North West Bicester

Interim Draft Supplementary Planning Document

Statement of Consultation

May 2015

Appendix 2

Introduction

This statement of consultation sets out the persons Cherwell District Council has consulted when preparing the supplementary planning document for North West (NW) Bicester.

Purpose and Background

The Town and Country Planning (Local Planning) Regulations 2012 ("The Regulations") requires local authorities to prepare a statement setting out:

Regulation 12 relates to public participation and states:

"Before a local planning authority adopt a supplementary planning document it must -

(a) prepare a statement setting out -

(i)
The persons the local planning authority consulted when preparing the supplementary planning document;

(ii)
A summary of the main issues raised by those persons; and

(iii)
How those issues have been addressed in the supplementary planning document, and (b) for the purpose of making representations under Regulation 13, make copies of that statement and supplementary planning document available in accordance with Regulation 35, together with details of -

(i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph) and

(ii) the address to which they must be sent"

Regulation 13 relates to representations on supplementary planning documents

Regulation 35 is also relevant as it refers to the availability of local plan documents.

This statement sets out details of the consultation that has taken place to date which has informed the development and refinement of the Supplementary Planning Document (SPD). It provides details of the initial consultation that has taken place during the preparation of the draft SPD, including details of how, when and with who this consultation took place; the main issues that were raised and how they have been addressed. It also sets out details of the formal public consultation, including who was consulted, and how these comments have been addressed in the final version of the SPD that will be adopted in the future.

The Planning and Compulsory Purchase Act 2004 enables SPDs to be prepared to expand upon existing planning policy. The preparation of an SPD is not a statutory requirement, but a decision for the local planning authority based upon demands for further information to assist in helping to bring forward sustainable development. In this case, Cherwell District Council considers it necessary to prepare a SPD to guide the preparation of planning applications for the North West Bicester strategic development site due to the particular challenges faced by this large scale eco-development. The SPD provides a user-friendly guide to assist applicants in making better planning applications; to aid infrastructure delivery; and to help the general public and other stakeholders to gain a better understanding of the Council's commitment to delivering a high quality comprehensive development to high environmental standards.

The SPD does not create new policy, but expands upon Cherwell District Council's emerging planning policies relating to the North West Bicester strategic allocation as set out in the modified Submission Cherwell Local Plan Policy Bicester 1. Once adopted, the SPD will be a material consideration in the determination of planning applications alongside other development plan policies.

The SPD relates closely to emerging Cherwell Local Plan policies, as well as the Eco-towns Planning Policy Statement. In addition, various consultations have taken place in the preparation of the North West Bicester masterplan led by the private sector developers of the site, A2Dominion Limited. These consultations and the responses are summarised in a Statement of Consultation report dated 21st March 2014 (a copy is available at www.ecobicester.org.uk)

Comments received on the preparation of these documents have fed into the development of the SPD. In addition, informal external consultation was undertaken in during 2014/15 as part of the drafting of the SPD.

The SPD was prepared by the Eco Bicester Project Team comprising officers of Cherwell District Council, Oxfordshire County Council and Bicester Town Council. This followed the preparation of a Draft Masterplan by developers and promoters of the site.

Workstreams

A series of workstreams were set up to progress the masterplanning of the North West Bicester site from 2010 onwards. In preparing the North West Bicester masterplan representatives of partner organisations and agencies were involved including the Environment Agency, Highways Agency, BioRegional, the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust and Natural England.

Members of the Eco Bicester Strategic Delivery Board comprising representatives of the three tiers of local government, government departments and agencies (Department of Communities and Local Government, Homes and Community Agency and Environment Agency) local business and community representatives were also notified throughout the consultation.

Draft North West Bicester Masterplan and Vision Documents– consultation, 2013

A Draft Masterplan was prepared during 2013 and resulted in a public exhibition in December 2013. A summary of the consultation carried out by A2Dominion in progressing the masterplanning is set out below. The masterplan is supported by a Statement of Community Involvement Report dated 21st March 2014. The document provides a chronological account of the consultation activity carried out during the development of the masterplan and

the activity A2Dominion proposes to complete in the future.

Prior to consultation taking place on the draft masterplan proposals, a community engagement programme was shared with CDC officers setting out the intended approach, methodology and key activities. As part of the initial engagement, A2Dominion initiated three stakeholder workshops prior to wider public consultation. The workshops took place on 10 April 2013, 22 July 2013 and 25 September 2013. Following feedback received during the stakeholder workshop in September 2013, a dedicated drop-in event was organised for local residents focussing primarily on the proposed realignment of Howes Lane. The event was held at the West Bicester Community Centre on 9 November 2013. A total of 261 residents including 11 local businesses were invited to attend the event. A total of 66 residents attended.

A public exhibition of the draft masterplan was held on Friday 6 December 2013 between 2pm and 8pm and Saturday 7 December 2013 between 10am and 4pm. The exhibition was held in Unit 3, Crown Walk, in Bicester town centre. The public sessions were preceded by a dedicated stakeholder event on Thursday 5 December 2013 between 3pm and 8pm with invites sent to the following persons:

- CDC: Executive members, lead officers, political group leaders, local ward members, planning committee members
- OCC: Cabinet members, lead officers, political group leaders
- Eco Bicester Strategic Delivery Board members
- Bicester Town Council
- Caversfied Parish Council
- Bucknell Parish Council
- Chesterton Parish Council
- Middleton Stoney Parish Council
- Sir Tony Baldry MP
- Community groups

- Local media
- Initial Management Board (IMB) members
- Primary and secondary schools
- Health service providers and agencies
- Faith Groups
- Hard to reach groups and associations.

It is estimated that 430 people attended the public exhibition.

During the consultation access to a telephone enquiry line was offered to those who wished to find out more about the proposals and a project website provide further information (www.nwbicester.co.uk)

A community invite newsletter was sent to 15,000 homes in the vicinity of the NW Bicester site on 22 November 2013.

In March 2014, the A2Dominion Draft Masterplan was submitted to CDC for comment. In May 2014, the draft masterplan was submitted to CDC together with other "vision documents" supporting the masterplan proposals for NW Bicester. These documents were used as the basis of an Issues and Option consultation as part of the first stage in preparing an SPD for the site.

The consultation took place between
18 June and 24 July 2014 using the council's online consultation portal. It was publicised on the council's website and in the local press and a public exhibition took place in the Bicester Pop-in Centre on Manorsfield Road in the town centre. The Draft SPD includes a summary of the consultation questionnaire and responses.

The responses to the issues and options were used to inform the preparation of the Draft SPD. Copies of the Draft SPD were made available in the Council offices at Bodicote House and Linkpoint offices in Banbury, Bicester and Kidlington. In addition the document was also available at Bicester Town Council and local libraries. Section 1 of the document sets out details of where to view the Draft SPD.

North West Bicester SPD consultation, 2014

Issues and Options

Following the consultation carried out in 2013 and the submission by A2Domion of the North West Bicester Draft masterplan and supporting documents, Cherwell District Council carried out a consultation exercise to seek the views on the Draft Masterplan and supporting documents as the basis for the SPD. The Draft masterplan and supporting documents were used as the basis of the consultation at the issues and options stage. The Cherwell District Council online consultation portal was used to carry out a five week consultation from 18th June to 24th July 2014. A summary of the representations received and how they were addressed in the preparation of the SPD is contained in the table in Appendix 1.

A public exhibition on the masterplan issues and options was held at the Bicester Pop-in Centre in Bicester town centre on 10th and 11th July 2015 between 12.00pm and 7.00pm. It provided visual material and information boards to assist attendees in making comments on the issues and options for the SPD. Officers were present to guide visitors to the exhibition and answer queries relating to the SPD. The consultation events were publicised on the Cherwell District Council website, social media and in the local press. A summary of the consultation responses was included as an appendix to the Draft SPD and is contained in Appendix 2.

The online questionnaire included 15 questions to assist in identifying the important issues and options for the SPD. There was general support for reducing the environmental impact of development, and providing more local jobs and sustainable homes. The responses and structure of the questionnaire are reflected in the structure of the questionnaire with the important issues included in the vision and objectives section of the SPD.

The Draft masterplan was supported by 75% of respondents and included in the Appendix to the Draft SPD. It is proposed that the Final SPD uses an updated version of the masterplan as the framework for planning applications. In terms of the response to questions on energy issues, the consultation received positive feedback and reassurance that those completing the questionnaire supported the aims.

The response to employment issues was less positive which may be explained by some local opposition to proposals for a business park in the south east corner of the site as set out in the Local Plan policy and a recent outline planning application for the site. The Draft SPD seeks to clarify the requirement for the business park through the masterplan and development principles making reference to the North West Bicester economic strategy. There was almost unanimous support for the provision of training and apprenticeships in construction as part of the development and this has been included in the Draft SPD as part of the Draft Heads of Terms for Section 106 agreements in the Delivery Section. Similarly, there was support for the establishment of a local community-led management organisation.

On transport issues, the realignment of Howes Lane as part of the strategic links around the town was supported together with sustainable transport measures including walking and cycling routes and improved bus services. These have all been included in the Draft SPD Transport Sections although there were also comments relating to the need for a fast ring road for the town and increased capacity and new infrastructure. The requirement for the highway improvements is set out in the Draft SPD which is supported by the masterplan and Cherwell Local Plan transport evidence base. Other consultation responses and comments from the questionnaire have been used to inform the development principles on green infrastructure, design and

character areas in the Draft SPD.

In preparing the North West Bicester SPD, the CDC Bicester Delivery team consulted the following persons at the Issues and Options stage.

Name	Organisation
Lisa Michelson	OCC
David Flavin	OCC
Jacqui Cox	OCC
Sally Coble	Environment Agency
Patrick Blake	Highways Agency
Michael Lightwing	Network Rail
Susan MacKrell	Bicester Town Council
Vicktor Keeble	Chesterton Parish Council
Parish Clerk	Bucknell Parish Council
Parish Clerk	Caversfield Parish Council
Mark Dickenson	Thames Water
Jayne Taylor	Thames Valley Police
Penny Silverwood	Berks Bucks and Oxon Wildlife Trust (BBOWT)
Raymond Cole	Sport England
	Oxfordshire Playing Fields Association
	Oxfordshire Clinical Commissioning Group
Placi Espejo	Bicester Vision
Ben Jackson	Bicester Chamber of Commerce
Nigel Tipple	Oxfordshire Local Enterprise Partnership (OXLEP)
Daniel	South East Midlands Local Enterprise Partnership (SEMLEP)
CDC	CDC
Tim Screen	Landscape
Jon Brewin	Aboriculture
Ian Upstone	Environmental Services
Ian Upstone	Waste and Recycling
Gary Owens	Strategic Housing
Clare Mitchell	Urban Design
Nicola Riley	Sport and Recreation
Charlotte Watkins	Ecology

Sue Marchand	Biodiversity
Sean Gregory	Environmental Protection
Kevin Larner	Urban and rural communities
Rob Lowther	Noise and anti-social behaviour
Kevin Lane	Legal and Democratic

Draft SPD

A further more extensive consultation with key stakeholders including those previously consulted at the issues and options stage. As with the Issues and Options consultation the SPD consultation was publicised on the Cherwell District Council website and Eco Bicester website, in the local press and on social media. In addition, those persons and bodies on the Eco Bicester newsletter mailing list and Cherwell Local Plan database were notified via post and/or email. An initial six week consultation from 3rd December 2015 was extended until 20th February 2015 during which time the Draft SPD was made available for viewing on-line at www.cherwell.gov.uk/localdevelopmentframework and at the following locations in accordance with Regulation 12.

- Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA
- Banbury Library, Marlborough Road, Banbury, OX16 5DB
- Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT
- Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
- Bicester Library, Old Place Yard, Bicester OX26 6AH
- Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
- Mobile Library Services
  Copies will be available on the North, Central and West Mobile Library Services.
- Banbury Linkpoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW
-

Bicester Linkpoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL

- Kidlington Linkpoint, Exeter Hall, Oxford Road, Kidlington, Oxon

Consultation responses were received from a range of statutory consultees and local residents. In total, 44 individuals and bodies responded with detailed comments, queries and suggested amendments. These have been reviewed and considered by officers with some of the responses forming the basis of amendments to the SPD. The changes have been incorporated into a revised version of the SPD which will be presented for approval to the Cherwell District Council Executive meeting on 1st June 2015. A summary of the consultation responses, officer comment and proposed changes contained in Appendix 3. In summary, the main issues raised through the consultation exercise are:

- The principle of development
- The location and distribution of land uses within the site
- Infrastructure provision and delivery
- Specific comments on the development principles particularly relating to:
- transport, movement and access – including comments on the proposed highway improvements
- employment issues, particularly relating to the proposed business park
- green space and biodiversity

Summary and Conclusion

This statement of consultation supports the SPD and sets out the persons Cherwell District Council has consulted when preparing the North West Bicester SPD. It has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

The SPD consultation has been extensive and has informed the preparation of the Final document. It was followed previous consultation on the North West Bicester masterplan carried out by A2Dominion.

Throughout the preparation of the SPD, a wide range of individuals, stakeholders and other bodies have had the opportunity to make comments on the emerging planning document and the comments received have been used in shaping the final version of the report. The consultation exercise has been comprehensive and together with the consultation by the developers, has had a significant influence on the masterplan and the subsequent development principles in the SPD. As such it reflects the approach to eco-development in Bicester through involvement of the local community in shaping the place where they live.

Appendix 1 – summary of issues and options consultation responses and officer response

Ref. No.	Body/ Person Consulted	Comments	Issues	CDC response	Action in addressing the comments in the SPD
1	Chesterton Parish Council- Transport	Chesterton Parish Council welcomes CDC's presence at one of its Council Meetings to discuss the Planning Document once it is finalised Main comment: An 'overriding concern' related to traffic	- Howe's Lane which will become congested with through traffic - The proximity of a secondary school, community building, health centre and business park adjacent to the new Howe's Lane	Delivering a strategic perimeter road is critical to the delivery of the masterplan and it has been agreed through transport modelling and assessment that the predicted volumes of traffic can be accommodated by the realignment of Howes Lane	Include principles on transport, movement and access in Draft SPD

2	Sport England - Sports Provision	The residents of North West Bicester will generate demand for sporting provision. The masterplan, therefore, must include the extension of sports facilities – either onsite or the extension of existing sports facilities offsite Sport England is pleased to note that the Masterplan Framework includes a sports pitch and secondary school playing fields	- Sport England are worried that a singular sports pitch onsite will be unsustainable in the long term and more provision will be needed - If new sporting facilities are not adequate then pressure may be placed upon existing facilities - The level and nature of sports facilities required should be based upon robust evidence, e.g. an up-to-date Sports Facility Strategy or a Playing Pitch Strategy -Sport England's Sports Facility Calculator can also help: http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/	Sports England's comments are welcomed	Include policy on sports pitches and requirements in the Draft SPD
3	Middleton Stoney Parish Council -	Saddened by the increase in homes from 5000 – 6000 but recognise development forms a fundamental part of the Cherwell Local Plan. Aim is to mitigate against negative impacts that may affect the community Uncertain where total funding will come from The impact of increased	- Scale of development and funding	Comments are welcomed and will be addressed in the Draft SPD but to some extent are more relevant to the Cherwell Local Plan and Eco Bicester One Shared Vision. In response to specific issues: The realignment of Howes Lane is a fundamental	Consider and review comments in preparing the Draft SPD.

		traffic in Middleton Stoney is a cause for concern - Concerned that employment will be located outside Bicester itself - Is aim to reduce car trips to 50% a realistic target? - A New Howe's Lane would be rendered useless for traffic to bypass Bicester due to a single carriageway and lower speed limit. The location of industrial and office units next to Howe's Lane is also an issue - Loss of agricultural land is seen as an issue, especially as DEFRA is highlighting the need for increased food production Middleton Stoney Parish Council urges planning authorities 'to do all in their power to mitigate such impacts to preserve the quality of life' in existing communities		requirement of the masterplan	
4	Oxfordshire County Council	Oxfordshire County Council (OCC)comments upon: Traffic: The location of bus stops within the new development should be designed within 400 metres of local facilities (centres, schools etc.) The requirements of Primary and Secondary Schools:	Traffic: - Howe's Lane is a strategic road that is key to Bicester's economy and future growth - There are no bus stops on the Middleton Stoney Road for the existing bus service from Heyford to stop at	Officers of the Eco Bicester Project Team have worked with colleagues at OCC on the preparation of the North West Bicester masterplan and will continue to involve officers in the preparation of the SPD to ensure that issues and comments are	Consider and review comments in preparing the Draft SPD specifically relating to infrastructure and delivery. The supporting documents to the Draft masterplan

		The council provided detailed lists on pages 6 and 7 of the Council's response The Fire Service: The way the fire service is currently structured (with fire-fighters being called from their work place) means that increased traffic congestion would negatively affect the response of the fire team. Therefore the council suggests a change to a Day Crewing duty system. Ecology: It is essential to conduct ecological monitoring and seek advice from a Countryside Officer Local Members' views	Schools: - The location of the Secondary School adjacent to the realigned Howe's Lane raises a number of issues - School playing fields adjacent to a main road could equal a demand for acoustic fencing. It would be better to have housing blocks between the road and the playing fields. Issues raised by local members: - The 'downgrading' of Howe's Land to a residential estate road - Concern over a lack of adequate cycleways and footpath provision throughout Bicester OCC specifically mentioned the types of trees that can be planted adjacent to roads and has attached a document detailing appropriate species	taken into account	include ecological surveys. Tree planting is addressed in the Draft SPD which also includes policies, requirements and principles on green infrastructure.
5	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)	The Masterplan needs to demonstrate that a net gain in biodiversity on the NW Bicester site would be delivered The EIAs for individual applications should assess the impacts on Priority Habitats and Species. The	Masterplanning Net gain in biodiversity A Sensitive Lighting Scheme Flower-rich grassland should be included in the Green Loops Linear Park	The comments are welcomed and reflect some of the discussion as part of the green infrastructure and landscape workstream	Comments were considered in preparing the Draft SPD and fed into Development Principles and requirements for masterplanning, biodiversity and green infrastructure

		effect of lighting and the need for wildlife corridors must be considered A Sensitive Directional Lighting Scheme should be implemented to ensure additional lighting does not impact retained green corridors The Masterplan should include 'Dark corridors' and the enhancement of hedgerows The Wildlife Trust is pleased with the proposal for the Village Green and Green Loops Linear Park. However, in the latter case, they suggest long-grass habitat should be complimented by flower-rich grassland			
6	Environment Agency	The design of Eco-towns should take into full account the impact upon local eco-systems. Development should mitigate against negative impacts on biodiversity and maximise the opportunity to enhance the local environment The Masterplan could use waste heat from the Ardley Energy Waste Facility to heat new homes and other facilities The Masterplan can be used to achieve the Water Neutrality Strategy. It is	Climate Change and its potential impact on the natural and built environment must be considered if future issues are to be mitigated against	The Environment Agency has been involved in the masterplanning of the site as part of a workstream covering water, waste and energy. When considering the content of the SPD for the North West Bicester Eco Site: waste heat, water efficiency and the enhancement of the local environment have been included in the development principles.	The comments have been taken into account in drafting the development principles in the Draft SPD

		important to ensure high standards of water efficiency in buildings and to reuse neighbourhood water			
7	Bicester Town Council	BTC supports the Masterplan but has specific concerns BTC is pleased to see the provision of a burial ground in the Masterplan and hopes it will be of adequate size Road traffic movements need to be carefully considered and could become a growing problem	- There is a concern that eco principles could be watered down by national demands for further housing numbers - The increase in housing numbers from 5000 to 6000 has led to concern that the 40% green open space could be compromised BTC hopes to continue to be involved in the Masterplan's development and over the entirety of the project	The eco town standards are set out in the Eco towns Planning Policy Statement which has been embedded in the SPD. Similarly, the Draft masterplan demonstrates that 40% green space can be accommodated within the site boundary. Bicester Town Council will continue to be involved through further consultations and as a member of the Bicester Strategic Delivery Board.	The SPD ensures that the eco principles are strengthened and explained further in the development principles.

Appendix 2 – Summary of Issues and Options consultation

North West Bicester Masterplan
Questionnaire and comments for online consultation portal
18th June to 24th July 2014

Introduction

In completing the responses to the following questions, please try to think about the long term issues for Bicester and imagine how the town and proposed developments will look in 10, 20 or 30 years time. Try to imagine you are a resident of the town in the future. This should allow you to consider your responses and think about the town as a whole rather than just focussing on issues that affect you personally.

(PLEASE NOTE THE NUMBER OF RESPONSES IS SHOWN IN BRACKETS)

1. The Masterplan vision and objectives is to create an attractive eco-town that integrates with the existing town and provides local homes, jobs, schools, local facilities, recreational and natural space for biodiversity. The new buildings and place will be designed to meet the effects of future climate change including extreme weather events and reduce energy and water use.

