pie in the Sky. Come back in 20 years.
- Are you seriously expecting me to answer this? Surely if the government has identified this as an eco-development, someone in the relevant government department must already have specified these.

# NW Bicester an eco development

Story so far...

NW Bicester is being designed from first principles to provide a new way of living and working in an eco settlement planned and built to the highest standards of sustainability – using cutting edge construction techniques and making careful choices about design, energy, transport and biodiversity.

## NW Bicester Eco Development:

- 20 year phased development of a zero carbon community of up to 5,000 homes
- Governed by both normal planning systems and stringent sustainability criteria (Government's Eco Town Planning Policy Statement – PPS)
- New business and employment opportunities
- Masterplan to be developed in partnership with local councils, community and business representatives and residents

The NW Bicester Eco Development is being led by P3Eco, an eco development specialist, with a consortium of partners including housing provider, A2Dominion, and with the support of Bicester Town Council, Cherwell District Council and Oxfordshire County Council.

## Exemplar

P3Eco has been encouraged to bring forward a first settlement of a few hundred homes – an Exemplar – to kick start the project and bring immediate benefits to the local area. Following local consultation and in accordance with PPS requirements, P3Eco has developed the plans in this exhibition for consideration by the local community prior to the submission of an Exemplar planning application.



"The NW Bicester Eco Development is an exciting opportunity to create much needed homes for Bicester and for the town to be at the forefront of eco development cutting us into the economy for our contribution to the UK's low carbon economy."  
**Councillor Gilbert, Councillor Member for Planning and Housing, Cherwell Dist. Council**

July 2009	November 2009	February 2010	March 2010	June 2010	September 2010	October 2010	November 2010	Autumn/ Winter 2010/2011	Spring 2011
NW Bicester designated by the Government as one of four 'Eco Towns'.	CDC hosted the Bicester Summit on the future of the town.	Eco Town Fund allocation confirmed – providing £9.7m to CDC to support the Eco Town status.	CDC Core Strategy published for consultation, featuring NW Bicester.	P3Eco's professional team hosted 'Open Planning Week' in Bicester to gather comments and ideas from local residents and community representatives.	P3Eco published 'NW Bicester: Testing Master-planning Ideas' and presented initial ideas for the Exemplar. CDC began consultation on 'Eco Bicester: One Shared Vision'.	P3Eco consultation on more detailed plans for the Exemplar.	P3Eco with A2Dominion will submit Exemplar planning application to CDC for planning consideration.	Ongoing work on the Masterplan for the full development.	Masterplan to be submitted to CDC for planning consideration.

P3Eco Ltd

a2dominion

FARRELLS

BARTON  
WILLMORE

Hyder

...pmc

SQW

# NW Bicester an eco development

The Masterplan for NW Bicester is still being developed. It will outline the overall approach to the layout and design for development over the next 20 years

Masterplan

## Four new villages become the focus for the social and cultural infrastructure

- EXISTING FARM BUILDING ARE RETAINED AND BECOME THE HEART AROUND WHICH THE NEW VILLAGE COMMUNITY CENTRES ARE GROWN
- LOCAL FARMERS AND PRODUCERS WILL BE ENCOURAGED TO TAKE ADVANTAGE OF LOCAL PRODUCE TO SUPPORT LOCAL BUSINESSES AND PROVIDE LOCAL EMPLOYMENT
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- THE DEVELOPMENT OF LOCAL FARMERS AND PRODUCERS WILL BE ENCOURAGED TO TAKE ADVANTAGE OF LOCAL PRODUCE TO SUPPORT LOCAL BUSINESSES AND PROVIDE LOCAL EMPLOYMENT

## Building on existing transport infrastructure

- EXISTING TRANSPORT INFRASTRUCTURE WILL BE USED TO SUPPORT THE DEVELOPMENT OF THE NEW VILLAGES AND TO PROVIDE ACCESS TO THE TOWN AND TO THE M40
- EXISTING TRANSPORT INFRASTRUCTURE WILL BE USED TO SUPPORT THE DEVELOPMENT OF THE NEW VILLAGES AND TO PROVIDE ACCESS TO THE TOWN AND TO THE M40
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- EXISTING TRANSPORT INFRASTRUCTURE WILL BE USED TO SUPPORT THE DEVELOPMENT OF THE NEW VILLAGES AND TO PROVIDE ACCESS TO THE TOWN AND TO THE M40