Which of the following things is important to you? Please tick all that are relevant

Providing more homes in Bicester (3)

Providing jobs on the eco town site as part of a mixed use development (5)

Reducing carbon footprint, carbon emissions and environmental impact in construction and use of the buildings (6)

Providing local services and facilities such as schools and shops while supporting the existing town centre (0)

Integrating the new development with the existing town (2)

Improving the Howes Lane and Lords Lane local road network for walking and cycling links and public transport from the new development to key destinations in the town (0)

Reducing pollution and emissions from transport (0)

Attracting new residents to the town and building a new community for existing residents to enjoy through participation and development of a new community-led management organisation (0)

More sustainable use of resources, for example water efficiency and waste reduction (3)

Providing space for play, nature and biodiversity (5)

Designing a place that encourages healthy lifestyles through for example, local food production, walking and cycling to school and work and other places within the town (4)

2.The Draft masterplan sets out a framework for the use of land across the site, including areas for the homes and extra care facilities for older people, employment areas, land set aside for faith related uses, shops, schools, open space and play areas, community meeting places, doctors surgery, sports facilities, roads and infrastructure.

Do you support the broad distribution of land uses across the site?

Yes (8)

No (4)

If "no" please explain why

Uses green fields rather than brown field sites

It's a building site on a massive scale with very few Eco credentials

Not enough new facilities and resources to compensate Bicester residents for disruption caused by the construction work.

It is important to integrate this with the rest of the wider community. It will create a potentially isolated community.

Banbury Road to town centre route has a cycle route but this leads to the main road/path close to the town centre.

3. The masterplan seeks development that minimises the use of energy and water and reduces carbon and waste. The proposals aim to provide zero carbon development whereby over a year the net carbon dioxide emissions from all energy use within the buildings on the eco town site as a whole are zero or below. The aim is also to reduce the cost of running the homes and minimise the impact on the environment.

Do you support this aim?

Yes (10)

No (2)

Please explain why

Building extra homes is not eco-friendly on green field sites.

Not achievable

The masterplan seeks to reduce the amount of carbon to address the impacts of climate change

Do you see this as an important issue?

Yes (10)

No (3)

Please explain why

Use brownfield sites and more sustainable locations

History has shown that you won't beat nature, however much you try. You cannot plan something you have no knowledge about.

If this is an important issue why is it only being proposed for the NW Bicester development? If the council believed it to be an important issue then the same principles should also be applied to the Kingsmere development.

4. The energy strategy continues to investigate reducing energy consumption while introducing various technologies for supplying power and heat. The following technologies are proposed please indicate which technologies you would support:

- Solar power from roof installed solar panels and tiles (12)
- Heat and power from local energy centres generated from gas and biomass boilers (6)

- SMART grid technology, ways in which energy generated on site can be stored, balanced and used most efficiently, (8)
- Wind power (6)
- Waste heat from Ardley energy from waste plant (9)

4 (a) Do you support the aims of the energy strategy set out above?
Yes (10)
No (3)
If no please explain
Aims do not go far enough, either in scope or ambition. Technology used might be better but return to the grid (electricity) not adequately planned.
Not convinced wind power is cost-effective.
Partly support this as good to see a reduction in energy consumption. Does cost for installing solar panels and technologies provide cost saving on energy and over what period.
Do not support energy centres. Don't see how this will work. Don't like being tied into a set source for energy or a set supplier.

5. The aim is for one job to be created for every house built. This could be a job on the site or elsewhere in the town. It means job opportunities as part of the development in shops, schools, business areas, financial and professional services, offices, restaurants and cafes and home working. The Economic Strategy prepared for the developers has identified the following opportunities:
An Eco Business Centre as part of the first phase Local Centre
Business Park including large and small industrial units
Offices both within the Eco Business Centre, within the local centres and Business Park
Homeworking

Do you think the proposals being developed provide the right types of jobs to meet the employment requirements? For example, do you think the approach to providing jobs on the site is the right mix of businesses and jobs in the right place?
Yes (5)
No (8)
Please explain why
Rather see EXISTING land in Bicester used for jobs, such as the Launton and Telford Rd sites to integrate into old Bicester to get there. Attract diverse businesses isn't going to be easy. You can't magic jobs from nowhere.
No evidence that residents will want to work close to home just because it's there.
Bicester needs major investment in jobs. Think big and long term. Make Graven Hill and possibly Arncott into another Milton Park (Didcot). Bicester near to Oxford for engineering and hi tech industries to be created, not just distribution warehouses. Valour Bruce factory site in Launton Road remains vacant and in disrepair. Bicester deserves better than just becoming a dormitory town for Oxford & London.
Not enough support for manufacturing jobs
Proposals not outlined in full, e.g. where business centre and business park will be,
if the phone and data communications will be adequate to support home workers and home businesses.
No guarantee people will work locally, in these planned areas, or commute creating more traffic issues and pollution, or even driving to London or Oxford.
Too great an emphasis on home working in model. Need to attract businesses to the town. Very little industrial development land available - other than NW Bicester.
Told initially that a factory to build the houses would be one of the first units to be built and create a large number of jobs- why has this not been highlighted in plan? Has it been dropped?
Need campaign to interest local residents in new ways of working and new forms of employment (even though the Eco-Village will obviously attract new people to the area too).
Need to work with 'Bicester Vision', Chamber of Commerce and Parish Council to present the new employment opportunities to people in the town, as well as potential employers. .
Need connections with Bicester's secondary schools. Bicester kids stay local, but don't seek employment in new sectors
Not enough 'big' companies attracted to Bicester. A lot of people who live in Bicester travel to work, partly due to the town's location close to the M40 and also with good rail links to London and Birmingham.
Good idea to have more jobs locally for people who live in Bicester
Needs to be some bigger companies that come to the town (and not just low-income retail jobs).
Difficult to generate and keep suitable jobs for those living on site.
Cannot see development being any different from other estates. People will commute to their job

6. Construction of the development at NW Bicester will take over 20 years. Opportunities for training and apprenticeships are being considered for local people in construction during the development of the site.
Do you support the provision of training and apprenticeships in construction as part of the development?
Yes (13)
No (1)
If no…
Disruption to get this estate built is not worth it.
Excellent - we need so much more of this kind of investment in the UK, needs to be energetically sold to the local community

7. Locations have been identified for facilities like local shops, health facilities, community halls, schools, land set aside for faith related uses, sports facilities and extra care housing for older people. Consideration has been given to distance from the homes and passing trade for Local centres with a strong community focus, located close to the schools, sports pitches and bus routes. These will provide a mix of uses including offices. The increased population will also support improved facilities in the existing town including the new library, indoor sport, community hospital, social services, emergency services and cultural facilities.
Do you think the locations identified for the local facilities are in the right location?
Yes 8
No 3
Don't know 2
Are there any facilities not currently provided that you think should be?

Cannot create a community, communities develop. Increased population will not support the facilities, they will stretch them
What are they and why do you think they are needed?
Who can say until it's built?
Howes Lane cannot become part of NWB planned urban development. It must remain the vital link in creating a ring road around north Bicester. Even more important with the East/West rail link level crossing closings on the southern bypass link. Perhaps The developers of NWB should pay to sort out the junction under the Bucknell Road railway bridge.

8. Work is progressing on a community-led local management organisation. It will potentially own and manage the public areas and community buildings. A local organisation would complement existing democratic structures and allow the new residents to directly make decisions on the management and maintenance of community facilities, as well as having an endowed asset base to generate income and reinvest. It could eventually have a Board to make decisions and be made up of newcomers, as well the existing Bicester community, stakeholders. The main reasons for doing this are:

- To help create a sense of community and identity
- Anticipated constraints on public spending - the Council is keen to explore alternative solutions to how the upkeep of facilities and open space is funded.
- A long term approach to supporting the new community and its arrangements for managing facilities.

Do you think a local community- led management organisation will help to build the new community?
Yes (10)
No (2)
If you lived at NW Bicester would you want to get involved in the community-led management organisation?
Yes (4)
No (8)
Do you agree with this approach to community building?
Yes (10)
No (2)
Please explain why or provide any additional comments
Communities develop over time. Community led management organisations are a fob, a shame, lip service to democracy, an excuse to misdirect people, a front to hide away those controlling the puppet strings, full of self-interested parties be they councillors or those who cannot get there moment of power any other way. These organisations also butt against the wishes of local democracy all too often, just like you looking to put this estate in a green field area against the wishes of people locally.
But they will need to know what organisations already exist and get support from other similar groups, such as at Kingsmere, Bure Park & Langford Village.
My impression of these types of schemes is they will typically be led a few 'keen' people and not necessarily for the benefit of all.

8. The aim is to create a place where a wide range of homes and opportunities to meet housing demand can be provided. For example, new neighbourhoods will be developed to the highest standards of sustainability and provide opportunities for older people needing extra care and vulnerable groups. The design of the new homes needs to be flexible, for example through internal layouts that allow adaptation as lifestyles change and enable homeworking.

Which of the following do you think should be included in new homes?
-Flexible internal layout 7
-Ability to extend the property in the future 4
- Homes with a variety of inside and outside rooms, winter gardens, patios, atria, balconies, conservatories that blur the distinction between the internal and the external spaces; 4
- 'Green' homes including gardens big enough for summer houses, offices, studios etc. with enough space not to trouble the neighbours; 8
- Space for recycling provision; 7
- High speed broadband to allow for home working, education, smart management systems etc. 10
- Homes designed to be comfortable with good levels of day lighting and low energy costs.10
- Materials from renewable sources and locally produced 6
Do you support the approach to the development of new homes on the site?
Yes (10)
No (3)
If no….
Bicester needs more affordable homes, and given the number of active retired, singles, couples without children etc. the Kingsmere estate is going to provide enough houses for the next 10 years or so, what is needed is smaller homes which could be well laid out flats to house those households which are one or two people. Homes do not have to be houses, Therefore if you were to be truly eco you would make the most of this chance and increase the population density to be housed. Presently you are planning to build on green fields, have a population in nice houses with gardens and home studios which will not be affordable for most. It is clear you are only interested in profit rather than community.
Whilst I have no issues with new houses being built in the area I still fail to understand the real benefit of the 'eco-town' development. This is a new development which I assume aims to be revolutionary where in fact all new developments should instead be evolutionary. There should be main elements such as cycling/bus routes, energy efficient schemes delivered for all new housing developments, not just a few. The approach also suggests the creation of a new community which will seem isolated from the rest of Bicester.
I believe this development was forced on Bicester by Cherwell DC and agreed by Government before much consultation with the residents of Bicester. The development is too large for the overall size of Bicester and doesn't seem to add anything significant to the infrastructure and roads needed to support the whole town.

9. As the town grows, traffic will also increase. Transport studies and strategies aim to positively address the impact of increased traffic. The proposed realignment of Howes Lane seeks to ensure integration of the new development with the rest of the town. It also addresses the railway line crossing. The aim is to create safe streets that encourage walking and cycling. The layout and design will seek to reduce the dominance of car parking. Walking, cycling and public transport should take precedence over trips by car. Electric and low emission vehicles are also likely to have a role to play.

Please indicate which of at the following measures you support to reduce the impact of cars:
- Realigning Howes Lane - a new road link replacing the Howes Lane/Lords Land/Bicknell Road existing roundabout 7

-Walking and cycling routes provided throughout the development linking with existing routes 10
-Electric cars and low emission vehicles 3
- Traffic calming to reduce the impact of cars in existing residential areas 2
- Restriction on through traffic in existing residential areas 0
- Junction improvements to the existing local highway network to keep traffic flowing 10
- Improved bus services 8
Do you support measures to deliver sustainable transport and the approach that reduces need to travel?
Yes (6)
No (6)
Have we got the sustainable transport measures right?
Please provide any additional comments
Support measures to deliver sustainable transport etc. but not what SPD describes it as. "realigning" Howes Lane would be destroying the established by pass / ring road.
realignment looks to convenience customers and inconvenience industry and those who already live here. Putting profit before community.
No realigning of Howes Lane. Let NWB create its urban boulevard within the boundaries of its development. Residents of north Bicester deserve free movement of traffic. Extra residents of NWB will create massive demand.
CDC cannot let NWB upset the traffic flow around north Bicester. What role has OCC in deciding on the road layout?
Lords Lane & Howes Lane are part of the Bicester Ring Road and should not be changed into a slower road system which will create more problems and pollution.
Need dual carriageways to enable smoother traffic flows. Agree that Bucknell Rd railway bridge junction needs action
Difficult to reduce impact of cars through any of SPD measures. Good to see improved cycle and bus routes that service the town.
Cycle routes are okay but need improvement near town centre - not considered during town redevelopment, or proposed planning for Bicester Village/Tesco.
Current bus services to Bure Park are useless. The S5 bus travels to most places in Bicester but not up the Banbury Road.
The 22/23 service runs around the town, due to the route taken it is actually quicker (and cheaper) to walk the Banbury Road.
S5 buses might travel closer to Bure Park if the take in the new development.
Totally against Howes Lane realignment and proposals for Shakespeare Drive and Bucknell Road.
Town needs a FAST ring road to divert traffic trying to avoid Bicester Village or make its way north without using the motorway at J9.
Not convinced it works
De-regulated bus market is not sympathetic to positive social initiatives. Support the cycle routes, but need improvements to the cycle network in Bicester.
Problem with people cycling inconsiderately on the pavement, some pavements are designated as shared territory between cyclists and cars - needs attention.
10. The new development will be part of Bicester. Opportunities have been identified for footpaths, cycle routes and open spaces to join the new development to the existing town such as extending the green link from Bure Park. Facilities have been located so they could be used by existing residents but would not compete with existing facilities in the town.
Do the proposals integrate well with the surroundings?
Yes (8)
No (2)
Have the right routes been identified?
Yes (4)
No (6)
Please provide additional comments
Leave Howes Lane alone. It is there for all, not to be "realigned" for your convenience!
Not sure what the green link from Bure Park is, but to avoid disruption to existing roads cycle/footpaths should be on bridges or under-passes.
What happened to the monorail?
Howes Lane should not be turned into a green lane or cycle track.
There should be a tram link from NW Bicester to Bicester North Station and
Tram link to Bicester Town Station/Town Centre, Bicester Village, a retail development from the new Tesco to Bicester Avenue, and the proposed Park & Ride. (Trams powered by electricity are superior to buses and cause less road traffic.)Regret that Chiltern Railways realigned filled original platform which could be used for a tram link.
The lack of existing links in the rest of Bicester is an issue. Please identify safe cycle routes directly from the new development into the town centre.
Should be discussions with Chiltern Railways re integration with town transport development for mutual benefits - e.g. Phase I linking Bicester North & Bicester Town Stations and Bicester Village.
Can you suggest ways of improving integration with the existing town? For example, do you think the proposals create good links to the town, are there any links missed from the plans?
Yes (10)
No (1)
If not, please provide details of how the masterplan could be improved.
11. The Draft masterplan proposes much of the area on the outer edge of the site for a country park, nature reserve and open space. Links to existing footpaths are shown.
Do you support this use of land at the edge of the site?
Don't know (8)
No (4)
If no…..
Either maximise use or leave it be.

40% seems too high when land is at a premium. The more land we take from agriculture the more intensive farming needs to become to ensure we can feed the population. This seems to be ignored by all concerned these days.
Not sure about country park/play area next to a burial ground. Lack of burial ground in Bicester excuse to get more burial ground space as part of the development. Find somewhere else for a burial ground.
Not sure about the sports pitches as already loads in town. What we need is an improved indoor sports facility, with badminton, tennis and squash courts especially.
12. 40% of the land is set aside as green space for sports pitches, a country park, play areas, allotments, burial ground, nature reserve and community farm. Existing hedges are to be retained to support biodiversity.
Is the open space in the right place and is it being used for the right mix of uses?
Yes (5)
No 4
If no…
Poor ideology and planning behind the thinking of the plan.
Wrong principles for wrong place at wrong time. Wait for the CDC local plans rather than steam rolling this through.
Not read the document, so can't comment.
I don't understand the question
Which uses do you think are most important to provide for?
Sustainable urban drainage systems, for flood management and urban cooling 5
Habitat creation to support wildlife 4
Sports pitches (5)
Play and recreation areas (5)
Allotments (5)
Walking and cycling routes (3)
13. Section 6 of the Vision documents sets out the key elements and proposals for the Draft masterplan largely based on existing landscape features. It is likely these will form the basis of the design section and character area analysis in the Draft Supplementary Planning Documents masterplan.
Do you think the components of the spatial framework plan are clearly identified and provide sufficient detail to understand the key design principles?
Yes (7)
No (4)
14. It is proposed to design the development as a series of neighbourhoods each with a distinct character. These character areas would vary to reflect their location on the site, for example by being developed to reflect the rural edge or natural areas or as urban areas where they are close to facilities.
Which of the following do you think is important to reflect in the character areas?
The area of the site the neighbourhood is adjacent to, for example local facilities or green space (5)
Landscape and natural features such as trees and hedgerows (5)
Reflecting traditional buildings in the area (3)
Use of sustainable materials (1)
Design to minimise energy use and maximise renewable energy (3)
Mix and type of houses (4)
Non-residential uses (2)
Finally, if you would like to find out more about North West Bicester and the Eco Bicester projects, please provide your email address in the box below.

Appendix 3 – Summary of representations on the Draft North West Bicester SPD and officer response

Person/Consultation Boday	SPD Reference	Issue	CDC officer response	Proposed change
Mr J W Hutt	Development Principle 6 (c) – Strategic highway improvements Paras 4.94-4.95, 4.99-4.101, 4.105-4.112 Development requirement 6 (c)	Howes Lane should remain local access to Shakespeare Drive	The proposals integrate the existing Howes Lane into the new development. It is proposed that a short section will provide access to the Avonbury Business Park and Shakespeare Drive. The detailed urban design and masterplanning, as planning applications are prepared, will develop proposals for Howes Lane which may include use within development plots as green infrastructure including allotments and cycle paths	None
Mr J W Hutt	DP8 – Local Services page 37 paras 4.122-4.125 DR8 – Local Services	Build the facilities (health services etc.) in time to match the extra residents over 20 years	Improved health facilities have been developed in the town. The proposed local centres will include health facilities such as dentists, pharmacies and doctor's surgeries. The phasing of delivery will ensure that facilities are provided to support the new homes.	Add: *"The Council will seek to ensure facilities are provided to meet the needs of residents."*

Mr J Cartmell	DP6 (a) – Sustainable transport – modal shift	Buses will cause congestion and pollution	Buses will provide an alternative to travel by private car and as such take up less road space when carrying high numbers of passengers. Modern buses are low emission vehicles and part of the sustainable transport strategy. Highway improvements will be designed to minimise congestion and the eco-town proposals are required to not increase congestion on the existing highway network.	None
Mr J Cartmell	DP6(b) Electric and low emissions vehicles	Eco-town requires electric vehicles preferably trams. Feasibility of electric trams should be explored.	Electric vehicles will play an important role in the transport mix although proposals for trams are not be feasible in the SPD.	None
Tracey Matthews	DP9 – GI and landscape p 39. Para 4.130	Country park should be located centrally within the development	Masterplanning has identified the rural edge of the site to be the most appropriate location for the country park where it includes links to the wider countryside and also a buffer to the development.	None
Tracey Matthews	DP5 – Employment, para 4.51, DR 5 - Employment	New industrial units are not needed when Launton Road, Telford Road etc. units are vacant. Use existing industrial areas	Paras 4.48 to 4.51 include the requirement for employment of the site as part of the mix of uses on the site. The need for employment uses on site is recognised as an eco-town principle to support mixed use development and reduce the need to travel.	None
Tracey Matthews	DP8 – Local Services p 37 paras 4.122-	New schools should be built in advance of homes	Paragraph 6.4 refers to infrastructure provision. The construction of schools will be phased to meet the demand for places as the town grows and is being developed with the Education	Schools will be provided in a timely manner to support the delivery of new homes on the site.

	4.125 DR8 – Local Services and delivery section 6.0		Authority.	
Mr D Clayton	Development Principle 6 (c) – Strategic highway improvements (page 33) Paras 4.94-4.112 Development requirement 6 (c)	Lords Lane and Howes Lane are part of the Ring Road and should not be changed to a slower road. Need a bypass to allow the free flow of traffic around the town. Plans are idealistic. Insufficient parking and roads for fast through traffic	Lords Lane and Howes Lane will remain a strategic route. Vehicles will be required to travel at reduced speeds in order to allow other road users to cross the road safely including school children and local residents travelling by foot and bike. Modelling has shown the road will allow for the free flow of traffic.	No change
Mr D Clayton	Development Principle 6 (c) – Strategic highway improvements	Bicester Village is a major success for the local and UK Economy. Road networks won't carry the increased traffic from development. Car usage will increase and impact has not been thought through. Transport/– 6,000 homes = 9k-10k extra cars. Car is the primary transport mode	Planning applications should ensure that key connections around the town do not become congested. Bicester Village is in the process of implementing highway improvements to accommodate the predicted increase in vehicles on the highway. Modelling has shown the road proposals for North West Bicester are acceptable. Measures to encourage sustainable travel are to	No change

	(page 33) Paras 4.94-4.112 Development requirement 6 (c)		be promoted.	
Middleton Stoney Parish Council	DP5 – Employment, para 4.51, DR 5 – Employment page 26	Jobs – unrealistic 4,600 jobs will employ local residents	It is important to provide a mix of employment uses so that unsustainable commuter trips are reduced. Economic strategies supporting the masterplan and subsequent planning applications will support the provision of local jobs.	No change
Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94-4.112 Development requirement 6 (c)	Traffic impact on surrounding villages	The masterplanning and transport planning has assessed the impact on surrounding villages and seeks to minimise rat running but encouraging vehicles to use the strategic highway network.	No change

Middleton Stoney Parish Council	Para 2.4 page 9	Para 2.4 – appears to suggest main access to M40 should be along the B430 via Middleton Stoney. Access to M40 – SPD should state that main access is via J9 M40	Address site context wording. Check function of Middleton Stoney Road in transport assessments.	Amend paragraph 2.4 reference to access to the M40 via the B430
Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94-4.112 Development requirement 6 (c)	14/01968/F application fails to provide a strategic link	The application referred to relates to a proposal for a strategic link road to be provided through the site.	No change
Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94-4.112 Development requirem	Urban boulevard concept is flawed. Need a semi-fast perimeter orbital road with speed limit of 40/50mph. Consider widening existing road (Howes Lane).	The proposed realignment of Howes Lane has been developed through the masterplanning of the site based on transport modelling that demonstrates the proposal will accommodate predicted traffic flows.	No change

	ent 6 (c)			
Highways Agency	Transport modelling	Support use of OCC's Bicester Saturn Model to assess growth of NW Bicester. There is an ongoing revalidation exercise to make the model WebTag compliant which will include Bicester Eco town development. This exercise will form an important evidence base for the SPD and further inform any subsequent policies contained in the SPD. We are supportive of this approach and recommend an assessment of the impacts from proposed growth is undertaken at M40 J9 and J10	Support is welcomed. Transport modelling has assessed the impact of the development proposals on M40 junction 9	No change
Highways Agency	General comment	Welcome further information regarding the validation for the SRN once revalidation exercise is complete	Noted	No change
Highways Agency	DR 6 p29 DR6 (a) p30	Support DR6 and DR6 (a) – Travel Plans and recommend promoters of development seek opportunities to encourage trips outside of the peak periods during both the construction and operational phases of development. This would be through the proposed Travel Plan and a Construction Management Plan to support proposals.	Support is welcomed	No change
CDC Arboricultural Officer	Page 12: Para 2.19 –	Requested amendments and additions – "These features provide many benefits to foraging and commuting…. –	Accept changes to SPD for clarification. Insert: ***"These features provide many benefits to foraging and commuting…."***	Changes to SPD to reflect amended wording
CDC	Page 22: 'Develop	Requested amendment "Urban cooling through Green Infrastructure (for example, the use of	Accept inclusion of "green streets" in wording of DR3 and it supports the principle of creating	Accept amendment and

	ment Req. 3'	green space ***and the incorporation of green streets)***	green connections and a net gain in biodiversity.	update text
Arboricultural Officer	Page 22: 'Development Req. 3'	Requested amendment "Providing additional sustainability, economic or well-being benefits (e.g. ***rainwater harvesting***, using drainage techniques that increase biodiversity or….."	The development requirement does not currently include rainwater harvesting and could therefore be amended.	Accept amendment and update text
CDC	Page 24: Para 4.45 –	"***connectivity*** of rainwater harvesting ***systems to residential gardens and adjacent green street features***"	Accept amendment and update text	Accept amendment and update text
Arboricultural Officer	Page 39: Para 4.126 –	"Green space ***and Green Infrastructure*** will be a distinguishing……."	Accept amendment and update text	Accept amendment and update text
CDC Arboricultural Officer	Page 39: Para 4.127 –	"Proposals at NW Bicester should create new urban places connected by green space ***and green corridors*** utilising the existing….."	Accept amendment and update text	Accept amendment and update text
CDC Arboricultural Officer	Page 40: 'Development Req. 9'	"The expectation is for frontages to be designed onto green spaces ***with design consideration towards natural surveillance and ensuring landscaping schemes are not compromised***".	Accept amendment and update text	Accept amendment and update text
CDC Arboricultural Officer	Page 41: Para 4.131 –	Additional comment - ***"Emphasis should be placed upon the planting of larger tree species (oak, plane, lime, hornbeam etc.) within the street scene to ensure greater benefits are returned to the environment and community. Quote - "Big trees provide big benefits – small trees provide small benefits""***	Accept amendment and update text	Accept amendment and update text
CDC Arboricultural	Page 41: Page 41: Developm	"Where planning applications include proposals for tree planting ***in or adjacent to hard surface***	Accept amendment and update text	Accept amendment and update text

Officer	ent Req 9(a –	***areas*** the provision….."		
CDC Arboricultural Officer	Page 41: Development Req 9(a –	***Engineered planting pits in hard surface areas are to be integrated within rainwater harvesting systems in order to assist with stormwater management, reduce maintenance costs and improve water efficiency.***	Accept amendment and update text	Accept amendment and update text
CDC Arboricultural Officer	Page 43: Development Requirement 9 (c)	"Hedgerow loss should be minimised ***and mitigated for*** and existing hedges retained……"	Accept amendment and update text	Accept amendment and update text
Framptons Planning	DP5 – Employment, para 4.51, DR 5 – Employment page 26	There is no policy statement within the PPS, NPPF or NPPG that suggests a particular form of employment is objectionable as a matter of principle with an eco-town. It is considered a somewhat elitist proposition, as expressed by some participants at the Examination, that employment within Class B8 – logistics sector – is inconsistent with the aspirations for an eco-town.	The wording in the SPD reflects the economic strategy for NW Bicester which includes logistics (Use Class B8). The NW Bicester masterplan includes the opportunity for larger premises.	No change
Framptons Planning	DP5 – Employment, para 4.51, DR 5 – Employment page 26	The SPD should properly embrace the realities of the modern business world, where a rigid division between Use Classes is less prevalent. Modern production (Class B2) and logistics (Class B8) buildings now comprise substantial office components and sophisticated logistics systems, together with other transferred processes including assembly, servicing and finishing. Consideration only has to be given to electronic retailing to realise that the days of a	The Local Plan policy Bicester 1 identifies approximately 1,000 jobs to be provided on B use class land on the site within the plan period. The use classes identified are B1 with limited B2 and B8 and it is anticipated that the business park in the south east corner of the allocation will generate between 700 and 1,000 jobs in use classes B1, B2 and B8 early in the plan period. The masterplan supports employment which	No change

		warehouse providing employment to a few people in "brown coats" has long gone. It is bizarre for such a vision for NW Bicester as a pioneering eco-development which will establish a new sustainable community, the understanding of business sectors is so archaic. The modern logistics sector should be fully embraced with the objective to create "a genuine mixed-use community". The prevailing perception in the SPD that employment in the logistics sector is a "low value, bad job" and is not wanted in this development should be roundly dispensed with.	could include the logistics sector.	
Framptons Planning	DP5 – Employment, para 4.51, DR 5 – Employment page 26	The prevailing perception in the SPD that employment within the logistics sector is a "low value, bad job" and is not wanted in this development should be dispensed with.	Noted. The North West Bicester economic strategy recognises the important role that logistics plays in the local economy.	No change
Framptons Planning	Development Principle 6 (c) – Strategic highway improvements (page 33) Paras 4.94-	The Council is aware that the main developer of housing at Bicester 1 (A2D) is supportive of Albion Land seeking the provision of flexible use classes at the business park. A2D recognises the adverse implications for the delivery of infrastructure if the SPD frustrates the delivery of employment development that responds to market demands.	Noted	No change

	4.112 Development requirement 6 (c)			
Framptons Planning	Para 4.52 page 27	Para 4.52 states "*Employment opportunities should be provided on site and meet the skills of local residents."* This is an admirable and sensible objective towards implementation.	Support is welcomed.	No change
Framptons Planning	Para 4.53 page 27	Para 4.53 suggests some understanding of the market demands of the logistics sector. The second and third sentences should be amended to read: *"Large scale commercial development in this area has been identified in the masterplan economic strategy to provide employment space for target sectors including the high value logistics manufacturing (including performance engineering) and low carbon companies. The buildings will be in a high quality landscape setting, with high quality office accommodation. Business uses may include offices and research and development."*	The SPD recognises the opportunity the site provides for high quality commercial development including offices, however, the wording of this paragraph could be amended for clarification. Accept amendment.	Amend paragraph 4.53
Framptons Planning	Para 4.54 page 27	Para 4.54 states that it *"is estimated that over 2,000 jobs could be provided in the business park."* Policy Bicester 1 anticipates the allocation will generate between "700 and 1000 jobs". This assumption is more realistic – in response to market signals and to achieve jobs early in the Plan period. Para 4.54 should be amended accordingly	The masterplan economic strategy identifies up to 2,000 jobs within the business park but the SPD does not refer to the Local Plan estimated job numbers. The paragraph should be amended to clarify the Local Plan policy as follows: *"It is estimated in the NW Bicester masterplan economic strategy…..with the Local plan policy anticipating the business park generating between 700 and 1,000 jobs early in the Plan*	Amend paragraph 4.54 to include Local Plan jobs created figure.

			period".	
Framptons Planning	Para 4.101 page 33	Para 4.101 states in part: *Development should provide an appropriate interface with Howes Lane by sensitively responding to the scale, massing and height of existing development."* The submitted masterplan proposed the realignment of Howes Lane, and the siting of the employment development that respects the housing development that backs on to Howes Lane. The employment development in the masterplan has already responded to the existing two storey housing.	Noted. The SPD sets out the context to the proposed strategic route and realignment of Howes Lane	No change
Framptons Planning	DR5	DR5 states that planning applications should *"demonstrate access to at least one new opportunity per new home on site and within Bicester"* The meaning of this requirement is opaque. A LPA has no land use power to insist upon a set number of jobs to be provided by individual companies. The Requirement should be deleted.	This statement is taken from the Eco-towns PPS and remains a key element of the economic strategy as set out in the Action Plan. Off-site employment opportunities exist in Bicester and it is the job of the economic strategies that will support individual planning applications to demonstrate how access to employment opportunities in the town will be facilitated, for example making them accessible from the site by sustainable transport modes.	No change
Framptons Planning	DR5	DR5 states applications *"should pursue target sectors of the high value logistics, manufacturing (including performance engineering) and low carbon companies"* is welcomed. This requirement emphasises the need for the restricted employment uses to be omitted and the Uses Classes stated as being flexible.	Support is welcomed.	No change
Framptons	DP6 (c)	Infrastructure cannot be delivered unless a satisfactory planning permission can be secured	Noted	No change

Planning		that enables Albion Land to bring forward employment and housing development as proposed. The contractual arrangements between Albion Land and the landowners do not allow for the parts of the site to be released for infrastructure in the absence of an implementable planning permission for both developments.		
Framptons Planning	Policy Bicester 1	The restricted limitations on land use in Policy Bicester 1 frustrate the delivery of jobs early in the Plan period and the arrangements for the delivery of wider infrastructure.	Noted – the SPD expands the Bicester 1 Policy and builds on it. The policy and SPD focus on the sectors identified in the North West Bicester economic strategy and particularly employment uses that are appropriate as part of a mixed use development given the proximity of residential areas to the proposed business park.	No change
Framptons Planning	Para 5.1 page 52	At para 5.1 it is stated: *"They [these principles] are therefore the starting point for planning applications."* It is essential that the principles are reasonable in the context of the objectives for NW Bicester and do not frustrate the delivery of the development.	Noted	No change
Framptons Planning	Para 5.3 page 52	Para 5.3 sets out a range of design principles for which the comments below are made in the context of the employment site:	Noted – see response to individual comments below	See below
Framptons Planning	Para 5.3 page 52	Adaptability – allowing buildings to change use or serve a different purpose is welcomed. However this principle is not facilitated by the restrictive use for the commercial buildings on the main employment site provided for by	Support is welcomed. The CLP Policy allows B1 with limited B2 and B8 uses therefore allowing some flexibility.	No change

		Bicester 1.		
Framptons Planning	Para 5.4 page 53	Building heights – the SPD allows for taller buildings up to 20m "along the strategic routes" – which presumably includes the realigned Howes Lane. The height of the proposed business park is required to relate to *"the residential neighbourhood to the south of Howes Lane."* The development is a suburban two storey development of about 9m in height – where building volume is as important as floor area. The submitted masterplan has safeguarded a spatial separation between the existing housing on Howes Lane and the proposed business park with buildings up to 16.75m in height. There is no cogent planning argument for restricting the height of the building below this height.	Need to clarify the reference to strategic routes to include Howes Lane and Lords Lane in terms of building heights along strategic routes.	Follow up
Framptons Planning	Para 5.11	Commercial Development design - Para 5.11 is inconsistent with the provisions of Policy Bicester 1 in seeking to introduce a restriction that BREEAM excellent will be reached *"on occupation of 50% of development."* Achieving BREEAM Excellent depends on the occupiers requirements and should not be imposed on the entire development. This provision again acts as a deterrent to the delivery of jobs on and infrastructure for NW Bicester.	The CLP seeks BREEAM very good for non-residential buildings with the capability of achieving BREEAM excellent. The PPS sets out a definition for zero carbon development which is referred to as "true zero carbon development" in the masterplan documents. The SPD seeks to achieve the highest possible quality for non-residential buildings in terms of design and sustainable construction as an incentive for attracting target employment sectors to the site.	No change
Framptons Planning	Para 6.16	Para 6.16 states: *"Developers will be expected to work collaboratively to deliver the infrastructure".* Such arrangements are already being discussed between Albion Land and A2D. A2D acknowledges that it is essential Albion	Noted	No change

		Land is able to respond to market signals in terms of the provision of employment buildings. Unless a planning permission is available to Albion Land that responds to the market demand, Albion Land is not able to deliver infrastructure for the wider development in isolation. It is essential that the developers and the local planning authority work collaboratively towards the delivery of infrastructure. The LPA cannot ignore its responsibilities to ensure that implementable planning permissions are issued to enable development, including infrastructure, to be delivered. In short form, the delivery of infrastructure is dependent on the obtaining of viable and deliverable planning permissions. Land cannot be brought forward without such consents because it is the creation of value through the granting of planning permission which enables investment to be undertaken in infrastructure.		
Framptons Planning	Policy Bicester 1	Further negotiations between Albion Land and CDC/OCC are invited in order to bring forward the main employment area in Policy Bicester 1 and to enable infrastructure to be made available.	Noted	No change
Thames Water Utilities Limited	DP10	Support in principle	Support is welcomed	No change
Thames Water Utilities Limited	DR10 – Water - Water	Within the document a Water Cycle Study (WCS) is mentioned in 2 contexts. The WCS which forms part of the evidence base	The SPD refers to Water Cycle *Strategies in the context of* the masterplan and requires similar strategies to be prepared in support of individual	No change

	cycle study, page 47	supporting the SPD and a WCS which developers are expected to submit alongside any planning application. It is considered that the latter would be best called a water usage study or a drainage strategy so as to distinguish between the two.	planning applications setting out detailed proposals based on the overarching WCS and building on its principles.	
Thames Water Utilities Limited	DP10	Supporting text briefly mentions the issue of sewerage network capacity. However it is felt that this topic is not covered in enough detail. As standard in a SPD which covers more conventional development, Thames Water would request a specific section on sewerage capacity infrastructure which would look to include the wording below: ***"It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on site and off site to serve the development and that is would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development."*** However, with the innovative and sustainable	CDC to work with Thames Water to agree the wording relating to sewerage network capacity.	Agree wording with Thames Water

		technologies proposed to be implemented within the North West Bicester area it is felt that the above wording would not be suitable. As such Thames Water would like to work with the council to agree specific wording which would sufficiently cover the issue.		
Thames Water Utilities Limited	DR10	Should be broadened to include sewerage infrastructure. As such a fourth bullet point should be included: ***"d) Demonstrate that adequate sewerage infrastructure capacity exists both on and off the site to serve the development and that would not lead to problems for existing users.*** Due to the unconventional objectives of the SPD Thames Water would like to work closely with the council to develop a SPD which meets the council requirements and which is robust in ensuring that there are no adverse impacts on Thames Water infrastructure.	The suggested amendment is welcomed and agreed with the following minor amendment for clarification. "d) Demonstrate that adequate sewerage infrastructure capacity exists ~~both~~ on and***/or*** off the site to serve the development and that would not lead to problems for existing users.	Insert fourth bullet point as suggested. Add fourth bullet point
BBOWT	DR 9(e) Page 45	Strongly support this inclusion of this principle. Some amendments are needed as follows: ***"Biodiversity mitigation and enhancement should be incorporated into the development proposals to provide a net biodiversity gain"*** as this is a requirement (see 4.142) then the work "should" should be amended to read "must".	Support is welcomed and wording should be amended accordingly with the following minor change. "Biodiversity mitigation and enhancement ~~should~~ ***shall*** be incorporated into the development proposals to provide a net biodiversity gain"	Amend as suggested
BBOWT	DR 9(e)	It is not possible to mitigate for the impact of farmland birds on the site, and as such it has been agreed in the NW Bicester Masterplan (see page 23 of the NW Bicester Masterplan	Agreed - the wording should be amended as follows by the addition of a sentence with a minor change to replace "must" with "shall": ***"Biodiversity mitigation and enhancement ~~must~~***	Amend wording

		Green Infrastructure and Landscape Strategy, May 2014) and the NW Bicester Biodiversity Strategy (see pages 2, 3, 5, 6, 12, 14 of the NW Bicester Eco development Biodiversity Strategy Appendix 6J, August 2014) that a net gain in biodiversity can only be achieved through off-site compensation for farmland birds. As this is a site-wide impact, all developments within the eco-town should be expected to contribute to this mitigation. Therefore, the wording should be amended as follows by the addition of a sentence: ***"Biodiversity mitigation and enhancement must be incorporated into the development proposals to provide a net biodiversity gain. As such it is not possible to mitigate for the impact on farmland birds on the site, offsite mitigation measures should be provided and all applications within the masterplan area should contribute to the provision of off-site mitigation.*****	shall ***be incorporated into the development proposals to provide a net biodiversity gain. As such it is not possible to mitigate for the impact on farmland birds on the site, offsite mitigation measures should be provided and all applications within the masterplan area should contribute to the provision of off-site mitigation.***	
BBOWT	DR 9 (e)	*"Proposals should consider opportunities for biodiversity gains within the built environment, for example, through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs*" – suggest this is reworded as follows: ***"Proposals must demonstrate inclusion of biodiversity gains within the built environment, for example through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs."***	The proposed wording strengthens the requirement for biodiversity and should replace the Draft text as follows: ***"Proposals must demonstrate inclusion of biodiversity gains within the built environment, for example through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs."***	Amend wording accordingly

BBOWT	DR 9 (e)	*"A biodiversity strategy shall accompany planning applications" (note there is a typo, amend to "accompany").*	Noted	Correct typo
BBOWT	DR 9 (e)	Whilst we welcome the reference to the need for a Biodiversity Strategy to be submitted with each application, this should state that this is the biodiversity strategy that is approved for the whole BW Bicester Eco-town site, as the whole site needs to be considered comprehensively, not taking a piecemeal approach to individual developments,. This should also include the text "all planning applications" to make clear that outline, reserved matters and full applications should include the Biodiversity Strategy.	Each application should include a biodiversity strategy in accordance with the overarching strategy accompanying the A2Dominion masterplan. This comment is consistent with the work on biodiversity to support the masterplan and should therefore to accommodate it this sentence should be amended from: "A biodiversity strategy shall accompany planning applications" to ***"A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved."***	Amend wording
BBOWT	DR9 (e)	The principle of using an accepted metric (e.g. the DEFRA metric to demonstrate numerically that a net gain in biodiversity is being achieved has been agreed in: 1) NW Bicester Eco Development Biodiversity Strategy Appendix 6J August 2014 (pages 21-35) 2) NW Bicester Eco Development Achieving a Net Gain in Biodiversity January 2014 (pages 16-27) To accommodate the above this sentence should be amended from: *"A biodiversity*	This comment is consistent with the work on biodiversity to support the masterplan and should therefore to accommodate it this sentence should be amended from: "A biodiversity strategy shall accompany planning applications" to ***"A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved."***	Amend wording accordingly to DR9 (e)

		strategy shall accompany planning applications" to ***"A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved."***		
BBOWT	DR 9 (e)	The nature reserve, country park and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco-town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform to NPPF (paras 9,109 and 118), local planning policies and the objectives of this draft SPD. To ensure this, the following sentence should be added to Development Requirement 9 (e) Biodiversity: ***"All new development within the NW Bicester Eco-town must be in line with the "NW Bicester Masterplan – Green Infrastructure and Landscape Strategy – May 2014" which forms part of the masterplan SPD."*** Such an inclusion would be supported by Development Principle 1 on page 18.	Agreed. The nature reserve, country park and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco-town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform to NPPF (paras 9,109 and 118), local planning policies and the objectives of this draft SPD. To ensure this, the following sentence should be added to Development Requirement 9 (e) Biodiversity: ***"All new development within the NW Bicester site must be in line with the "NW Bicester Masterplan – Green Infrastructure and Landscape Strategy – May 2014" which forms part of the masterplan SPD."*** Such an inclusion would be supported by Development Principle 1 on page 18.	Amend DR9 (e)
BBOWT	DR 9 (e)	Appropriate management and monitoring is crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the mitigation and enhancement measures.	Agreed with minor change to wording. Appropriate management and monitoring is crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the mitigation	Insert suggested wording

		Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified if necessary. The principle of including a Landscape and Habitats Management Plan, with details of a monitoring programme, has been established on pages 36 to 37 of the NW Bicester Eco Development Biodiversity Strategy Appendix 6J August 2014. Therefore the following text should be included in the Development Requirement 9 (e) Biodiversity: ***"A detailed Landscape and Habitats Management Plan, including a comprehensive ecological monitoring programme, must accompany all reserved matters and full planning applications."***	and enhancement measures. Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified if necessary. The principle of including a Landscape and Habitats Management Plan, with details of a monitoring programme, has been established on pages 36 to 37 of the NW Bicester Eco Development Biodiversity Strategy Appendix 6J August 2014. Therefore the following text should be included in the Development Requirement 9 (e) Biodiversity: ***"A detailed Landscape and Habitats Management Plan, including a comprehensive ecological monitoring programme,*** ~~must accompany~~ will be required for ***all reserved matters and full planning applications."***	
BBOWT	Paras 4.142 – 4.145 Page 45	4.143 should be amended to "protection and enhancement" which is the wording in the Cherwell Local Plan	CLP Policy Bicester 1 refers to "preservation" whereas CLP Policy ESD10 refers to "protection". The SPD should reflect the local plan policies and therefore "protection" should be included in para 4.143.	Amend para 4.143 to include reference to "protection"
BBOWT	Para 4.144	4.144 should include reference to other key habitats which are essential in order to ensure a net gain in biodiversity. The principle of the creation of these has already been established in the three documents mentioned in respect to 4.145 below. This could be achieved by adding the following sentence after *"The aim is to ensure greater Biodiversity across the site once the development is complete."*	Agreed. 4.144 should include reference to other key habitats which are essential in order to ensure a net gain in biodiversity. The principle of the creation of these has already been established in the three documents mentioned in respect to 4.145 below. This could be achieved by adding the following sentence after *"The aim is to ensure greater Biodiversity across the site once the development is complete."*	Accept amendment and update text

		"Habitats to be created in a nature reserve, country park and other green spaces include species-rich grasslands, wetlands, broadleaved woodland and hedgerows."	***"Habitats to be created in a nature reserve, country park and other green spaces include species-rich grasslands, wetlands, broadleaved woodland and hedgerows."***	
BBOWT	4.145	4.145 reference should be made to the following existing documents: NW Bicester eco Development Biodiversity Strategy Appendix 6J August 2014 NW Bicester Eco Development Achieving a Net gain in biodiversity January 2014 NW Bicester Masterplan Green Infrastructure and Landscape Strategy, May 2014. There should also be reference to the need for off-site farmland bird mitigation in order for a net gain in biodiversity to be achieved.	Agreed. Add appendix containing list of reference documents including: NW Bicester eco Development Biodiversity Strategy Appendix 6J August 2014 NW Bicester Eco Development Achieving a Net gain in biodiversity January 2014 NW Bicester Masterplan Green Infrastructure and Landscape Strategy, May 2014. Also include reference to the need for off-site farmland bird mitigation in order for a net gain in biodiversity to be achieved.	Accept amendment and update text
BBOWT	Para 2.19 Page 12	2.19 Ecology – suggest this is amended as follows: ***"Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds."***	Agree with suggested wording Ecology – and amend SPD para 2.19 as follows: ***"Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds."***	Insert new wording
BBOWT	Fig 13	We are concerned regarding the change to Fig 13. The initial Fig 13 showed the nature reserve	Fig 13 as amended shows the spatial framework plan for the site. The nature reserve is shown on	Correct typo on Key to

	Page 17	and country park but the new Fig 13 does not. This figure should be amended so that the nature reserve and country park are included. There is also a typo in the Key: "Briddle path" assuming this is referring to a Bridleway (although have not checked that) then this should be amended accordingly.	the landscape framework plan and relate to the green space shown on the spatial framework plan.	framework plan.
BBOWT	Para 3.5 page 16	Welcome the inclusion of the following text: "increases biodiversity and addresses the impact of climate change"	Support is welcomed	No change
BBOWT	DP1 Page 18	Strongly support the inclusion of this principle	Support is welcomed	No change
BBOWT	Para 4.6 Page 18	Welcome the inclusion of the following text: "*In order to ensure a comprehensive development, planning applications will be required to be in accordance with the framework masterplan for the site." It should, however, be amended to add an "all" so as to read "all planning applications."*	Support is welcomed – amend text to include "all" planning applications as follows: "*In order to ensure a comprehensive development, **all** planning applications will be required to be in accordance with the framework masterplan for the site."*	Insert "all" as suggested
BBOWT	Para 4.7 Page 18	A bullet point should be added as follows: "a nature reserve and country park"	Agreed. Add new bullet point as follows: ***"a nature reserve and country park"***	Insert amendment
BBOWT	Para 4.31 page 22	Welcome the text: *"Green space will contribute to an urban cooling effect"* and the similar reference in Development Requirements 3.	Support is welcomed	No change
BBOWT	Para 4.45 page 24	Welcome the inclusion of the following bullet point *"gardens for local food production and/or biodiversity and"* However, we would suggest it is amended to	Support is welcomed. Agree with comments and accept changes as follows: Amend to two bullet points as follows: ***"gardens and food production"***	Amend paragraph 4.45 and DR4

		two bullet points as follows: "gardens and food production" And "gardens for biodiversity e.g. fruit trees, wildflower meadows and log piles" These two bullet points should also be reflected in some way through an additional bullet point in the section "Development Requirements Homes 4 – In summary homes should….."	And ***"gardens for biodiversity e.g. fruit trees, wildflower meadows and log piles"*** These two bullet points should also be reflected in some way through an additional bullet point in the section "Development Requirements Homes 4 – In summary homes should….."	
BBOWT	DP7 page 36-37	Welcome the inclusion of this section. It should also include reference to how biodiversity –rich green spaces can play a particularly important role in, for example, reducing stress levels, promoting mental wellbeing, encouraging exercise, and encouraging people to care for their environment.	Noted - include reference to how biodiversity – rich green spaces can play a particularly important role in, for example, reducing stress levels, promoting mental wellbeing, encouraging exercise, and encouraging people to care for their environment.	Amend DP7 and supporting text
BBOWT	DP9 page 39	In order to achieve a net gain in biodiversity then it is already accepted that the green spaces will include large areas of a wide diversity of wildlife habitats. This does not currently come across in this section. Suggest the principle is amended as follows:***"….a network of well-managed, high quality, wildlife rich green/ open spaces…."*** And ***"This should include sports pitches, parks and recreation areas, a nature reserve, wildlife corridors……"***	DP9 relies on the wording of CLP Policy Bicester1 and therefore cannot be changed unless modified following receipt to the Local Plan Inspector's report.	No change
BBOWT	DP9 Page 40 Green	As stated above, biodiversity is an essential outcome for the Green infrastructure in order	Agreed. Consider rewording using suggested text to recognise biodiversity is an essential outcome	Amend DP9

	infrastructure and landscape	to achieve a net gain in biodiversity. This is not currently reflected in the text for DR 9. This should be amended to address this, with some possible text being: ***"There should be areas where biodiversity is the principal outcome, such as the nature reserve, parts of the country park, and wildlife corridors and buffers. IN addition, opportunities to maximise biodiversity in other green spaces should be taken."***	for the Green infrastructure in order to achieve a net gain in biodiversity. This is not currently reflected in the text for DR 9. This should be amended to address this, with some possible text being: ***"There should be areas where biodiversity is the principal outcome, such as the nature reserve, parts of the country park, and wildlife corridors and buffers. In addition, opportunities to maximise biodiversity in other green spaces should be taken."***	
BBOWT	DP9	The following sentence is welcomed: *"Green roofs should be used to assist in neighbourhood cooling but will not be included in the requirement for 40% green space."*	Support is welcomed	No change
BBOWT	Page 41 – Tree planting	This section makes no reference to native trees and shrubs, even though the NW Bicester Eco Development Biodiversity Strategy Aug 2014 (Appendix 6J) and the NW Bicester Green Infrastructure and Landscape Strategy, May 2014 between them have clear and numerous commitments to requiring the use of native species particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this section that reflects this.	To reflect the Biodiversity Strategy reference should be made in the SPD to native trees and shrubs particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this section that reflects this as follows: ***"To reflect the Biodiversity Strategy, native trees and shrubs should be planted on the site particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings."***	Insert wording to reference native species of trees and shrubs in the SPD text
BBOWT	DR 9 Hedgerows and	Welcome the inclusion of this section. It needs to be amended to reflect the commitments in the NW Bicester Eco Development Biodiversity	Support is welcomed. Amend text for clarification to reflect the commitments in the NW Bicester Eco Development Biodiversity	Amend DR9

	stream corridors Page 43	Strategy Aug 2014 (Appendix 6J) as follows: "***The hedgerows would be managed in accordance with a LMHP to ensure that they provide habitat suitable for the fauna that were recorded on site prior to development: in particular, nesting birds (non-farmland specialists), mammals and invertebrates, including the hair-streak butterflies and other notable invertebrates. They would also provide wildlife corridors."*** It is important that the same or similar text (including reference to hairstreak butterflies) is included in DR 9 (c), as the contribution of the hedgerows, provided they are manage for wildlife, is a vital element in achieving a net gain for biodiversity. In particular, this would involve cutting on a three year rotation (e.g. cutting one third of hedgerows each year, with any one section only once every three years), rather than annual cutting, as the latter creates a hedgerow of minimal value to wildlife.	Strategy Aug 2014 (Appendix 6J) as follows: "***The hedgerows would be managed in accordance with a LMHP to ensure that they provide habitat suitable for the fauna that were recorded on site prior to development: in particular, nesting birds (non-farmland specialists), mammals and invertebrates, including the hair-streak butterflies and other notable invertebrates. They would also provide wildlife corridors."*** Include same or similar text (including reference to hairstreak butterflies) in DR 9 (c). This could involve cutting on a three year rotation (e.g. cutting one third of hedgerows each year, with any one section only once every three years), rather than annual cutting, as the latter creates a hedgerow of minimal value to wildlife.	
BBOWT	DP10 – Water page 47	A SUDS scheme designed with biodiversity in mind can play a significant role in provision of wildlife habitat. For example, a recently submitted road scheme for NW Bicester includes a 34 species wildflower mix for the swales, designed to both enhance the functioning of the swales and enhance biodiversity. Biodiversity rich SUDS schemes should be encouraged in all applications. Suggest the wording is amended with an additional sentence at the end of Development Requirement 10: ***"Incorporate SUDS.***	Agreed and accept change. A SUDS scheme designed with biodiversity in mind can play a significant role in provision of wildlife habitat. For example, a recently submitted road scheme for NW Bicester includes a 34 species wildflower mix for the swales, designed to both enhance the functioning of the swales and enhance biodiversity. Biodiversity rich SUDS schemes should be encouraged in all applications. Suggest the wording is amended with an additional sentence at the end of Development Requirement 10: ***"Incorporate SUDS. All SUDS***	Amend DR10

		Planning applications should include a strategy for the long-term maintenance, adoption and management of SUDS. All SUDS schemes should be designed to maximise the opportunities for biodiversity."	***schemes should be designed to maximise the opportunities for biodiversity."***	
BBOWT	DR14 and Appendix III	Welcome the inclusion of both these sections and the reference in both cases to: *"celebrating nature and the natural environment by reflecting on natural and environmental issues."* Suggest this is amended in both DR14 and Appendix III to reflect the importance of activities that encourage direct experience with nature e.g. ***"Celebrating nature and the natural environment, by connecting with natural environmental issues, and encouraging practical involvement with nature conservation."***	Support is welcomed	Confirm suggested change with CC
BBOWT	DR14 and Appendix III	Welcome the inclusion of the following in DR14 and Appendix III: *"Encouraging local residents and visitors to think about and become environmentally aware in their everyday living."*	Support is welcomed	No change
BBOWT	Biodiversity page 59	Welcome the inclusion of these pages showing hedgerows and buffers. However, the last sentence in the Biodiversity paragraph: *"use of the metric has revealed that the green infrastructure associated with the masterplan would deliver an increase in biodiversity and therefore a net gain in biodiversity"* must be deleted (or otherwise amended to take the below into account) as it is incorrect e.g. as covered in earlier comments it has been	Agreed. Delete the last sentence in the Biodiversity paragraph: "use of the metric has revealed that the green infrastructure associated with the masterplan would deliver an increase in biodiversity and therefore a net gain in biodiversity" must be deleted (or otherwise amended to take the below into account) as it is incorrect e.g. as covered in earlier comments it has been established that off-site compensation for farmland birds is required, in addition to the	Delete to take account of updates to biodiversity

		established that off-site compensation for farmland birds is required, in addition to the on-site avoidance, mitigation and enhancement proposals, in order to achieve an overall biodiversity net gain.	on-site avoidance, mitigation and enhancement proposals, in order to achieve an overall biodiversity net gain.	
Sport England	DR7 – Healthy Lifestyles page 37	Support the requirement for green spaces within the development to provide attractive areas for sport and recreation.	Support is welcomed	No change
Sport England	DP8 – Local services paras 4.124 and 4.125	Support the principle of providing indoor and outdoor sports facilities at local hubs. However, paras 4.124 and 4.125 are unclear with regard to the way this will be implemented. Revised wording is needed to explain that (i) community sports facilities will be provided on land adjoining school sites and (ii) school sports facilities will be made available for use by the wider community outside of school hours; assuming that this is the plan.	Main indoor sport facilities will be provided by expanding Bicester Leisure Centre Opportunities in existing halls and schools is welcomed Outdoor sport – main location is south of the railway with smaller sites dispersed around the site	No change
Sport England	DR8 – Local Services pages 38 and 39	It is unclear why there is no specific reference to indoor and outdoor sports facilities in this section.	Indoor sports provision will be accommodated at the existing Bicester Leisure Centre and outdoor sports provision will be accommodated within the masterplan area. Development Principle 9 (d) relates to sports pitches specifically.	No change
Sport England	DP9 – GI and landscape page 39	Supports the principle requiring sports pitches to be part of the planned green infrastructure	Support is welcomed	no change
Sport England	DP 9 (d) sports pitches	Support the principle that proposals for new development be required to contribute to open space, outdoor sport and recreation provision	Support is welcomed	No change

	page 44	commensurate with the needs that is generated.		
Sport England	Para 4.141 page 62	The Draft masterplan shows a belt of "existing woodlands and hedgerows" between the sports pitches and the secondary school playing fields. This will make it difficult to manage the facilities as a sports hub, with the two sites being screened from each other. Para 4.141 should also make reference to the need to provide ancillary facilities such as changing accommodation and parking provision (for visiting teams). A single pitch site without any ancillary facilities is unlikely to be sustainable for sport in the longer term.	Woodland is existing so needs to be retained for biodiversity Changing pavilion is proposed to main sports pitches but not for junior pitches	No change
Sport England	DR 9 (d) – Sports pitches	To ensure the proposed facilities are fit for purpose and sustainable in the longer term, support the requirement for new facilities to be built in accordance with Sport England design guidance notes.	Support is welcomed	No change
Sport England	Delivery – Planning Obs and Dev Contributions pages 56 and 57	Support the use of planning obligations and developer contributions to deliver the "sports pitches and associated buffers" and "Sports Centre" (para 6.12 and 6.13).	Support is welcomed	No change
Sport England	Delivery – Planning Obs and Dev Contributions pages	Ancillary facilities should be added to the sports pitches to ensure their use and long term sustainability. "Sports Centre" does not appear to have been mentioned earlier in the document. Nor is a sports centre site identified on the draft masterplan. For clarification the	Indoor sports facilities will be provided in the existing Bicester leisure centre.	No change

	56 and 57	SPD needs to explain how indoor sports facilities are to be provided (i.e. a new sports centre on the site or the extension and improvement of existing specified facilities off-site).		
Sport England	Delivery – Planning Obs and Dev Contributions pages 56 and 57	Sport England considers it necessary for the Council to secure contributions to both sports pitches and built facilities to meet the increased demand generated by the additional population. Sport England's Sports Facilities Calculator (SFC) planning tool helps to estimate the demand for key community sports facilities created by a given population to help LPAs quantify how much additional demand for community sports facilities (swimming pools, sports halls, and synthetic turf pitches), is generated by populations of new growth, development and regeneration areas. It uses information that Sport England has gathered on who uses facilities and applies this to the actual population profile for the local area. This ensures that the calculation is sensitive to the needs of people who live there. Further information on SFC can be found at: Http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/	Needs of population will be identified based on CLP Policy BSC11	No change
Scottish and Southern Energy	N/A	No comments	N/A	No change
Mr D Leigh	DP5 page 26	Concern about ongoing proposal to allow B2 and B8 usage of the land in the south east	Policy Bicester 1 identifies a minimum of 10 Ha of employment land on the site within use class B1	No change

		corner of the NW Bicester site. The proposed B2 and B8 at NW Bicester is wholly inappropriate due to its proximity to existing residential property adjacent to Howes Lane.	with limited B2 and B8. The North West Bicester masterplan economic strategy supports the proposed employment uses on the site.	
Mr D Leigh	Para 5.7 page 53	States *"proposed development should be sensitive to the existing landscape and townscape character…"* permitting B2 and B8 development adjacent to Howes Lane and the existing residential properties cannot be considered to be in keeping with the existing character. SPD should prohibit B2 and B8 uses and restrict commercial development to B1.	The NW economic strategy supports the large format business park and proposed employment in the CLP. Wording of this section should be updated and amended to make reference to justification for proposed employment	Update text
Mr D Leigh	DP5 page 26	B8 will result in a low number of jobs in relation to the amount of land taken up by the development and will generate a number of vehicle movements to/from the area both of which would go against "eco-principles."	The Local Plan policy refers to a limited amount of B8 use on the site. The NW economic strategy supports the large format business park and proposed employment in the CLP. The employment has been located and designed to fit with the surrounding uses.	No change
CDC Landscape Architect	DP 9	40% green space - Include "Fields in Trust" recommendations contained in "Planning and Design for Outdoor Sport and Play".	The local standards and requirements for outdoor sports and play are set out in Policy BSC11 of the Local Plan	No change
CDC Landscape Architect	DR 9 (e) – Biodiversity page 45	Add to first and third points: ***"…development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact on farmland birds on the site, off-site mitigation should be provided and all applications within the masterplan area should contribute to the provision of the off-site mitigation"*** ***"A biodiversity strategy, which is part of an***	The proposed additions will strengthen the development requirement and therefore the SPD text should be updated to include them as follows: Add to first and third points: ***"…development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact on farmland birds on the site, off-site mitigation should be provided and***	Amend DR9 (e)

		approved biodiversity strategy for the whole masterplan area, should accompany all planning applications." ***"All planning applications should include,, and be in line with, the agreed "masterplan- green infrastructure and landscape strategy 2014 within the NW Bicester Draft Masterplan."***	***all applications within the masterplan area should contribute to the provision of the off-site mitigation"*** ***"A biodiversity strategy, which is part of an approved biodiversity strategy for the whole masterplan area, should accompany all planning applications."*** ***"All planning applications should include,, and be in line with, the agreed "masterplan- green infrastructure and landscape strategy 2014 within the NW Bicester Draft Masterplan."***	
CDC Sustainability Project officer	DR 6 (a) page 32	Include reference to wayfinding in the SPD	Agreed and amend SPD to include wayfinding	Add wayfinding to DR 6 (a)
CDC Community Services	Section 6.0 – Delivery	Include obligation in draft heads of terms to require developers to install CCTV in public open spaces where there are situated retail facilities, or recreational facilities such as public houses, hotels and restaurants. Summary, list CCTV in Draft Heads of Terms	Cannot require but can include text to ensure design addresses community safety issues	Update text to include change
CDC Community Services	Draft Heads of Terms page 57	Applicants should agree the requirements of any section 106 and conditions with the LPA and OCC. Requirements of planning obligations should include provision and/or contributions for the following: Community facilities (libraries – Bicester library and Library Link in proposed large community hall)	Developer contributions for libraries and community halls are being sought.	Include a separate bullet point for neighbourhood policing and community safety
CDC Community	Draft HoTs	An unhelpful reference to neighbourhood policing, makes no reference to other	Thames Valley Police has set out its requirements and therefore TVP should be included in the Draft	Include Thames Valley Police