## "Working with the laws of nature" - landscape as the primary infrastructure

- EXISTING HEDGEROW, STREAM, POND AND WOODLAND HABITATS CONSERVED, ENHANCED AND INTEGRATED INTO GREEN INFRASTRUCTURE AND THE NEW DEVELOPMENT
- 40% OF THE DEVELOPMENT WILL BE GREEN INFRASTRUCTURE INCREASING THE BIODIVERSITY OF THE AREA
- ALLOTMENTS WILL MAKE LOCALLY GROWN FOOD ACCESSIBLE TO LOCAL COMMUNITIES AND EDUCATE CHILDREN AND YOUNG PEOPLE ABOUT THEIR LOCAL ENVIRONMENT
- LANDSCAPE AMENITY SPACE, WILL PROVIDE OPEN RECREATION AREA ENSURE THAT EVERYONE HAS ACCESS TO THE NATURAL ENVIRONMENT

## Growing the social infrastructure

- A NEW ECO-DEVELOPMENT EXTENDING THE TOWN WITH 5000 ZERO CARBON HOMES GROWN AROUND EXISTING FARMSTEADS
- A NEW SECONDARY SCHOOL LOCATED TO MAXIMISE CATCHMENT AREA AND WITH PROXIMITY TO SPORT PITCHES AND SPORT AND FITNESS CENTRE
- A LEARNING AND INNOVATION CAMPUS LINKED TO OXFORD AND CHERWELL VALLEY COLLEGE LOCATED WITH GOOD ACCESSIBILITY TO BICESTER TOWN STATION
- SEVERAL POSSIBLE LOCATIONS ARE PROVIDED FOR WOODLAND CEMETERIES
- A NEW LEARNING AND INNOVATION CAMPUS LINKED TO OXFORD AND CHERWELL VALLEY COLLEGE LOCATED WITH GOOD ACCESSIBILITY TO BICESTER TOWN STATION
- SEVERAL POSSIBLE LOCATIONS ARE PROVIDED FOR WOODLAND CEMETERIES

— Exemplar  
- - - Masterplan

# NW Bicester

## an eco development

What is the Exemplar?

The Exemplar is the first community in the NW Bicester Eco Development. It will kick start 'Eco Bicester' and provide 420 homes, 30% of which will be affordable housing, and community facilities and employment.

Each phase of the NW Bicester project will be designed as a stand-alone development enabling residents to consider a smaller scale planning application rather than signing up at this early stage to the whole 20 year plan.

Eco technologies and Government requirements may also change over the years so P3Eco's approach to development at NW Bicester will be gradual, consulting each step of the way with the local community so that they are comfortable with the proposals.

The Exemplar site is 51 acres and will bring to life the look and feel of the first 'village' in the NW Bicester Eco Development. Following feedback from this consultation, the following proposals will form the basis of a planning application to be submitted in November 2010.



**The site for the Exemplar has been chosen for the following reasons:**

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



# NW Bicester an eco development

Quality material typical of the area will be adopted in order to build a "local" architectural language familiar to the local community