Services	page 57	community safety responses such as CCTV. This is contradictory to the aspirations of the CLP and NPPF supporting this request is listed below.	Heads of terms on page 57	on the Draft Heads of terms.
English Heritage	Paras 2.7 and 2.8	Welcome reference to the site history although should be reference to the Oxfordshire Historic Landscape Character Assessment currently underway. If NW Bicester not already assessed might be possible to prioritise the assessment and form an important component of the evidence base for the masterplan, together with the Landscape Character Area Assessment to which reference is made in paragraph 2.17 (or does that already include the historic landscape character assessment?). Assessment of landscape sensitivity as required by paragraph 170 of the NPPF. Para ET 15.1 of the Eco-towns PPS also refers to the use of historic landscape characterisation.	The Oxfordshire Landscape Character Assessment has informed the masterplanning of the site but it is recognised that it should be included in the SPD.	Include reference to Oxfordshire Historic Landscape Character Assessment
English Heritage	Para 2.22	Welcome the archaeological assessment and the recognition of the site's known potential for remains dating from the prehistoric period. Reference could be made here to the Oxfordshire Historic Environment Record.	The Oxfordshire Historic Environment Record has been used to inform the masterplanning and should be included in the SPD.	Include reference to the Oxfordshire Historic Environment Record.
English Heritage	Para 2.23	Whilst there are two listing entries on the National Heritage List for England, once of these is for the two Grade II listed barns at Himley Farm so there are actually three listed buildings within the site.	It is proposed to retain the barns at Himley Farm as part of the Himley Village planning application. Amend reference to listed buildings on the site to reflect the consultation response	Include reference to three listed buildings on the site in paragraph 2.23
English Heritage	Para 2.23	Welcome the recognition of the sensitivity of the grade II* listed St Lawrence's Church, just to	Support is welcomed	No change

		the north-east of the site.		
English Heritage	Para 2.19	Confirmation designated heritage assets and any identified or potential non-designated heritage assets will be retained and their settings respected and any other historic landscape features (such as may be identified by the Historic Landscape Characterisation) also retained and ideally their significance better revealed. This would be consistent with para ET15.1 of the Eco-towns PPS which requires Eco-town proposals to set out measures to conserve and enhance their settings through the proposed development.	Policy ET15.1 of the Eco-towns PPS states *'Planning applications for eco-towns should demonstrate that they have adequately considered the implications for the local landscape and historic environment.' It goes on to state, 'Eco-town proposals should set out measures to conserve and, where appropriate, enhance heritage assets and their settings through the proposed development.'* The key site specific design and place shaping principles in CLP Policy Bicester 1 require *'the retention and respect for important existing buildings and heritage assets with a layout to incorporate these and consideration of Grade II listed buildings outside the site.'* The supporting Strategic Environmental Report considers the site's heritage assets, including historic landscape features. The site's heritage assets have been identified and both the SPD and masterplanning seek to retain them in their settings.	No change
English Heritage	Para 3.5	Inclusion in the vision for NW Bicester reference to the conservation and enhancement of heritage assets, including historic landscape features.	The baseline for the masterplan includes a SER which has assessed the value of the site in terms of the conservation and enhancement of heritage assets, including historic landscape features. The site does not contain historic landscape features although there is some archaeological interest which is referred to in the SPD and supporting documents. The listed buildings on the site are also recognised in the masterplan and SPD but these are the only references to heritage assets	No change
English	Para 4.7	The draft masterplan should show the historic	The masterplan does not show the listed	Amend masterplan to show

Heritage		features that are to be retained and appropriate treatment of their setting.	buildings on the site and should be amended	listed buildings
English Heritage	Para 4.58 page 27	The proposals for mixed use development at the existing farmsteads should retain and respect the listed barns at Himley Farm and the listed farmhouse at Home Farm.	Revise text to include sentence relating to Himley Barns	Add: ***"The proposals for mixed use development at the existing farmsteads should retain and respect the listed barns at Himley Farm and the listed farmhouse at Home Farm."***
English Heritage	Para 4.128	Welcome the recognition in para 4.128 of the need to handle the interface with Bignell Park and the important views of St Michael's Church in Caversfield (should that be St Lawrence's Church?) with sensitivity (and further recognition of this in para 4.134).	Reference to St Michael's Church is incorrect and should refer to St Lawrence's Church. References to listed buildings should include setting	Accept amendment and update text
English Heritage	Para 4.128	Reference could be made here to the landscape/ open space being used to retain some to the setting of the listed buildings on the site.	Agreed. Refer to the landscape/ open space being used to retain some to the setting of the listed buildings on the site.	Add: ***"Landscape proposals including open spaces should be used to retain the setting of the listed buildings on the site."***
English Heritage	DP14	Disappointed that the conservation and enhancement of the historic environment is not a Development Principle or Requirement in its own right or included as part of Development Principle/Requirement 14. This omission renders the SPD at risk of failing to conform to para ET15.1 of the Eco-towns PPS.	Historic environment of the site is considered not to require a separate DP or DR following the baseline survey work.	No change
English Heritage	Para 5.18	Welcome recognition of the setting of St Lawrence's Church and Home Farm as key considerations for any development in their area in para 5.18 but there should be similar	Agreed. Policy ET15.1 of the Eco-towns PPS states *'Planning applications for eco-towns should demonstrate that they have adequately considered the implications for the local*	Add reference to Himley Farm in paragraph 5.18

		recognition of the listed barns at Himley Farm as a key consideration for any development near them.	*landscape and historic environment.' It goes on to state, 'Eco-town proposals should set out measures to conserve and, where appropriate, enhance heritage assets and their settings through the proposed development.'* The key site specific design and place shaping principles in CLP Policy Bicester 1 require *'the retention and respect for important existing buildings and heritage assets with a layout to incorporate these and consideration of Grade II listed buildings outside the site.'* The supporting Strategic Environmental Report considers the site's heritage assets, including historic landscape features. The site's heritage assets have been identified and both the SPD and masterplanning seek to retain them in their settings.	
English Heritage	General comment	Overall, disappointed the Draft SPD does not include greater recognition of the historic environment and the heritage assets therein on the site.	Noted	No change
Office of Rail Regulation	Masterplanning	Note the realignment of Howes Lane and Bucknell Road	Noted	No change
The Theatres Trust	Para 3.10	Support the emphasis that infrastructure requirements will be "future proofed"	Support is welcomed	No change
The Theatres Trust	DP8 – Local services	Support	Support is welcomed	No change
The Theatres Trust	DP13 – Community Governan	Support (e) where community assets are maintained.	Support is welcomed	No change

	ce			
The Theatres Trust	DP14 – Cultural wellbeing	Support promotion of a cultural wellbeing strategy to create a "Culturally vibrant place".	Support is welcomed	No change
The Theatres Trust	DP14 page 51	Recommend additional issues are addressed to cover the delivery of community facilities as is also mentioned for the implementation of the SPD at para 6.4 (infrastructure delivery plan) and 6.12 (developer contributions to deliver community facilities) Suggest the following revision, as supported by additional explanation in the accompanying text: ***Final bullet page 51, "To use the creation of artworks to assist in the creation of a distinctive, safe, vibrant, cohesive and socially sustainable community" to become "To use the creation of artworks and provision of community and cultural facilities to assist in the creation of……."*** This amendment allows the subsequent implementation of community facilities to be linked to the policy objective of creating a culturally vibrant place, combing both artworks and appropriate community facilities which may include theatre/ cultural uses. These community facilities would fit, harmoniously, with the objectives set out at page 38 that mixed use development is promoted which includes community facilities. The link between objectives and implementation is, therefore, reinforced and serves to further deliver the NPPF Core Principles on cultural well-being.	Agree and accept revision, supported by additional explanation in the accompanying text: "To use the creation of artworks to assist in the creation of a distinctive, safe, vibrant, cohesive and socially sustainable community" to become : ***"To use the creation of artworks and provision of community and cultural facilities to assist in the creation of……."*** This amendment allows the subsequent implementation of community facilities to be linked to the policy objective of creating a culturally vibrant place, combing both artworks and appropriate community facilities which may include theatre/cultural facilities….	Add bullet point to DP14 and change supporting text

The Theatres Trust	DP14 page 51	Suggest "well-being" is having a sense of satisfaction with life. Social and cultural well-being includes the un-measurable personal experiences that make us happy and content. Such experiences are intangible, not financially rewarding, and can either be active (sports) or passive (theatre). The provision of a variety of community infrastructure and cultural facilities is vital for their contribution to residents' and visitors' life satisfaction and this should be promoted in this document.	Noted	No change
Middleton Stoney Parish Council	DP 6 (c)	Need a semi-fast orbital road with a speed limit of 40/50 mph.	The proposed strategic link to realign Howes Lane has been designed to allow integration and connectivity of the new development with the existing town while allowing the movement of the anticipated volumes of traffic. The speed limit will reflect the role and function as part of the strategic highway network and will respect the character of the adjacent land uses.	No change
Natural England	Para 2.19 page 12	It is suggested that only *some* of the existing hedgerows and woodland/streams are of benefit to wildlife in the area. However, they are *all* important to some degree to the wildlife in the area. Natural England supports the proposed rewording of this paragraph by the BBOWT.	Agree with suggested wording Ecology – and amend SPD para 2.19 as follows: ***"Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds."***	Amend paragraph 2.19 page 12
Natural	Para 3.5	Support this paragraph stating the vision in principle, particularly the wording *"increases*	Agreed. The current wording of the vision would be clarified by the suggested amendment. Revise	Change wording in paragraph 3.5 as set out in

England	page 16	*biodiversity and addresses the impact of climate change."* However, as it is currently worded it suggests that it is the landscape setting that increases biodiversity and addresses the impact of climate change. Suggest rewording as follows: ***"The vision for North West Bicester is for a high quality development, well integrated with the existing town, which provides homes, jobs and local services in an attractive landscape setting, increases biodiversity and addresses the impacts of climate change."***	wording as follows: ***"The vision for North West Bicester is for a high quality development, well integrated with the existing town, which provides homes, jobs and local services in an attractive landscape setting, increases biodiversity and addresses the impacts of climate change."***	the officer's comments
Natural England	DP1 page 18	Support principle to prevent ad hoc development that is not likely to provide strategic solutions for the natural environment.	Support is welcomed	No change
Natural England	Para 4.6 page 18	Supports paragraph in principle and supports inclusion of "*all planning applications"* as suggested by BBOWT	Support is welcomed – amend text to include "all" planning applications as follows: ***"In order to ensure a comprehensive development, all planning applications will be required to be in accordance with the framework masterplan for the site."***	Amend paragraph 4.6
Natural England	Para 4.7 page 18	Support inclusion of *"a nature reserve and country park"* in to the list of bullet points as suggested by BBOWT.	The draft masterplan does show a nature reserve and country park and these should be added to paragraph 4.6. In addition the burial ground should also be mentioned.	Amend paragraph 4.7 to reflect masterplan more fully
Natural England	DR1 page 19	Support sentence that states "planning applications *will* be" meaning that the following criteria of bullet points are definitive requirements. In the third bullet point would like to see "*develop"* replaced with "demonstrate": "required to demonstrate the principles and vision set out in the site wide	The principles and vision are established and therefore the suggested wording to replace "developed" with "demonstrate" is appropriate and the DR1 should be amended accordingly.	Replace "developed" with "demonstrate" in DR1

		masterplan spatial framework plan the SPD."		
Natural England	Para 4.31 page 22	Support the intent of the sentence, *"Green space will contribute to an urban cooling effect and Sustainable Urban Drainage Systems (SUDS) will be designed to respond to future extreme weather events."* . Suggest change Green Space to "green infrastructure" to reflect the fact that other elements of GI will contribute to this effect. This also brings the wording in line with the third bullet point under DR3.	Agreed. It is more appropriate to use green infrastructure in this context to replace green space. Add "green infrastructure" to para 4.31	Replace green space with "green infrastructure" in para 4.31
Natural England	DR3 page 22	Amend fifth bullet to include concept of SUDS as outlined in explanatory text in para 4.31. Suggest changes to wording as follows: ***"include water neutrality measures as out in a Water Cycle Study, and SUDS as part of a Water Cycle Strategy."*** This also references the use of a water cycle strategy as proposed in DR10 –Water.	Water neutrality is an important aspiration of the Eco-town and should be included in the Climate Change Adaptation Development principle. Agree to proposed amendment and add: ***"Include water neutrality measures as out in a Water Cycle Study, and SUDS as part of a Water Cycle Strategy."***	Amend DR3 by adding a fifth bullet point to include water neutrality and reference to a water cycle strategy.
Natural England	Para 4.35 page 24	Supports the inclusion of this paragraph relating to walkable neighbourhoods	Support is welcomed	No change
Natural England	Para 4.45	Supports the inclusion of the bullet point "gardens for local food production and/or biodiversity…." And comments of BBOWT that this be split into two bullet points: "garden for local food production" and "gardens for biodiversity".	Support is welcomed. Agree with comments and accept changes as follows: Amend to two bullet points as follows: ***"gardens and food production"*** And ***"gardens for biodiversity e.g. fruit trees,***	Insert agreed changes

			wildflower meadows and log piles" These two bullet points should also be reflected in some way through an additional bullet point in the section "Development Requirements Homes 4 – In summary homes should….."	
Natural England	Para 4.62 page 28	Support inclusion of this paragraph including strong wording that "improved linkages to the town's stations *must* be provided…."	Support is welcomed	No change
Natural England	Paras 4.121 and 4.122	Support these paras particularly in relation to locally grown food.	Support is welcomed	No change
Natural England	DP9 GI page 39	Support this DP. Suggest last sentence be amended to more accurately reflect the development principle as follows: *"Planning applications shall include a range of types of green infrastructure, including green space…."* This reflects the wider concept of GI rather than just green space.	Support is welcomed. Accept change as follows: ***"Planning applications shall include a range of types of green infrastructure, including green space…."*** This reflects the wider concept of GI rather than just green space.	Amend DP9
Natural England	DP9 p 40	Amend text in first paragraph to reflect a wider concept of GI rather than just green space as highlighted in the suggested alternative text for DP9. Suggested wording: *"Planning applications shall demonstrate a range of types of green infrastructure including green space for example…"* Support inclusion of text *"green roofs should be used to assist with neighbourhood cooling but will not be included in the requirement for 40% green space."*	Accept change	Amend doc
Natural	DR 9(a)	Support submissions by BBOWT to include	To reflect the Biodiversity Strategy reference	Incorporate BBOWT

England	p41	reference and requirement for the use of native tree species in tree planting in line with the NW Bicester Eco Development Biodiversity Strategy 2014 and the NW Bicester Masterplan Green Infrastructure and Landscape Strategy 2014.	should be made in the SPD to native trees and shrubs particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this section that reflects this as follows: ***"To reflect the Biodiversity Strategy, native trees and shrubs should be planted on the site particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings."***	comments
Natural England	DR 9 (c) p 44	Support the establishment of a 60m buffer zone for the watercourses and suggest stronger language for the requirement of these: *"The establishment of a minimum 60metre corridor to the watercourse (30 metres each side of the centre line)* ***shall*** *be provided…."* The last sentence in the paragraph should also reference water quality as an important other function of stream corridors: *"For example, they will help maintain water quality, provide interface with development, recreational routes and play."*	Support is welcomed and welcome comment to strengthen wording to reflect the work of the green infrastructure workstream as follows: ***"The establishment of a minimum 60metre corridor to the watercourse (30 metres each side of the centre line) shall be provided…."***	Revise text
Natural England	DR 9 (c) p 44	The last sentence in the paragraph should also reference water quality as an important other function of stream corridors: "For example, they will help maintain water quality, provide interface with development, recreational routes	The last sentence in the paragraph should be amended to reflect the work of the green infrastructure workstream and to include reference to water quality as an important other function of stream corridors:	Insert suggested wording

		and play."	***"For example, they will help maintain water quality, provide interface with development* and may include *recreational routes and play."***	
Natural England	DR 9 (c) p 44	This section should also specify how the corridors maintained and managed.	This comment reflects the work of the GI workstream and therefore reference to maintenance and management of hedgerows and dark buffers should be included in the SPD. Add to the end of the hedgerows and stream corridors/dark buffers the following: ***"and as such long term management proposals will be required as part of any planning application."***	Accept change and update document
Natural England	DR 9 (c) p 44	With regards to dark buffers, the last sentence in this paragraph should be amended to read: ***"the lighting strategy scheme for the development will avoid disturbance to these dark areas."***	Accept change for clarification and amend text as follows: ***"the lighting strategy scheme for the development will avoid disturbance to these dark areas."***	Revise text
Natural England	Para 4.145 p45	Should be reworded to: *"The Draft masterplan proposals* ***shall retain*** *the most valuable habitats and ecological features on the site including protecting the majority of hedgerows and watercourses."*	Accept change and amend text as follows: *"The Draft masterplan proposals* ***shall retain*** *the most valuable habitats and ecological features on the site including protecting the majority of hedgerows and watercourses."*	Revise wording
Natural England	DR 9 (e) p 45	Support rewording as proposed by BBOWT to amend "should " with "must" in the following para: *"Biodiversity mitigation and enhancement must be incorporated into the development proposals."*	Use "should" instead of "must" to strengthen and clarify wording as follows: *"Biodiversity mitigation and enhancement must be incorporated into the development proposals."*	Amend wording
Natural	DR 9 (e)	Support BBOWT amendments to sentence "A biodiversity strategy shall accompany planning	This comment is consistent with the work on biodiversity to support the masterplan and	Accept change

England		applications." Namely that biodiversity should be provided for at a higher strategic level than individual planning applications and reference should be made to the biodiversity strategy for the whole masterplan area. The sentence should also refer to ***all*** planning applications.	should therefore to accommodate it this sentence should be amended from: "A biodiversity strategy shall accompany planning applications" to ***"A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved."***	
Natural England	DR10 p 47	Support inclusion of this principle. However propose stronger wording to ensure the inclusion of a water cycle strategy in planning applications: *"Development proposals **must** be accompanied by a water cycle strategy"* Last part of the section replace "should" with "must".	Support is welcomed. The PPS refers to a Water Cycle Strategy and uses "should" in reference to planning applications. The CLP refers to a Water Cycle Study that "shall" set out the approach to achieving the aspiration for water neutrality. To strengthen the wording and clarify the position suggest should is replaced by must as follows: *"Development proposals **must** be accompanied by a water cycle strategy"* Last part of the section replace "should" with "must".	Accept proposed change.
Natural England	DR10 p47	Commend the intention of the last bullet that applications include long-term management measure. Amend as follows: *"Incorporate SUDS. Planning applications **shall** include a strategy for the long term maintenance, adoption and management of SUDS."*	This is now required by the Water Act 2014 and therefore reference to the requirement for planning applications to include a strategy for the long term maintenance adoption and management of SUDs should be deleted.	Delete reference to the SUDs strategy
Natural England	Para 5.2 p52	Last bullet should be amended to: "Landscape and green infrastructure." To acknowledge wider understanding of green infrastructure rather than green space.	The PPS and CLP both refer to green space therefore it should be retained and supported by inclusion of "green infrastructure".	Insert "green infrastructure" at page 52.

Natural England	P52	Design principles – Green infrastructure should be included as a design principle. This will give the mandate for the inclusion of features such as green roofs and SUDS in development proposals.	GI should be added to the design principles as set out above	Add green infrastructure to landscape and green space as part of the design principle
Bioregional	General – Development Principles	Welcome Development Principles and alignment with Eco-towns PPS and CLP. Format helps to provide consistency across national and local planning policy. Welcome format that each principle is broken down into implementation criteria and requirements. Structure will help guide developers, landowners and applicants.	Support is welcomed	No change
Bioregional	Vision and Objectives	Is there scope to refer to Bicester Garden Town in terms of what it means for NW Bicester and the SPD?	There is scope but reference to Garden Town is unnecessary at this stage. It should however be included in the foreword and introduction	Include reference to Garden Town in Foreword and Introduction
Bioregional	Vision and objectives	Include an intention for NW Bicester to be a "smart town" with real time energy data, real time travel information, smart travel management, and opportunities for the community residents to interact in a smart way.	The PPS refers to "smart energy management systems" in relation to homes which carries through into the CLP and SPD. The aspiration for Bicester to be a "smart town" are reflected in the Eco Bicester One Shared Vision, 2010.	No change
Bioregional	Para 3.4	Add sentence quoting PPS: "*ensuring that households and individuals are able to reduce their carbon footprint to a low level and achieve a more sustainable way of living."*	Accept change for clarification as follows: "*ensuring that households and individuals are able to reduce their carbon footprint to a low level and achieve a more sustainable way of living."*	Amend paragraph 3.4
Bioregional	Design principles and	Suggest an additional section on "uniqueness" of NW Bicester and how this could be expressed through the design of buildings, green	A separate section is not considered necessary and the design and development principles set out the framework to create the new community	No change

	character areas	infrastructure and the public realm.	at North West Bicester.	
Bioregional	Design principles and character areas	Include information on "a sense of arrival" for key locations within the masterplan, such as the Cross, the square and the business gateway in the south west corner of the site.	The gateways to the site are important as are the placemaking principles and policies relating to local centres. This should be reflected in the document reflecting the "sense of arrival" comment, particularly in relation to legibility as follows: ***"The gateways to the site and local centres should be designed to create a sense of arrival within the development and improve legibility."***	Amend legibility section in design and character areas section.
Bioregional	Para 5.3 – Climate change adaptation	For the avoidance of doubt specify *"Development should be designed in response to the latest predictions of future climate change with reference to UKCIP and the NW Bicester specific climate predictions prepared by Oxford Brookes."*	Agreed. For the avoidance of doubt specify *"Development should be designed in response to the latest predictions of future climate change with reference to UKCIP and the NW Bicester specific climate predictions prepared by Oxford Brookes."*	Add to para 5.3
Bioregional	Para 5.10	Clarify what it means	The purpose of the design guidance relating to buildings is to create active frontages to buildings through the use of ground floor windows.	No change
Bioregional	Para 5.14 second bullet	The reference to BREEAM HEA1 is Incomplete and should be checked	BREEAM HEA1 refers to visual comfort and sets out detailed criteria which applicants should refer to in preparing detailed planning applications. The paragraph should be amended to link to BREEAM webpage and the BREEAM Technical Manual SD5073 – 4.0:2011 for new construction - non-domestic buildings, 2011	Include reference to BREEAM Technical Manual
Bioregional	DR1 p19	Welcome use of BREEAM Communities assessment. Provide additional information on how to use BREEAM Communities assessment	BREEAM Communities is an assessment method that provides a way to improve the sustainability of large scale projects and is therefore relevant to	Insert link to www.BREEAM.org in paragraph 4.10.

		process with early engagement with the BREEAM Assessor to get maximum benefit from the standard.	North West Bicester. A link to the BREEAM Communities webpage should be included.	
Bioregional	DP2 p20 para 4.13	Para 4.13 add *"energy efficient buildings"* to "*mixture of low carbon district heating and PV energy efficient buildings"*	This is consistent with the approach to zero carbon development and therefore the text should be amended as follows: Para 4.13 add *"energy efficient buildings"* to "*mixture of low carbon district heating and PV energy efficient buildings"*	Amend para 4.13
Bioregional	DP2 p20 para 4.14	Replace first bullet with *"Provide a large scale solar photovoltaic solar array on all roofs"*	Accept comment. Replace first bullet with "Provide a large scale solar photovoltaic solar array on all roofs"	Change
Bioregional	DP2 p20 para 4.15	Provide further information or references to support statement *"PV panels currently appear to provide the most viable solution".*	The masterplanning has suggested that the site offers the opportunity of a large solar array mounted on the roofs of the proposed new homes. The masterplan energy strategy should be referred to in this section as the baseline for subsequent proposals.	Refer to the energy strategy supporting the masterplan in para 4.15
Bioregional	DP2 p20 para 4.19	Replace with *"Solar masterplaning at early design stages can be carried out with software such as sketchup to check for best use of solar resources on a site"* http://sketchup.com	The suggested change will assist and guide applicants and should therefore be included as follows: Replace with "Solar masterplaning at early design stages can be carried out with software such as sketchup to check for best use of solar resources on a site" http://sketchup.com "	Add to para 4.19
Bioregional	DP2 p20 para 4.20	Add *"The design and siting of the energy centres should allow for the space requirements of frequent biomass deliveries."*	Agreed. Add: ***"The design and siting of the energy centres should allow for the space requirements***	Amend para 4.20

			<u>including the need for biomass deliveries."</u>	
Bioregional	DP2 p20 para 4.21	Add Department for Energy and Climate Change (DECC), Heat Network Delivery Unit (HNDU) as the funder and add BioRegional's role in project managing this study. Also add *"…a local heat network for Bicester as a whole…"*	Accept proposed addition and add Department for Energy and Climate Change (DECC), Heat Network Delivery Unit (HNDU) as the funder and add BioRegional's role in project managing this study. Also add *"…a local heat network for Bicester as a whole…"*	Update
Bioregional	DP2 p20/21 para 4.22	Refer to the town-wide Bicester Smart Grid study being delivered by Low Carbon Hub and CDC	The study is useful background but is at an early stage therefore should not be included	No change
Bioregional	DR2 p21	Add *"that connection to any Bicester heat network should be explored."* As well as Ardley ERF being investigated	Agreed. Add *"that connection to any Bicester heat network should be explored."* As well as Ardley ERF being investigated	Amend DR2 page 21
Bioregional	DR2 p21	Include *"and complies with the definition of zero carbon as described in the Eco-towns PPS."*	Accept comment and Include *"and complies with the definition of zero carbon as described in the Eco-towns PPS."*	Amend DR2 page 21
Bioregional	DR3 p23	Format bullet points 3,4,5 and 6	Formatting	Format bullet points in DR3
Bioregional	DR3 4.29	Draft masterplan does not set out any framework for implementing climate change adaptation measures. It does include some measures but there is no comprehensive framework. Suggest the SPD seeks a comprehensive approach with every detailed application.	Para 4.29 refers to the PPS and CLP but does not state the requirement for a comprehensive framework for implementing climate change adaptation measures. The wording should be amended to state that "a comprehensive approach to climate change adaptation will be required with every planning application.	Amend para 4.29
Bioregional	DP4 p23	Express an openness to neighbourhood scale water recycling as a means to achieve Code Level 5 water consumption requirement, rather than a house by house scale water recycling which maybe expensive.	Neighbourhood scale water recycling has been promoted throughout the masterplan workstreams and the Development Principle should be reworded to emphasise the benefits of neighbourhood scale water recycling as follows:	Amend DP4

			Insert ***"Neighbourhood water recycling should be implemented as a means to achieve Code Level 5 water consumption requirements, rather than house by house scale water recycling which may be expensive."***	
Bioregional	DP4 p24 para 4.38	Replace "require" with "encourage local services and facilities"	Require is the appropriate wording	No change
Bioregional	DP4 p24 para 4.41	Add reference to "800m of primary schools and neighbourhood services."	Clarify 800 metre distance by adding "along the shortest walking route"	Add text to para 4.41
Bioregional	DP4 p24 para 4.45	Add *"space for recycling and composting facilities"*	Accept change and add *"space for recycling and composting facilities"*	Amend doc
Bioregional	DP4 p24 para 4.45	Add *"provision for electric vehicle charging points"*	Accept change and Add *"provision for electric vehicle charging points"*	Amend doc
Bioregional	DR4 p25	Add *"In summary, **all** homes should"*	Accept and Add *"In summary, **all** homes should"*	Amend
Bioregional	DR4 p25	Daylighting parameters – format bullet points	Amend formatting	Format
Bioregional	DP5 p26	Add "Development Principle 5" to the heading of the text box	Accept	Amend
Bioregional	DP5 p26	Include a stronger aspiration for low carbon environmental goods and services and greener businesses. This should include both large scale employment spaces but also local centres e.g. takeaways, hairdressers or grocery shops in the local centres potentially businesses that choose sustainability practices.	The economic strategy supporting the masterplan recognises the Bicester low carbon environmental goods and services sector is currently not well established but has the potential to grow. This is supported by the evidence base supporting the local plan and therefore a stronger aspiration for low carbon environmental goods and services and greener businesses could be included in the SPD. This includes large scale employment spaces and local centres e.g. takeaways, hairdressers or grocery shops in the local centres with the potential for	Include aspiration for greener business

			businesses that choose sustainability practices.	
Bioregional	DP5 p26	Reference economic strategy action plan.	Accept and include reference to the economic strategy action plan	Include reference to economic strategy action plan
CPRE	General Comments	Supportive but concern about employment	Support is welcomed	No change
Cerda Planning	DP1	DP1 is vague. It should make clear the mandatory minimum local validation requirements for a planning application on the NW Bicester site noting that the Council are seeking to progress a scheme of higher than typical sustainability credentials. For example a Design and Access Statement need not set out specific construction standards, energy generation or storage of energy requirements and the Council should be clear on how they intend to control the development of the site to meet eco-town standards.	For clarification, CDC validation requirements should be referenced and a link to CDC planning portal provided. Also clarify in delivery section (Section 6) how planning applications will be managed	Include link to CDC validation requirements and cross refer to Delivery Section
Cerda Planning	DP2	Definition of zero carbon varies from one document to another. Government's current definition relates to fixed lighting, heating and hot water and excludes appliances and energy associated with electric vehicle charging. It is likely that construction standards will overtake the aspirational targets of the NW Bicester site.	The definition of zero carbon in the SPD reflects the definition in the Eco towns PPS and is defined in the supporting masterplan documents as "true zero carbon".	No change
Cerda Planning	DP3	Not clear how development can be planned to minimise future vulnerability in a changing climate. The Council is not clear how the site can be developed to be resilient to change and to take advantage of latest sustainability	In preparing the masterplan consideration has been given to the effects of climate change and includes work with OBU on planning for future climate change.	No change

		technologies.		
Cerda Planning	DP4	Code for Sustainable Homes is being phased out. It is therefore not possible for development to meet the standard. DP4 should refer to equivalent standard to replace CSH	The approach to sustainable construction is set out in CLP Policy ESD3. Sustainable design and construction issues will be considered and illustrated in more detail in the Sustainable Buildings in Cherwell SPD.	No change
Cerda Planning	DP6 (b)	Not clear whether charging regime for electric and low emission vehicles is encompassed within the zero carbon approach to development.	The PPS refers to sufficient energy headroom to meet the higher demand for electricity from electric vehicles and the zero carbon definition excludes emissions from transport.	No change
Cerda Planning	General	The development principles set a framework for development, it is vital these are explicit, clear and set out what is expected from developers in terms of planning application, construction and operational stages. Failure to define accurately the development principles risk the NW Bicester site not coming forward in a manner envisaged by the Council.	Noted	No change
Cerda Planning	Para 3.1	Planning policy position has changed subsequent to eco-town PPS. Eco-towns are not being promoted with vigour and enthusiasm. Development standards being promoted in PPS are becoming superseded by increased construction standards and ongoing revisions are set out in the Building Regulations. It is very likely that at the point at which development takes place the development will not be any more sustainable than other housing developments.	Noted. Eco-towns PPS and policies for NW Bicester remaining until CLP is adopted. Standards for NW Bicester are currently more ambitious that Building Regs and the expectation is that true zero carbon will deliver higher standards than Building Regs.	No change
Cerda	Design principles	There is nothing particularly pioneering about the approach being taken in terms of design.	Design will be developed further through Urban	No change

Planning	and character areas	The design and character areas section is light on detail and generic in its approach. A greater level of detail should be set out in order to translate the development principles into a design ethos. It would appear that the SPD does little but duplicate policy that is already set out. SPD's are more successful when they tend to be more determinate in approach and far more visual. The SPD relies heavily on text rather than visual aids and this undermines its approach and likely success in securing a pioneering development on the site.	Design Frameworks.	
Cerda Planning	DP1	BREEAM Excellent is not achieving exemplary level of construction given provision of Building Regs and 2016 changes which will supersede sustainable construction references in document	BREEAM standards follow the CLP Policy which sets out minimum standards	No change
Cerda Planning	DR2	The council is not clear what is considered to be zero carbon development. This undermines requirement for energy statements at outline applications. The Council should be explicit on zero energy and set out whether they are making provision for allowable solutions.	The SPD is clear that the definition of zero carbon development is that set out in the Eco-towns PPS.	No change
Cerda Planning	Energy storage	SPD is largely silent on energy storage. Energy storage is key since energy generation on site from renewables takes place when energy draw is lowest. PV offers good option for generation and yet it is most efficient in the summer. Best option is to combine solar PV with wind turbines. SPD does not indicate whether wind turbines would be appropriate in terms of landscape impact.	Currently energy storage on the site and in the wider town is at its early stages of development. The CDC position on wind turbines is set out in planning guidance dated February 2011.	Include reference to CDC wind turbines guidance.

Cerda Planning	Energy storage	There is nothing in the SPD which discusses energy storage. National grid is most appropriate form of energy storage.	Excess energy generated on the site will feed into the national grid. Energy storage needs to be considered in more detail as part of the energy strategy.	No change
Cerda Planning	Zero energy development	The SPD lacks detail on zero energy development.	Noted	No change
Cerda Planning	DR3	CSH is to be phased out and it is not clear how CSH sits with zero carbon development.	The PPS, CLP and SPD all make references to CSH in the context of zero carbon development. These references will need to be updated to take account of changes to housing standards.	No change
Cerda Planning	6.0 Delivery	Delivery section is light in detail. There is nothing in the delivery section which deals with phasing, nor does it consider build rates, implications of changing market conditions, nor what market interest there is in the site. SPD is silent on number of developers likely to build-out the housing, nor the timing of the associated non-residential uses and infrastructure.	The delivery section sets out the broad approach to guide future applications and further information is set out in the delivery section of the CLP	No change
Cerda Planning	General	The Council should consider a wholesale review of the approach to the site in terms of the sustainability credentials and the site boundary.	Noted	No change
Aylesbury Vale District Council	None	No comments	N/A	No change
Warwickshire County Council	General comment	There may be interaction between the proposed mixed use eco town development at NW Bicester and the proposed new settlement	Noted	No change

		at Gaydon/Lighthorne Heath for car based work trips. Both sites are located adjacent to the M40 and travel time is approximately 40 mins. It would be positive and more sustainable if the promoters of the eco town could encourage residents to car share, should they choose to work at Jaguar Land Rover at Gaydon for example. "Choose How You Move" is a WCC imitative which includes CarShare Warwickshire which is open to the general public. It would be helpful if this information could be included in the SPD.		
Bicester Traffic Action Group	General Comment	Plan should be rejected until a delivery timescale exists that ensures new roads to support the development are present.	Noted. CDC continues to work with OCC to identify the infrastructure needed to support development.	No change
Bicester Traffic Action Group	DP6 (c)	Issues with Howes Lane/Vendee Drive/Shakespeare Drive have been identified. Redevelopment of the A4095 should be to similar design to Vendee Drive and not the strategic boulevard. To implement the new path and cycleways as specified in the Bicester masterplan document as part of the initial infrastructure.	Noted. The difference between the roads and therefore design is specific to the location.	No change
Bicester Traffic Action Group	Infrastructure delivery	Developments should be delayed until public funds or commercial developer funding contribution are available for infrastructure	Noted. Infrastructure requirements have been identified and timescales for delivery secured through Section 106 agreements	No change
Margaret Holmes	DP6 (c)	Boulevard to replace A4095 is totally unsuitable and not fit for purpose as it will no longer be a ring road.	Noted. The road is designed for the predicted level of traffic.	No change
Margaret	DP4 – Homes	Houses should have proper car parking/garages	Homes will be design with parking provision	No change

Holmes	page 24	available.		
Colin Cockshaw	General comments	Support development in accord with eco-principles although basic objection to development in countryside.	Support is welcomed	No change
Colin Cockshaw	DP6 (c) Transport	NW Bicester will add to congestion in Bucknell Road, Field Street and town centre amongst other areas.	DP6 (c) is clear that planning applications should demonstrate options for ensuring key connections around the eco-town will not become congested and OCC advice on off-site mitigation.	No change
Colin Cockshaw	Howes Lane	Realignment is "an error of judgement"	The realignment of Howes Lane is supported by modelling undertaken by OCC.	No change
Turley Associates	General comments	Supportive of overall approach to the SPD which closely emulates the eco-town standards set out in the PPS	Support is welcomed	No change
Turley Associates	Employment	It should be reiterated and further emphasised that B2 and B8 should be "limited" in order to comply with the overarching Policy Bicester 1 and the wider objectives of Bicester which are not wholly compatible with these uses in any event.	Noted	No change
Turley Associates	GI and Landscape	Further emphasis should be made to ensure **all** applications are required to demonstrate compliance with the policy requirement for 40% of the total gross site area to comprise green space.	The requirement for 40% green is across the site as a whole as set out in the masterplan and each application will need to show the contribution it makes to achieving 40% green space.	Amend wording to clarify
Turley Associates	General comment	References to the "**Draft** Masterplan should be updated and consistent throughout on the basis that this document is intended to be endorsed by the SPD (DR1 – first bullet)	Review and amend where necessary references to Draft Masterplan.	Update document

Turley Associates	Para 4.9	Para 4.9 refers to a copy of the draft masterplan attached in Appendix 2 which is incorrect.	Correct reference to Appendix 2. Move Draft masterplan to more prominent position in document.	Update
Turley Associates	Appendix 1	The masterplan framework plan diagram contained at the back of Appendix 1 would benefit from being brought forward into its own appendix.	The Draft Masterplan prepared by A2D should be moved to earlier in the SPD.	Move Draft MP
Catherine Murfitt	General comment	Support the principles and objectives of the SPD	Support is welcomed	No change
Catherine Murfitt	Employment	SPD contains loose and ambiguous drafting about the type of employment use which will be allowed as part of the development	The SPD references to employment are taken from the PPS and CLP.	No change
Catherine Murfitt	Employment	CLP states *"that employment uses classes within the North-West Bicester site should be "B1, with limited B2 and B8 uses".* There are good reasons for this restriction to prevent the type of warehousing which would be wholly inappropriate in this location and incompatible with the delivery of the eco town. The SPD needs to make it clear that the Council will refuse consent for any applications which do not conform to this requirement	The references to employment in the SPD are based on the CLP Bicester 1 Policy and NW Bicester economic strategy text	No change
Catherine Murfitt	Comprehensive development	All applications should demonstrate compliance with policy requirements including but not limited to 40% green space.	Noted - The need for comprehensive development is a fundamental principle of the SPD	No change
Barton Willmore	Relationship with NW Bicester	SPD does not include overview of A2D masterplan and supporting evidence base	Noted – include more detailed reference to A2D masterplan and supporting evidence base	Update SPD

	masterplan			
Barton Willmore	References to A2 Draft MP only –	other documents considered to be incomplete therefore not used in SPD directly although some elements have been “lifted” from docs.	As above	Update SPD
Barton Willmore	Approach to Local Plan Policy Bicester 1, SPD and NW Bicester masterplan	Unclear which elements of masterplan submission docs are taken forward	Clarify elements of the NW Bicester masterplan to be taken forward	Amend SPD
Barton Willmore	SPD should clearly set out evolution of NW Bicester MP	SPD should include the draft masterplan framework (currently as an appendix). The status of the masterplan needs to be resolved	Include draft masterplan framework within SPD and move from Appendix to main body text to support design principles	Move A2D masterplan to earlier in document.
Barton Willmore	A2D supporting docs should be listed	A2D supporting docs should be listed	The supporting documents have been used in the preparation of the SPD and will continue to guide the preparation of planning applications therefore they should be referred to as such with the SPD stating which documents it has relied on for clarification. The supporting documents also relate to the comprehensiveness of the proposals in providing a baseline for the site as a whole.	Include reference to A2D vision documents that have been relied on in the preparation of the SPD in the appendices.

			However, as currently submitted they have no weight and therefore it has been agreed that they should form the evidence base for the preparation of the SPD as planning policy.	
Barton Willmore	NW Bicester MP docs	NW Bicester MP docs should be listed as guidance/for information	Agreed	Include list of NW Bicester masterplan documents in Appendix.
Barton Willmore	"True" zero carbon	Should be using this term when we have the PPS definition in place?	Agreed – include reference to "true" zero carbon and also need to cross reference to SPD definition	Amend references to zero carbon
Barton Willmore	Site area	A2D refer to approx. 400 Ha	Clarify outer edge to ensure consistency with Local Plan	Amend masterplan to reflect local plan strategic allocation area.
Barton Willmore	Adley Energy Recovery Facility	Suggest replace "aspiration" with "option"	Cannot do this until we have the findings of the feasibility report in March 2015 (ultimately it will be decided on the financing of the scheme).	No change
Barton Willmore	Rural edge	Check consistency with masterplan	The rural edge as shown on the spatial framework plan is illustrative to show the area of sensitivity between and transition from the urban rural character.	Review rural edge to ensure consistency with latest masterplan.
Barton Willmore	Section 4.0 – Development Principles	How does the draft masterplan relate to the SPD?	The draft masterplan will form the basis of the framework for subsequent planning applications and will be embed as planning policy in the SPD	Clarify relationship and status of the masterplan
Barton Willmore	Section 4.0	This section should clearly identify the document that the NW Bicester MP comprises – A2 propose the SPD includes a box of docs that	Noted and it should be made clear in the SPD that the SPD relies on the information supporting the A2D masterplan submission.	Include reference to A2D masterplan documents.

		applicants should refer to		
Barton Willmore	Para 4.10 – BREEAM Communities	Delete reference to BREEAM and CEEQUAL as planning applications have already been submitted	BREEAM and CEEQUAL will be used in the current and future planning applications and should not be deleted	No change
Barton Willmore	Development Principle (DP)2 and Development Requirement (DR) 2 – Zero carbon	Should refer to "true" zero carbon as set out in the MP	Agreed. Include reference to "true" zero carbon development	Ensure references to true zero carbon development.
Barton Willmore	Para 4.21	Should be more positive about heat network – however feasibility study still not completed.	The SPD leaves the option for a connection to the Ardley facility but supports the heat network	No change
Barton Willmore	DP and DR3	Too specific in referring to detailed layouts and will not allow flexibility –	suggest we ignore this comment.	No change
Barton Willmore	DP4 – daylighting parameters	Too detailed for SPD and should be removed.	The parameters provide a useful reference for developers and should not be deleted.	No change
Barton Willmore	DP4(a) para 4.47	Paragraph 4.47 states *"The masterplan economic strategy is expected to deliver homeworking targets for the site. The strategy will require further detailed work in terms of developing the proposals for homeworking to*	Homeworking is a fundamental element of the economic strategies supporting the proposals and should be include in the development principle for homes. However, the requirement for DAS to set out how new homes will be	No change

		ensure the creation of jobs indicated on the site." The Development Requirement then states *"Detailed planning applications and Design and Access Statements should set out how the design of new homes will provide for homeworking."* These statements are inconsistent. The Economic strategy includes a figure for homeworking (1,074 across the whole development of 6,000 dwellings) and a section justifying these figures. Further work should come forward as part of individual planning applications. Paragraph 4.47 should therefore be removed.	designed to accommodate homeworking needs further to be retained to ensure that homeworking facilities are considered in the design of new homes.	
Barton Willmore	Development Principle and Development Requirement 5 – Employment	The SPD acknowledges a range of uses which will generate employment including non Class B uses such as retail and education. This is in line with the N W Bicester masterplan economic strategy. The applications should be consistent with the Economic Strategy and demonstrate as such. Development Requirement 5 specifies target sectors. The SPD needs to consider the prevailing economic market conditions as well as setting out realistic aspirations for economic development within NW Bicester over the longer term.	Noted	No change
Barton Willmore	Para 4.51	Paragraph 4.51 states *"larger scale commercial development comprising general industrial uses (within Classes B1 (b) and (c) and B2 of the Use Classes Orders) and storage and distribution (within Class B8 of the Use Classes Order) with office use (Class B1 (a)) is proposed by the CLP.*	Include reference to the business park in the south east corner of the allocation to clarify paragraph 4.51 and recognise the requirement for it	Clarify paragraph to include reference to the business park.