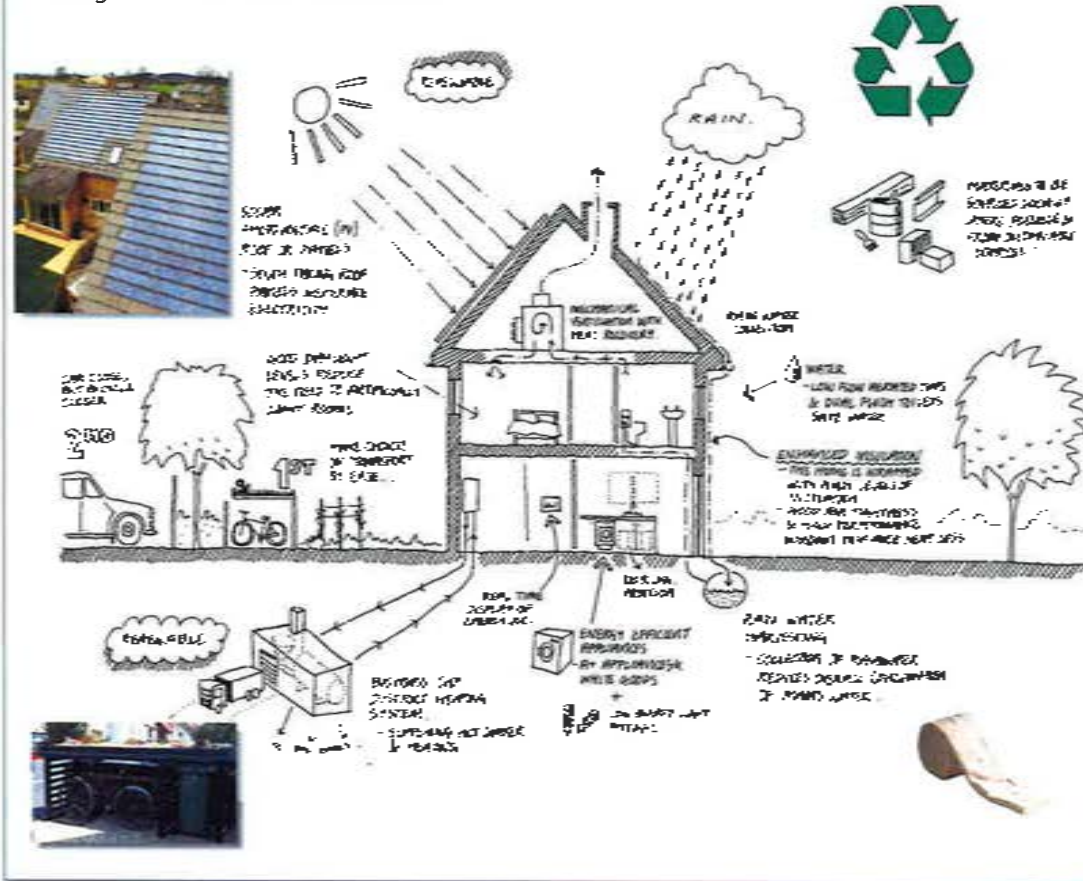


# NW Bicester

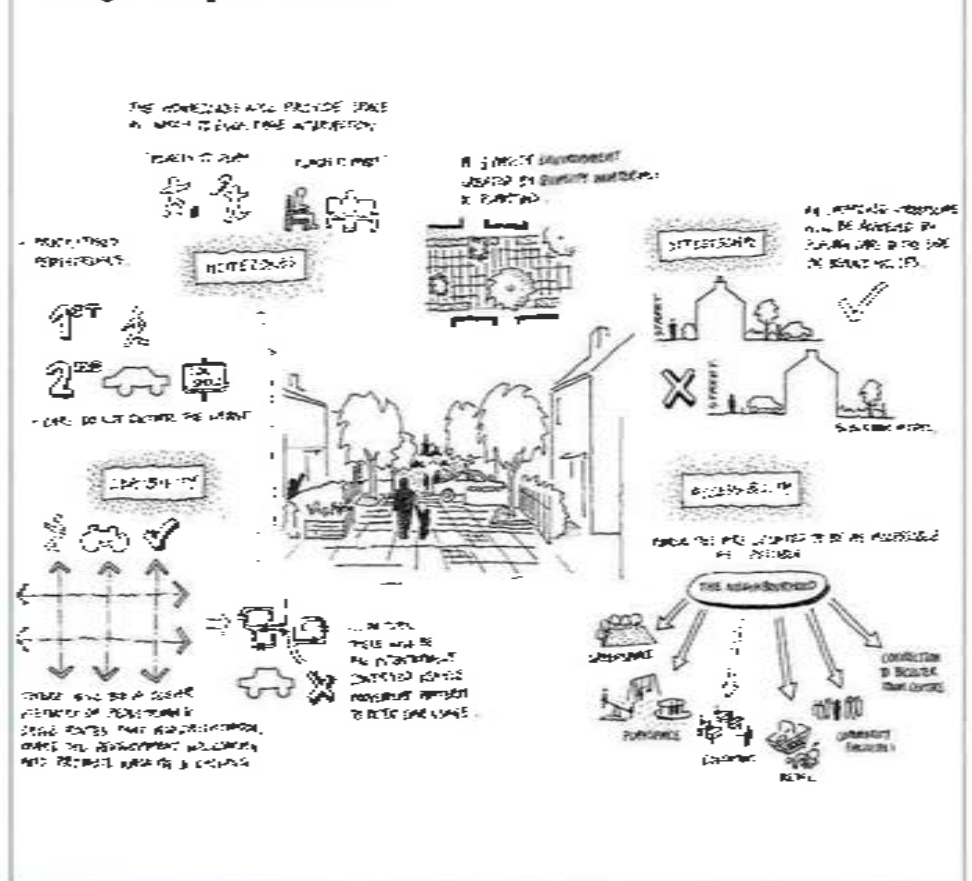
## an eco development

Creating a setting for the homes.  
Housing and sustainable construction

### Housing and Sustainable Construction.



### Creating a setting for the Homes



### Precedents





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

The Exemplar incorporates 36% green spaces and more will be provided through private gardens.

### Our strategy for the landscape in the Exemplar will:

- Retain and enhance existing green infrastructure, improving green links and contextual connectivity
- Improve biodiversity through better management and habitat creation
- Integrate SuDS, green corridors, cycleways and community routes
- Create open spaces and public amenity space including a new village green
- Create a new village square maximising views over the existing river corridor
- Maximise retention of species-rich hedgerows, woodland planting and specimen trees
- Improve water course corridor and create areas of new biodiverse wetland
- Provide natural play areas to cater for all age groups
- Provide a lighting strategy that is mindful of secured by design and public safety while remaining sensitive to wildlife (eg bat feeding corridors) and light pollution
- Provide productive, edible landscape through allotment and community gardens and natural foraging areas

### Village Green



### Village Square



- 1 Retained/improved species rich hedgerows
- 2 Native buffer planting
- 3 Allotment gardens
- 4 Existing woodland
- 5 Local equipped area for play (HEAP)
- 6 Homezones
- 7 Green Link
  - a. Natural play areas - green mounds (woodland)
  - b. Shared surface open space
  - c. Green open space and sustainable drainage
- 8 River corridor
- 9 Water corridor - managed for improved woodland habitat
- 10 School grounds, playing fields, and outdoor classrooms
- 11 Village Green
- 12 Village Square

# NW Bicester

an eco development