		This is unclear as to the requirement or policy and the form of development being promoted.		
Barton Willmore	Development Principle and Development Requirement 6DR/DP6 – Transport, Movement and Access Para 4.60	Paragraph 4.60 makes reference to a *"Draft Sustainable Transport strategy for Bicester."* We have not seen this document, and question whether it is publically available. We note this document will inform new development proposals and should therefore be available now.	Noted. The Sustainable Transport Strategy is being finalised and therefore the reference to it should remain as it will provide guidance on transport matters when preparing planning applications.	No change
Barton Willmore	DP6 and DR6 – Transport – Para 4.62	Para 4.62 refers to improved linkages to the town's stations and consideration of further linkages to a wider range of destinations. This should be set out in the STS for Bicester	Noted. The STS considers key connections in the town.	No change
Barton Willmore	DP6 and DR6 Para 4.69	Paragraph 4.69 states *"development proposals should demonstrate a morphology and urban form that responds to the site's topography, ecology, natural features and landscape character as well as responding to local patterns of development."* It is unclear why this is relevant to transport and movement and should be removed.	Agreed. The statement clearly refers to design principles and should be moved to design section at paragraph 5.8.	Move to design section para 5.7.

Barton Willmore	DP5 and DR5 para 4.71	Para 4.71 implies that work undertaken on movement and access as part of the NW Bicester masterplan is inadequate. This is disputed in terms of the work undertaken on behalf of A2D. The last sentence should instead state *"further work will be undertaken overtime to maximise legibility".*	Noted. It is recognised that the transport and movement workstream needs to carry out more work on the planning applications but it is not the case that the work undertaken is "inadequate" rather it is incomplete and it is important to recognise that the street hierarchy will be developed further. Add at end of para 4.71: ***and recognise the street hierarchy will be developed further in planning applications."***	No change.
Barton Willmore	Development Requirement 6	Development requirement 6 seeks to ensure that *"all residential areas enjoy easy access to open space."* Whilst we accept this is a positive objective, it has not been the subject of any discussion or analysis as part of the NW Bicester movement strategy. The masterplan is predicated on a comprehensive landscape and play space strategy, with green infrastructure at the heart of the scheme. Is the SPD referring to access with the masterplan or outside, and within the town? Compatibility with the masterplan and GI strategy should ensure the former.	This requirement relates to the NW Bicester site and the masterplanning has achieved this objective	No change
Barton Willmore	Development Requirement 6	Development Requirement 6 also states that all homes should be within a 800 metre walk to frequent public transport and neighbouring services. The NW Bicester masterplan and A2D applications have been prepared on the basis that all homes had to be within 400 metres of frequent public transport and neighbourhood services. The SPD should reflect this.	Accept comment and update text to reflect the NW Bicester masterplan as follows: 5 minutes walk (400 metres) to frequent public transport routes and 10 minutes walk (800 metres) to neighbourhood services	Amend text and update SPD
Barton Willmore	Development	Paragraph 4.82 should make reference to reduced car ownership or use	Noted	Insert reference to car ownership and use

	requirement 6 Paragraph 4.82			
Barton Willmore	Development Principle 6 (a)	Development Principle 6 (a) states that travel plans are required to demonstrate how the Eco Town's design will enable at least 50 per cent of trips originating in eco-towns to be made by non- car means, with the potential for this to increase to 60 percent over time. Through work on the NW Bicester masterplan, in which CDC and OCC participated and engaged, it was agreed that the location and current mode share of Bicester is such that 50 per cent is very challenging.	It is accepted that 50 per cent is a challenging target for non car trips which was recognised by officers. However, it remains a target and expectation that over time it will be achieved as sustainable transport measures and strategies are adopted therefore developers and applicants should work on the basis that 60 per cent of trips by non car modes should be achievable in the longer term.	No change.
Barton Willmore	Development Requirement 6 (a)	The bullet points set out in Development Requirement 6 (a) are unclear and should be reviewed.	Noted. The bullet points have been reviewed and are considered to be clearly set out	No change
Barton Willmore	Development Principle 6 Para 4.105	Paragraph 4.105 states that the strategic link road will become a *"bustling High Street"*. This may be misleading. Instead we propose that the SPD simply refers to the realigned strategy link road as an *"urban boulevard"* as set out in the submitted masterplan.	Remove reference to "bustling High Street" and replace with stronger wording on urban boulevard and reference Design and Access Statements	Delete reference to "bustling high street" and replace with "bustling street"
Barton Willmore	Development Requirements 6 (c)	Development Requirement s 6 (c) implies traffic calming measures will be introduced along the strategic link road to reduce speed. This is incorrect and should be amended accordingly.	Disagree. The requirement makes no reference to traffic calming and merely sets out the need for walking and cycling to be given emphasis along and across the strategic link	No change
Barton	DP/DR8 –	The NW Bicester Masterplan Framework Plan,	The masterplan framework plan should be	Include plan showing key

Willmore	Local Services	as submitted to CDC, shows required local services based upon projected population outputs. The masterplan Framework Plan and required local services should be set out in this section. This will provide applicants with further clarity on quantum and spatial distribution of services and facilities.	approved and adopted by CDC before making amendments to the SPD. The plan showing key facilities should be included in the SPD.	facilities.
Barton Willmore	Development Principe and Requirement 9 – Green Infrastructure and Landscape	When referring to the burial ground, DP9 states that the location should *"not pose risk to water quality".* The burial ground land as identified in the NW Bicester masterplan will be transferred to CDC through the planning application process. It is CDC's responsibility to undertake the relevant assessments to ascertain whether the ground is suitable for use as a burial ground, and if not, find an alternative suitable use. A2D remain unconvinced as to the need and justification of the burial ground, certainly at the scale now proposed. CDC is, however, adamant that a burial ground is required an on the basis that the requirement does not generate additional cost or liability for A2D, A2D are prepared to offer the land to the Council. The Council is responsible for meeting all technical and statutory requirements.	Noted	No change
Barton Willmore	Development Principle 9	DP9 also states that *"40 per cent of the total gross site area will comprise green space of which at least half will be publicly accessible, and consist of a network of well-managed, high quality green/open spaces which are linked to the open countryside".* The wording implies that all green spaces rather than the network should be linked to the open countryside. This	Agree. The development principle should refer to the green space network linking to the countryside and therefore the wording should be clarified	Amend text to clarify

		text should be reviewed and amended accordingly		
Barton Willmore	Development Requirement 9	DR9 states that *"particular attention should be given to land to allow the production of food from community, allotment and/or commercial gardens."* This implies that commercial gardens are proposed. Commercial gardens are not set out in the NW Bicester Masterplan. Reference to commercial gardens should be removed.	The reference to commercial gardens is taken from the eco-towns PPS and included as a reference to the potential for food production within eco-towns." No commercial gardens are proposed at NW Bicester therefore the reference to commercial gardens should be removed.	Remove reference to commercial gardens.
Barton Willmore	Fig 14	Fig 14 shows the existing route of one of the dark corridors; however it does not show the relocation of the dark corridor to the edge of the woodland west of the site. This should be added to Fig 14	The justification for relocating the dark corridor has not been made and it should not be shown until further information is received.	No change
Barton Willmore	Development Requirement 9 (a)	Development Requirement 9 (a) states that structured soil tree pits can be used, however, Paragraph 5 states that pits must provide an compacted medium. Structural soil is compacted. This could therefore be excluded under Para 5. CDC should clarify the preferred approach.	It is essential for the developer to allocate a sufficient budget for the provision of engineered planting pits installed with either structured cells, raft system or structured soil. Tree pits must be of the desired size and specification to support and allow for the individual tree to reach and maintain its mature, natural form and characteristics without the associated and predictable conflicts with urban features and residents. Planting pits within hard surface areas must be fit for purpose and capable of providing an aerated, uncompacted medium capable of containing an appropriate volume of soil which can support the tree through maturity. The same planting pits must have appropriate engineering solutions installed to ensure that the maturing roots do not	No change

			present any foreseeable level of risk to property and adjacent hard surfaces. Various systems to achieve this are now available and all are still subject to ongoing research however, rather than adopting one specific method it is preferable and more flexible for each hard-surface planting pit specification to be designed to suit the individual tree and its situation. Discussions regarding this should commence from the earliest stage in the design phase.	
Barton Willmore	Development Requirement 9 (c)	DR 9 (c) states that a 20 metre buffer along designated hedgerows is required relative to 'dark corridor'. The NW Bicester masterplan proposes 40 metres (20 metres either side of those hedgerows that constitute a 'dark corridor'). The hedgerow buffers should be provided in accordance with the Green Infrastructure and Landscape Strategy	Agreed. The requirement should be amended.	Amend text to reflect change to text.
Barton Willmore	DP9(d) Sports Pitches	We note the requirement for sports pitches within NW Bicester. Development Principle/Requirement 9(d) should state that the suitable phasing of sports pitches will be secured through Section 106 Agreements and/or conditions as appropriate.	Agreed. Amend Development Principle/Requirement 9(d) to state: ***" the suitable phasing of sports pitches will be secured through Section 106 Agreements and/or conditions as appropriate".***	Amend DP9 (d)
Barton Willmore	DP/DR 10 – Water	Development Principle 10 refers to PPS1 supplement's reference to water neutrality. Please note that although the PPS 1 supplement refers to water neutrality, it does not require water neutrality. The SPD should therefore state that proposals should aspire to water neutrality. The environment agency guidance does not	The wording used in the SPD takes extracts from the PPS and as a result proposals should aspire to water neutrality and therefore no change is proposed to the SPD.	No change

		support that water neutrality can be achieved on-site but rather it should be considered relative to a defined area normally associated with a water company water resource catchment zone. This should be reflected in the SPD.		
Barton Willmore	DP/DR13 – Community and Governance	We understand that CDC seeks to establish a single governance structure for NW Bicester. Development Requirement 13 requires planning applications to be *"accompanied by long term governance structures".* It should be clarified that planning applications should support the establishment of the Local Management Organisation (LMO), rather than promote individual governance structures. The exemplar phase will establish the process for the creation of a governance structure through a three tier process. The SPD should seek to continue this approach and develop the process across the masterplan area.	Noted – Add the following text for clarification: ***Planning applications should seek to achieve a seamless approach across the site in terms of community led activities and facilities***	Accept amendment and update text
Barton Willmore	DP/DR13 – Community and Governance	Policy Bicester 1 requires the submission of proposals to support the setting up and operation of a financially viable LMO, to allow locally based long term ownership and management of facilities in perpetuity to LMO management. Whilst developers must assist in the establishment of the LMO structure, developers should not be expected to fund the LMO in perpetuity and the LMO	Long term management is required therefore developers should support the LMO to enable it to become viable in the long term.	No change
Barton Willmore	DP/DR14 – Cultural wellbeing	In the Implementation section of the Cultural Wellbeing Strategy, the Draft SPD states that each outline approval for the site must be	Cultural wellbeing must be embodied in section 106 agreements at the outline planning application stage.	No change

		accompanied by a S106 Agreement which will require cultural wellbeing elements to be incorporated in areas of site infrastructure. Each S106 Agreement will require an overarching Cultural Wellbeing Statement to be submitted and approved in writing prior to the submission of reserved matters. We propose that this is dealt with in tandem with the submission of reserved matters.		
Barton Willmore	Section 6.0 – Delivery	Having reviewed the Delivery Section we consider this chapter should be reviewed. Proposed new wording is set out below: *"This section sets out the key requirements relating to the delivery of NW Bicester and the process from preparing outline planning applications to securing detailed approval. The aim is to ensure a consistent approach to quality and delivery.* ***Outline Planning Applications*** *Outline planning applications represent the first stage in the delivery of the Masterplan. Outline planning applications should be prepared in accordance with the Principles and Requirements set out in this Supplementary Planning Document (prepared in accordance with the PPS1 Supplement Eco-towns July 2009 and North West Bicester Masterplan documents as set out in Principle / Requirement 1 Developing the Spatial Framework.* *Outline planning applications can be made with some or all reserved matters reserved for future*	The Delivery Section sets out the approach to successful planning application preparation and the process for efficient determination of proposals. The section has been reviewed in the light of the proposed new wording and the following amendments should be made: Para 6.1 delete "adequate" and replace with "a comprehensive scheme" Para 6.5 insert: ***Outline Planning Applications*** *Outline planning applications represent the first stage in the delivery of the Masterplan. Outline planning applications should be prepared in accordance with the Principles and Requirements set out in this Supplementary Planning Document (prepared in accordance with the PPS1 Supplement Eco-towns July 2009 and North West Bicester Masterplan documents as set out in Principle / Requirement 1 Developing the Spatial Framework.* *Outline planning applications can be made with*	Update Delivery Section

		determination. Guidance on the local requirements for planning applications is set out on the Council's website www.cherwell.gov.uk *Each outline planning application must include:* *Outline Application Forms, landownership certificates and agricultural holding certificate;* *Planning application drawings (for approval and in support);* *Description of development and parameters document;* *Design and Access Statement;* *Landscape Strategy;* *Environmental Statement or for subsequent applications a statement identifying where impacts have been previously assessed;* *Sustainability Framework;* *Transport Assessment;* *Framework Travel Plan;* *Energy Strategy;* *Water Cycle Strategy;* *Utilities assessment;* *Planning statement;* *Draft Heads of Terms;*	*some or all reserved matters reserved for future determination. Guidance on the local requirements for planning applications is set out on the Council's website www.cherwell.gov.uk* *Each outline planning application must include:* *Outline Application Forms, landownership certificates and agricultural holding certificate;* *Planning application drawings (for approval and in support);* *Description of development and parameters document;* *Design and Access Statement;* *Landscape Strategy;* *Environmental Statement or for subsequent applications a statement identifying where impacts have been previously assessed;* *Sustainability Framework;* *Transport Assessment;* *Framework Travel Plan;* *Energy Strategy;* *Water Cycle Strategy;* *Utilities assessment;* *Planning statement;* *Draft Heads of Terms;*	

		Statement of Community Involvement; *Affordable housing statement;* *Economic Strategy;* *Arboricultural report* *Cultural Strategy;* *Monitoring Plan* *Indicative masterplan in accordance with the NW Bicester masterplan;* *Information to assess site specific matters.* ***Pre-application Consultation*** *During the preparation of outline planning applications, applicants should partake in pre-application consultation with statutory consultees, including Cherwell District Council and Oxfordshire County Council. In addition, genuine public consultation should take place. This should include planning for real exercises and best practice from community engagement techniques.* ***Planning Performance Agreements*** *Prior to the submission of an outline planning application to Cherwell District Council, Applicants should seek to enter into a Planning Performance Agreement with the Council.* ***Reserved Matters*** *Reserved Matters applications should set out in*	*Statement of Community Involvement;* *Affordable housing statement;* *Economic Strategy;* *Arboricultural report* *Cultural Strategy;* *Monitoring Plan* *Indicative masterplan in accordance with the NW Bicester masterplan;* *Information to assess site specific matters.* ***Pre-application Consultation*** *During the preparation of outline planning applications, applicants should partake in pre-application consultation with statutory consultees, including Cherwell District Council and Oxfordshire County Council. In addition, genuine public consultation should take place. This should include planning for real exercises and best practice from community engagement techniques.* Insert at para 6.8: ***<u>"In order to facilitate effective processing of applications the Council will encourage pre-application engagement and the agreement of a Planning Performance Agreement with agreed timescales.</u>*** Insert at para 6.10:	

		detail the proposed development in the context of the wider masterplan. Reserve matters may include: 1. *Layout* 2. *Scale* 3. *Appearance* 4. *Access* 5. *Landscaping* *Additional detail will also need to be submitted and approved no later than the first Reserved Matters. Additional Strategic detail includes:* 1. *Design guidelines and design review;* 2. *Phasing;* 3. *Green infrastructure design and management strategy;* 4. *Travel Plan, plus access strategy including public transport;* 5. *Strategic SUDs strategy;* 6. *Strategic energy strategy;* 7. *Employment strategy* 8. *Cultural wellbeing strategy* 9. *LMO Implementation Scheme* 10. *Infrastructure delivery;*	***Reserved Matters*** *Reserved Matters applications should set out in detail the proposed development in the context of the wider masterplan. Reserve matters may include:* 1. *Layout* 2. *Scale* 3. *Appearance* 4. *Access* 5. *Landscaping*	

		11. *Affordable housing – phasing and distribution;* 12. *Compatibility and consistency with the masterplan.* *Design guidelines should address the following:* 1. *Principles of design of buildings: e.g. palette of materials, set back from streets, enclosure;* 2. *Streetscape: e.g. approaches to design of roads and footways/cycleways, approach to parking design; street lighting* 3. *Open space and play space e.g. layout of formal play , standards, principles of surveillance and access.* *The guidelines would provide a framework for the preparation of the Reserved Matters and other relevant details pursuant.* ***Section 106 Agreements*** *Developers will be expected to work collaboratively to deliver infrastructure associated with development proposals. These will be secured by way of legal agreements and /or conditions.*		
Barton Willmore	Appendix 1	Appendix 1 includes masterplan BIMP6 01 Rev B. Since submission of the masterplan to CDC in May 2014, amendments have been made to the	Agreed. Since the publication of the Draft SPD it has been agreed that the masterplan should be included in the main body of the document to	Incorporate revised masterplan in SPD.

		revised alignment of the strategic road. The revised masterplan should be included in the SPD.`	reflect its status to be adopted as the approved masterplan when the SPD is adopted.	
HS2 Limited	N/A	The site is outside of deposited hybrid Bill limits and the formal zone subject to Safeguarding Directions for Phase1 of HS2 therefore no comments	N/A	N/A
Oxfordshire County Council	Introduction	The SPD should make reference to NW Bicester forming part of a Garden Town and to the Government's vision for Garden Cities in the April 2014 Prospectus which emphasises high quality design with appropriate infrastructure and accessible green space designed in from the beginning.	Reference to Garden Cities does not add to the SPD in anyway other than providing background. It is considered however that it should be included in the introduction	Update text
Oxfordshire County Council	Introduction	The SPD should take account of the government's proposals for implementing national prescribed standards and optional (higher) standards for house building. In the case of water efficiency, the government's proposed optional standard is lower than that required by draft local plan policy Bicester 1. The achievement of higher standards is likely to be reliant on the willingness of developers to apply them as once the legislation comes into force, LPAs will be unable to impose standards above the optional standards.	The Housing Standards Review should not be included in the SPD	No change
Oxfordshire County Council	General – transport	Whilst the SPD highlights the STS for Bicester it should be stated that this will sit within the context of the overall Area Strategy for Bicester within the LTP4 and that any applications will need to demonstrate how they meet the overall strategy as well as the emphasis on the	LTP4 does not form part of the development plan therefore there is no requirement for proposals to demonstrate how they meet the strategy.	No change

		sustainable aspects.		
Oxfordshire County Council	Section 6	Section 6 sets out a range of on-site supporting infrastructure requirements and refers to the Infrastructure Delivery Plan in the Local Plan Part 1, which sets out the infrastructure requirements in the short, medium and longer term. Given that NW Bicester is coming forward through a number of outline and detailed planning applications by different developers, there is a need for mechanisms to ensure that supporting infrastructure can be adequately funded and delivered when and where it is needed. The SPD should set out what these mechanisms will be and how the will be applied through the development management process with, if necessary, further policy detail in developed through the Local Plan Part 2. It may be necessary for the Community Infrastructure Levy or other funding mechanisms to be used in the future to plug infrastructure funding gaps.	The delivery mechanisms for infrastructure funding are limited but include the following: 1. A framework all developers are expected to enter 2. Site specific SPD and 3. The community infrastructure levy although this is not yet in place for Cherwell District Council	No change
Oxfordshire County Council	Monitoring	Progress in delivering infrastructure against housing and employment delivery should be subject to annual monitoring as agreed in the statement of common ground between CDC and OCC as part of the local plan examination.	The SPD relies on the monitoring of the CLP and requirements of the Eco-towns Planning policy statement	No change
Oxfordshire County Council	Off-site infrastructure	The SPD is unclear how NW Bicester will contribute to off-site strategic infrastructure improvements required to support the overall growth of Bicester.–	The list of section 106 agreement requirements and off-site highways works should be included in the SPD once it is agreed with OCC	Add in list of Section 106 requirements and off-site highways works.