## Transport: How will the new residents get about?

At previous consultations and in many discussions we have been asked about the impact of new homes on the existing transport infrastructure. As an "eco development" we also need to focus on reducing car use.

The Exemplar is a small part of the long term proposals for NW Bicester and gives us a chance to test ideas around car use and transport. What we learn will inform later phases of the development.

### Our transport strategy includes:

- Ensuring road links prioritise walkers and cyclists
- Providing sign-posted footways and cycleways which create links within the development and to Bicester
- Providing a 'toucan' crossing on the ring road for pedestrians and cyclists
- Providing a new bus link with Bicester
- Recognising that residents will own cars but not providing parking spaces in front of every home so people make a conscious choice about car use
- Offering personalised travel plans to encourage sustainable travel choices – which have worked well in many similar places
- Considering a car club so people can have car access without ownership
- Promoting car share schemes – which reduce costs and promote community
- Ensuring a shop, primary school, nursery and other services are near to the new homes
- Providing fast broadband services at home to facilitate home working
- Monitoring traffic and travel and amending our green travel plans to reflect real life

### Personalised Travel Plans

We will work with new residents on their individual travel needs so that they know about the full range of good alternatives on offer to getting in their car. This has worked well elsewhere.



# NW Bicester an eco development

Water, Energy and Waste: Key to a sustainable development

Managing the supply and use of water and energy on site, and reducing and carefully disposing of waste are key to making the Exemplar a fully sustainable eco development.

There are ways we can reflect this in how we design the scheme, in how we build the scheme and then how people live their lives in their new homes. Our water, energy and waste strategy reflects all three of these components – to create a **zero carbon community**.