Oxfordshire County Council	Paragraphs 1.2 and 4.50	Para 1.2 and 4.50 summarise what NW Bicester will provide. It is not clear how a figure of 4,600 new jobs has been arrived at.	The job numbers proposed were agreed as part of the masterplan employment workstream and are incorporated in the economic strategy	No change
Oxfordshire County Council	Introduction Paras 1.5, 1.21 and 1.22	Introduction at paras 1.5, 1.21 and 1.22 should refer to the Local Plan, *including the Infrastructure Delivery Plan.*	There are references to the Local Plan and IDP in the SPD but these should be reviewed in light of this comment.	No change
Oxfordshire County Council	Para 2.29	Para 2.29 should clarify that the development will require a comprehensive approach to land assembly and phasing of development *and supporting infrastructure.*	The approach to comprehensive delivery is clearly set out in the document but a comprehensive approach to land assembly is not deliverable.	No change
Oxfordshire County Council	Paragraph 4.6	Para 4.6 refers to planning applications being required to be in accordance with the framework masterplan for the site; this should be expanded to include infrastructure plans.	An infrastructure plan has not been prepared and the SPD relies on the Local Plan IDP.	No change
Oxfordshire County Council	Development Principle 2 page 19 Paragraph 4.12	The requirement on page 19 – development principle 2 and para 4.12 – that all buildings should allow for zero carbon development will have cost implications for schools provision.	Noted – however zero carbon will have savings in operation	No change
Oxfordshire County Council	Development Principle 4	OCC support the requirements in development principle 4 for: - Provision of extra care housing - Provision of superfast broadband And will work with developers in exploring opportunities to provide digital access to	Support is welcomed	No change

		support assisted living.		
Oxfordshire County Council	Development requirement 4	OCC supports Development Requirement 4 for homes to meet lifetime homes space standards	Support is welcomed	No change
Oxfordshire County Council	Paragraph 4.21	OCC supports references to the investigation of the feasibility of a local heat network for Bicester and the aspiration to connect proposed developments to the Ardley ERF to provide a heat supply.	Support is welcomed	No change
Oxfordshire County Council	Paragraph 4.51	Employment use classes: paragraph 4.51 states that: *"Larger scale commercial development comprising general industrial uses (within Classes B1 (b) and (c) and B2 of the Use Classes Order) and storage and distribution (within Class B9 of the Use Classes Order) with office use (Use Class B1 (a)) is proposed by the Cherwell Local Plan."* This paragraph should reflect that Policy Bicester 1 stipulates *limited B2 and* B8 uses.	Agreed. Need to ensure SPD is consistent with Local Plan Policy in terms of employment requirements.	Amend references to employment requirements to ensure consistency with the Local Plan.
Oxfordshire County Council	Development Requirement 4(a)	Development Requirement 4 a – Homeworking is a positive inclusion as this will be one element in offering people choices i.e. whether there is a need to travel at all on certain days	Noted	No change
Oxfordshire County Council	Development Requirement 6 – Transport	This positively sets out the aims to reduce car dependency which is fundamental for this site but also recognises the need to mitigate particularly highway impacts naming the Howes Lane and Bucknell Road improvements. It is	Noted	No change

	Movement and Access –	good to see the walking and cycling connections near the top of the list but it may help to make this clear that this in not only about connections within the site but equally important will be the walking and cycling connections with key destinations within the existing town. This is picked up under the first paragraph but could be clearer here.		
Oxfordshire County Council	General – transport	Whilst it is important that in the context of this development the STS is highlighted it should be stated that it will sit in the context of the overall area strategy for Bicester within LTP4 and that any aspirations will need to demonstrate how they will meet the overall strategy as well as the emphasis on the sustainable aspects.	Noted. The SPD refers to the LTP and the STS also recognises the context of the LTP in terms of the overall strategy for Bicester.	No change
Oxfordshire County Council	Development Requirement 6 (a)	DR6 (a) should also include provision of bus infrastructure.	Agree. Include reference to bus infrastructure	Insert reference to bus infrastructure
Oxfordshire County Council	DP6(c) para 4.97	Paragraph mentions the downgrading of Bucknell Road. This is not the right phrase as it implies changing the category of the road. This road is not An "A" or "B" class road and does not need downgrading. It would be more accurate to simply talk about the intention to make the route northbound out of Bicester more circuitous to reduce the impact on Bucknell village.	The phrase "downgrading" has been taken from the NW Bicester masterplan documents and based on this comment should be revised.	Remove reference to "downgrading" and replace with appropriate wording.
Oxfordshire County Council	Paragraph 4.110	Para 4.110 – "perhaps stopping to use the local facilities" – the design of any stopping points will need to take account of the need to keep traffic flowing along the corridor, be it at	Noted. Remove reference to the urban boulevard facilities	Amend text

		reduced speeds.		
Oxfordshire County Council	DP6 (d) – Public transport Paragraph 4.116	Para 4.116 adds nothing to the public transport principles for this development. It perhaps just needs a linking sentence between this paragraph and 4.117 along the lines of, "with limited and managed car access, but with positive design features for bus users."	Noted. Provision for parking for non-residential uses is required and planned	No change
Oxfordshire County Council	Development Principle 6 (c) Howes Lane	If the preferred speed limit of the realigned Hoses Lane is 30mph it must be ensured that design, including for example types of crossing, support this so that it is as far as possible self-enforcing, to deliver the best possible amenity and safety for pedestrians and cyclists. If a higher speed limit is adopted even more care will need to be given to ensuring that the crossing provision for pedestrians and cyclists is to a very high standard.	Noted. The input of OCC is welcomed and will continue to be required as the proposals for the urban boulevard progress	No change
Oxfordshire County Council	Paragraph 2.22	Archaeology comments remain the same as for the previous response to the draft masterplan. Although this SPD does mention that archaeological deposits have been identified within the application area, it would still be beneficial for the SPD to specifically acknowledge that further stages of mitigation will be required ahead of any development. Insert: "The site is located in an area of archaeological interest identified by a desk based assessment, aerial photographic survey, geophysical survey and a trenched evaluation. These are summarised in Chapter 10 of the Strategic Environmental Report. The archaeological evaluation recorded a	Accept suggested insertion: "The site is located in an area of archaeological interest identified by a desk based assessment, aerial photographic survey, geophysical survey and a trenched evaluation. These are summarised in Chapter 10 of the Strategic Environmental Report. The archaeological evaluation recorded a number of archaeological features across the site including a Neolithic pit, a Bronze Age "Burnt Mound" as well as Iron Age and Roman settlement evidence. The archaeological features recorded during the evaluation are not considered to be of such significance to require physical preservation but will require further investigation ahead of any development. This	Insert text

		number of archaeological features across the site including a Neolithic pit, a Bronze Age "Burnt Mound" as well as Iron Age and Roman settlement evidence. The archaeological features recorded during the evaluation are not considered to be of such significance to require physical preservation but will require further investigation ahead of any development. This can be secured through a condition on the planning permission. There will be a need for this further scheme of investigation."	can be secured through a condition on the planning permission. There will be a need for this further scheme of investigation."	
Oxfordshire County Council	Development Requirement 8 – Local Services	OCC Property comments. PUPIL DROP OFF. Primary school. The housing developer is to provide off-site parking prior to the completion of the Primary Schools. Off-site parent parking to be provided for 50 vehicles for each or such other number as required by the Highways Authority based on verifiable "drop-off" assessment provided by the developer, suitable for dropping off and collecting children attending the Primary School which is freely available for such use and which affords safe, convenient and free flowing access to the Primary School Site [and where this is not reasonably practicable in time for the opening of the school to use reasonable endeavours to provide temporary drop off facilities as aforesaid and which are freely available for such use and which afford safe and convenient and free flowing access to the Primary School Site until the permanent area is available] NB No parent drop will be permitted on the school site itself. An offsite 2 coach drop off/pick up lay by facility will be required adjacent to the entrance	Noted. These requirements do not reflect the location of schools within 800 metres of all properties and the desire for walking and cycling.	No change

		to the school.		
Oxfordshire County Council	Development Requirement 8 – Local Services	Secondary School. The housing developer is to provide off-site parent drop off parking prior to the completion of the Secondary Schools. Off-site parent parking to be provided for a number of vehicles as required by the Highways Authority based on a verifiable "drop-off" assessment provided by the developer, suitable for dropping off and collecting children attending a 1200 place Secondary School which is freely available for such use and which affords safe, convenient and free flowing access to the school site [and where this is not reasonable practicable in time for the opening of the school to use reasonable endeavours to provide temporary drop off facilities as aforesaid and which are freely available for such use and which afford safe and convenient and free flowing access to the Secondary School Site until the permanent area is available] NB no parent drop .will be permitted on the school site itself. An offsite 4 coach drop off/pick up layby facility will be required adjacent to the entrance to the school for pupil pick up and drop off during the school day for trips related to the curriculum. In addition to this, appropriate access provision will be provided for an onsite coach drop off facility at the start of day for pupil drop off by coach.	Noted. These requirements do not reflect the location of schools within 800 metres of all properties and the desire for walking and cycling.	No change
Oxfordshire County Council	Development Requirement 8 –	DESIGN PRINCIPLES. Primary School sites. No dead end roads should be situated adjacent to schools and the road layout should allow for	Noted. These principles are too detailed for the SPD and should be appended to the document.	Include principles in an appendix.

	Local Services	circular routes to prevent the need to reverse in the road. To encourage sustainable travel initiatives, schools should be accessible from at least two sides of the school site. See the "Typical Example" at the end of the Educational Requirements doc. Ideally there will be 3 vehicular entrances located strategically around the perimeter Noise generation around school sites should be minimal. For example, proximity to the railway, major roads, energy centres etc. should be avoided. The noise level on the boundary of the school playing field should not exceed 40 dB LAeq, 30 min Sites should be generally rectangular with the minimum site frontage being 110m. This may need to be increased, as might the site area, if the site is irregular in shape. The design of school sites is bespoke such that the location of the buildings or proximity of buildings to the boundary cannot be unreasonably constrained. Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision, restrict long term site flexibility etc. Again, site area may need to be increased. All existing buildings, foundations and		

		underground obstructions are to be removed No services are to cross the site and for overhead high voltage power lines [i.e. greater than 1000V they are not to be within 200metres of any school site. School sites should be as level as possible to limit the need for abnormal cost.		
Oxfordshire County Council	Development Requirement 8 – Local Services	Secondary school site No dead end roads should be situated adjacent to schools and the road layout should allow for circular routes to prevent the need to reverse in the road. To encourage sustainable travel initiatives, schools should be accessible from at least two sides of the school site. See the "Typical Example" at the end of the Educational Requirements doc. Ideally there will be up to 6 vehicular entrances located strategically around the perimeter. The road layout and the school site should allow for entrances that can facilitate an on-site coach drop off area. This will need to be strategically situated to enable the areas to double up for other functions once the school day commences. So it cannot be situated at the front of the school. NB this facility will not be used for parent drop off Noise generation around school sites should be minimal. For example, proximity to the railway,	Noted. These principles are too detailed for the SPD and should be appended to the document.	Include principles in an appendix.

		major roads, energy centres etc. should be avoided. The noise level on the boundary of the school playing field should not exceed 40 dB LAeq, 30 min Sites should be generally rectangular with the minimum site frontage being 110m. This may need to be increased, as might the site area, if the site is irregular in shape. The design of school sites is bespoke such that the location of the buildings or proximity of buildings to the boundary cannot be unreasonably constrained. Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision, restrict long term site flexibility etc. Again, site area may need to be increased. All existing buildings, foundations and underground obstructions are to be removed No services are to cross the site and for overhead high voltage power lines [i.e. greater than 1000V they are not to be within 200metres of any school site. School sites should be as level as possible to limit the need for abnormal cost. The above comments are by no means exhaustive. Once OCC has received more detailed information it can visit the site and assist with proving layouts which may help to		

		underwrite or otherwise the locations of the schools.		
Oxfordshire County Council	General – fire service provision	OCC Fire service Recommend the SPD requires the provision of Automatic Water Suppression Systems (AWSS) to be fitted to all buildings – see detailed comments Access for fire fighting – access to the proposed sites and premises to be in accordance with guidance in the current edition of Approved Document B to the Building Regulations volumes 1 and 2 Water supplies for fire fighting – recommend provision of adequate and appropriate water supplies (fire hydrants) in accordance with Building Regulations.	Noted. AWSS cannot be required but should be included in the SPD as a recommendation. Building Regulations pick up access for fire fighting and water supplies for fire fighting could be dealt with by a condition.	No change
Oxfordshire County Council	Development Principle 2	References to the investigation of the feasibility of a local heat network for Bicester and the aspiration to connect proposed developments to the Ardley ERF to provide a heat supply are supported in particularly DR2 and paragraph 4.21 DR10 Water also refers to utilities and infrastructure which allow for zero carbon and consideration of sourcing heat from the Ardley ERF. This is not mentioned in the requirements or implementation paragraphs supporting this principle which relate primarily to waste and sewage treatment. Either a brief explanation or cross reference to DR2 would be helpful here.	Support is welcomed. Reference to utilities has been reviewed and a cross reference to DP2 included	Revise text

Oxfordshire County Council	Development Principle 12 and Development Requirement 12	DP12 Waste and DR12 are supported and the link made with targets for recycling and composting in the OJMWMS is welcomed	Support is welcomed	No change
Oxfordshire County Council	Paragraph 4.157	Paragraph 4.157 notes that waste growth has been falling since 2007. However, more recently there has been waste growth in Oxfordshire which could be up to about 2% this year.	Insert at end of paragraph: More recently there has been a growth in waste in Oxfordshire which could be up to 2% this year	Insert suggested text
Oxfordshire County Council	General - waste	The SPD should refer to the OJMWMS Policy 3 which aims to help households and individuals reduce and manage their waste in order to ensure zero waste growth or better municipal waste per person per annum. Applicants should be aware of this in developing their Sustainable Waste and resources plans and consider how they could help achieve the waste reduction target. Bicester already has a good basis for this that could be built on in the existing sustainability and reuse centre at Bicester Green.	Insert: "The Oxfordshire Joint Municipal Waste Management Strategy (OJMWMS) Policy 3 aims to help households and individuals reduce and manage their waste in order to ensure zero waste growth or better of municipal waste per person per annum. Applicants should be aware of this in developing their Sustainable Waste and Resources Plans and consider how they could help achieve the waste reduction target. Bicester already has a good basis for this that could be built on in the existing sustainability and reuse centre at Bicester Green."	Update SPD text at para 4.162
Oxfordshire County Council	Waste infrastructure	Infrastructure – It is noted that the draft heads of terms for infrastructure contributions in paragraph 6.13 include waste collection. This should include the provision of additional household waste recycling centre capacity (HWRC) capacity. The nearest HRWC to Bicester is at Ardley and planning consent for	Noted	No change

		this expires in 2019. OCC will be developing the strategy for HWRC provision later this year and this will consider how best provision should be made in the future. However, Ardley HWRC already experiences high demand and is overcapacity for some periods at peak times. Whether provision is made at the existing or an alternative site, development will increase demand for HWRC services. Ensuring adequate provision is made for re-use, recycling and composting facilities for new residents will help to implement SPD DR12 and contribute towards achieving waste reduction, recycling and composting targets.		
Oxfordshire County Council	Biodiversity	The nature reserve and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform with NPPF (paragraphs 9, 109 and 118), local planning policies and the objectives of this draft SPD.	Noted	No change
Oxfordshire County Council	Green infrastructure and landscape	The SPD should state that all development within the NW Bicester Eco town needs to be in line with the North West Bicester Masterplan green infrastructure and landscape strategy, May 2014.	Add: "All development should to be consistent with the Green infrastructure and Landscape Strategy May 2014"	Amend text
Oxfordshire County Council	Biodiversity	The reference to a need for a Biodiversity Strategy to be submitted with each application is supported, but this should refer to the biodiversity strategy that is approved for the	Add: "A Biodiversity Strategy which builds on a biodiversity strategy for the masterplan area shall accompany planning applications."	Amend text

		whole NW Bicester site, as the whole needs to be considered comprehensively not taking a piecemeal approach to individual developments, The wording of DR9 (e): Biodiversity (page 45) should be amended to insert additional wording so that it reads *"A biodiversity strategy, which is part of an approved biodiversity strategy for the whole masterplan area shall accompany planning applications."*		
Oxfordshire County Council	Development Requirement 9 (e) Farmland bird compensation	Farmland bird compensation – whilst the wording in the draft SPD DR 9 (e) Biodiversity that *"Biodiversity mitigation and enhancement should be incorporated into development proposals to provide a net biodiversity gain"* is supported, it is not possible to mitigate for the impact on farmland birds on the site. As this is a site-wide impact, all developments within the eco town should be expected to contribute to this mitigation. Therefore, it is suggested that the wording is amended to *"…development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact of farmland birds on the site. As this is a site-wide impact all developments with the masterplan area should be expected to contribute to offsite mitigation."*	*Add: "As it is not possible to mitigate for the impact of farmland birds on the site. As this is a site-wide impact all developments with the masterplan area should be expected to contribute to offsite mitigation.*	Amend text
Oxfordshire County Council	Biodiversity – monitoring and managem	Appropriate management and monitoring could be crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the	Noted	Review monitoring references

	ent	mitigation and enhancement measures. Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified, if necessary.		
Oxfordshire County Council		The District Council should ensure that they seek the advice of their Countryside Officer on the draft SPD, who could provide more detailed comments.	Noted	No change
The Dorchester Group	DP6	Support requirement that proposals must demonstrate an understanding of existing routes and provide a considered response that enhances access and connections and seeks to improve/remove barriers to movement on and off site. This is proposed to be achieved by providing a high standard of connections which are fully integrated with existing developments and communities, through the provision of new and/or improvements to existing connections.	Support is welcomed	No change
Oxfordshire County Council	Para 4.87	Note and commend the aspirations of the SPD in terms of achieving a significant degree of self-containment.	Noted	No change
Oxfordshire County Council	Para 6.13	Does not make reference to sustainable transport/bus service improvements even though such requirements are previously identified (para 6.12).	Add reference to sustainable transport/bus service in HoTs	Add sustainable transport bus service to para 6.13
Oxfordshire County Council	Delivery	There is uncertainty as to the relationship between those planning obligations sought in the SPD and the future requirements imposed by CIL rates which will be mandatory upon	Include reference to CIL in SPD as a position statement from CDC. Check CLP reference and cross refer.	No change

		adoption.		
Oxfordshire County Council	Sustainable transport	Provision of sustainable transport measures are critical to the achievement of the sustainability objectives of the SPD and as such further clarity is sought on the mechanism through which obligations will be secured.	Add "provision of sustainable transport measures" to HoTs	Update HoTs
Mr K Kidney	Transport	Distances to bus stops	The masterplanning ensures that all homes are 400m from a bus stop	No change
Chiltern Railways	Sustainable Transport	Support emphasis on sustainable transport links. Extend this to the development of excellent bus, cycle and pedestrian links from the site to Bicester North station as well as between the stations.	Support is welcomed	No change
Chiltern Railways	Sustainable Transport	Support creation of dedicated walking and cycle pathways between the stations and employment sites in NW Bicester	Support is welcomed	No change
Maureen Kelly Miller	N/A	Various comments relating to a site at Fringford Road	This site is outside the masterplan boundary and therefore the comments are not relevant to the SPD consultation	No change
Judy Kleinman	General	Why has eco-town increased from 4,000 to 6,000 homes?	The masterplanning of the site has shown that it has the capacity to accommodate up to 6,000 homes	No change
Judy Kleinman	Setting of Caversfield House	The impact of the development on Caversfield House	The masterplanning and green infrastructure development principles address the issue of the treatment of site boundaries. The exemplar planning application has considered the impact on St Lawrence's Church and has also considered the impact on Caversfield House	No change

Mr V N Smith	General	Generally supportive but some concerns about traffic and comments relating to schools	Support is welcomed. The SPD seeks to address the impact of the proposed development on the highways network and local services including schools	No change
Environment Agency	Development Principle 9 – GI and Landscape	Although we fully support the concept of multi-functional green space, this should not cause derogation or compromise specific uses and values of GI by trying to integrate too many activities and uses in one place – the nature reserve area as an example should strike the right balance between access and enjoyment and robust habitat design which allows wildlife to thrive.	Noted	No change
Environment Agency	Principle 9(e) – Biodiversity	Each application strategy should also state the proportional contribution they will make to the offsite mitigation for farmland birds, which forms an essential part of the overall net biodiversity gain calculation for the development. There also needs to be reference made in each application to the monitoring of the performance of the habitats safeguarded and created in terms of species present, habitat development etc., which should inform management decisions and actions; this monitoring is essential to assessing the success of the Biodiversity Strategy and measuring as to whether the objective of net biodiversity gain has been achieved. There also needs to be a commitment in each application to the funding of the ongoing management of habitats and GI and identification of the means by which this is to be resourced.	Noted	No change

Environment Agency		Each application should demonstrate how it is working to deliver the overall concepts and detail of the GI and Landscape Strategy for the whole development area – and how this will contribute to achieving a net biodiversity gain across the whole of the Masterplan site.	Noted	No change
Environment Agency	Section 5 – Design Principles	It may be appropriate to have a design principle that covers the design of natural green space, in order to show how multi-functional uses are to be incorporated and conflicts avoided between nature conservation objectives and other uses of the site.	Noted	No change
Environment Agency	Development Principle/ Requirement 10 – Water	Although we fully support the content of this section it could be more explicit about foul water disposal principles and requirements e.g. that each planning application should demonstrate that there is adequate foul water infrastructure to convey and treat foul water flows from the development (either new infrastructure or upgrades to existing infrastructure) in line with the phasing of development as proposed. Each planning application should demonstrate consistency with the Masterplan and the other planning applications within the site. This is to avoid sewerage flooding, pollution and knock impacts to water quality, biodiversity, public amenity etc.	Noted. It is difficult to be specific about the mechanism however, the SPD can require each application to make provision for adequate infrastructure to support water provision and disposal on the site.	No change
Environment Agency	Paragraph 6.9	6.9 – sure this is not an exhaustive list but things like the requirement of a FRA and WCS are not mentioned	Noted, include reference to FRA and WCS	No change

Environment Agency	Paragraph 6.12	6.12 – again sure this is not an exhaustive list but contributions for GI/biodiversity management is not mentioned but is clearly critical to ensure habitats are maintained to continue to provide their GI/biodiversity gain service role in the long-term	Noted	Minor change