## Our water, energy and waste strategy includes:

- High energy efficiency standards for all buildings – exceeding the standards expected by the Government
- Homes to meet high level of 'Code for Sustainable Homes' – through insulation, good glazing and reduction of heat loss
- Energy created onsite using a renewable energy Combined Heat and Power system (probably biomass) and photovoltaic (PV) panels to create clean electricity
- Designing and constructing homes for water efficiency
- Rainwater harvesting and possible recycling to minimise water use
- Use of 'Sustainable Drainage Systems' (SuDS) which are designed as part of the environment and provide natural habitats
- Mitigate against flood/downstream flood risk and adapt to future climate change in managing surface water
- Improved water quality
- Ambitious waste recycling and re-use targets – backed up by careful management, monitoring and incentives
- Community based composting



Promoting recycling



Sustainable Drainage Systems (SuDS) manage drainage as part of the landscape- providing habitats



Energy created onsite - including through photovoltaic panels

# NW Bicester an eco development

Employment, skills and local business

Creation of employment is a core part of the NW Bicester Eco Development. Not only does it reduce the need for residents to commute and promote a thriving local community, it is also a chance to use the NW Bicester Eco Development to help Bicester re-position itself as an economic centre in its own right. Over the development of the Exemplar, we will aim to provide a minimum of one job per home and work to support a new eco economy for the town.

The Exemplar will provide a range of job opportunities:

- Construction – niche training and skills in eco construction for NW Bicester and beyond
- Retail and catering
- Teaching and support staff
- Maintenance and other jobs to support the development
- For new and existing businesses in an 'Eco Business Centre'
- By supporting home working and 'work hubs' which provide communal office facilities

## New 'Eco Economy'

To kick start the new 'Eco Economy' for Bicester and to position it as the place to go for eco technology and lifestyles, the Exemplar will support:

- P3Eco's plans to establish a new Research and Innovation Centre in discussion with Oxford Brookes University, the Oxford Institute for Sustainable Development, Oxford Innovation and BioRegional
- New courses at Oxford and Cherwell Valley College in Bicester
- Requirements on contractors to prioritise local employment and local suppliers
- Networks for local businesses

*The opportunity that the Eco Development project brings to engage local businesses which employ local people is central to the ethos of sustainability. This scheme creates long term employment opportunities and a sustainable local economy that others should aspire to be a part of.*

**Ben Jackson, Chair Bicester Chamber of Commerce**



OXFORD  
BROOKES  
UNIVERSITY

oxford  
innovation

# NW Bicester

an eco development

What will make this a community?

P3Eco's aim is for the Exemplar to produce a vibrant, successful, well managed and attractive community which reflects the eco development ethos and has a sense of pride and ownership. A2Dominion, housing provider for the Exemplar, is a national leader in supporting communities and will bring its expertise to NW Bicester.

There will be many different ways that new residents will be able to feel they have ownership of their new community and ways to spend time with their neighbours to help the community thrive.

This could include community governance involving local companies and organisations and volunteers / members of the public playing a full role in the provision and management of community facilities. The sort of areas in which P3Eco and A2Dominion aim to promote community input are as follows:

- Management of open spaces (such as a sports field and allotments)
- Management of buildings and community facilities
- Measurement of performance – e.g. how is the eco development doing in terms of waste, transport, energy?
- Management of energy centre
- Impact of construction processes
- Supporting external interest in eco development, e.g. at a Visitors' Centre

Within the Exemplar and Bicester, there will be chances for residents to access information and education about eco lifestyles so they can make choices in their day to day lives which save money and help reduce energy and water use.



# NW Bicester an eco development

How will this benefit and become part of the existing town?

The Exemplar, just like the rest of NW Bicester, is designed to enhance and complement existing facilities in Bicester town rather than to compete with or drain existing local resources.

This is a balancing act but P3Eco feels it will achieve this through many aspects of the Exemplar proposals including the following:

- Designing transport to link in with existing town and networks
- Providing new public open space, linked and accessible to all in the Bicester area
- Using eco technologies – a beacon and example of eco living to inspire the local community
- Promoting of a new eco economy that spotlights and brings new jobs to the town
- Promoting local businesses and local employment
- Making it part of the town community – for instance by making sure that social housing is prioritised for people from the town and their families
- Maintaining a town centre focus – not a rival to it
- Providing homes which match what is needed locally and the local housing market

## Projects already started in Bicester include:

- A 'demo house' at The Garth to showcase technologies
- A new eco community centre at the Church of the Immaculate Conception
- A new sixth form at Cooper School – with new eco buildings
- Travel survey in the town to look at how to reduce reliance on cars



*The NW Bicester Eco Development and early Exemplar is not only an opportunity to put Bicester at the forefront of eco development in Britain, but in providing the base and stimulus for other opportunities and compatible growth across the town. It also provides the base and opportunity for Bicester to become one of the most eco-friendly towns in Europe.*

**Bob Langton, Chair, Bicester Vision**