

APPENDIX A			
Issue	Comments	Officer response	Proposed changes
Development sites	Use existing "Brown belt" land NOT productive farmland as proposed Additional housing at Gavray drive and land east of the town will not encroach on existing rural communities. Use the Bicester Airfield. Use brownfield sites instead of greenfield agricultural land. Surely this is what an "eco" monicker is all about The vision not shared by landowners	The document sets out the aspiration for the town as a whole and does not seek to identify development sites. This is the role of the LDF Gavray Drive already has permission for housing but this is not sufficient to meet the housing need identified in the LDF Core Strategy. Bicester airfield has been designated a conservation area due to its historic character and importance and therefore significant development would not be appropriate. Land owners at NW Bicester are all now aware of the proposals. A number have expressed a willingness to see their land developed.	No change
Facilities	NW Bicester needs Super Market, Doctors Surgery, Chemist or within a 5 min route to bicester Town centre. A regular public transport system that runs weekends and evenings a wheelchair friendly bungalows	The vision acknowledges that the town needs new facilities.	Add P4 Accessible housing Amend P6 Improve non vehicular links.....taking into account the needs of wheelchair users and others with impaired mobility.
NW Bicester	The allocation (of NW Bicester) is not challenged in principle creating sustainable housing and employment at this location. TVP have highlighted previously the clear sustainability credentials of the land at Howes Lane and the opportunity it presents to deliver a well-located and comprehensive urban extension that would relate well to existing approved development at South West Bicester.	Noted	
NW Bicester	The fragmented nature of land ownership at NWB, it appears unlikely that consensus would be reached across all landowners to enable deliverability of the allocation within the near future. Provision should be made for staged development to come forward in this location, consistent with the objectives of the allocation.	The private sector is progressing with land assembly and has acquired land for the first phase of development. Land acquisition will continue as the masterplan is prepared.	No change
Town centre redevelopment	Have the new plans for the Centre of Bicester taken into account Environment Sustainability? Town needs to be revamped otherwise people will shop elsewhere. The redevelopment will offer a choice of supermarkets leisure facilities and more restaurants and cafes, which will entice locals to use the facilities.	The vision seeks to ensure all new buildings are built to high environmental standards. The town centre development was approved prior to the vision being produced and it is not possible to retrospectively impose new requirements.	No change
Lighting	Street lights in towns are left on, shopping centre lights on all night it makes a mockery of what is planned for the future.	OCC are responsible for street lighting and this comment will be passed to the highway engineers for consideration.	No Change

Timeline	Needs a high level timeline with milestones to review and confirm/refine next steps. Eco Town is planned to be built over 30 years	The vision does not include build rates or a programme of development. However historic build rates from other sites in Bicester have been used in other documents to predict the rate development is likely to take place.	Add Introduction explaining the purpose of the document and timescales (short, medium and long term).
Climate change adaptation	Focus on improvements to the sustainability of existing settlements to meet climate change objectives. Existing settlements comprise significant older building stock, upgrade of which is essential but remains largely unaddressed eco towns will not seriously address population and climate change issues	The need to focus on Bicester and the existing buildings as well as new buildings is recognised in the vision. What can be achieved is limited by funding available but a scheme to provide very affordable insulation measures has been launched. Eco Towns were designed to be national exemplars showing what could be achieved but it is recognised that they can not address climate change issues alone and can not address wider issues relating to population.	No change
Upper Heyford	Upper Heyford is a more suitable brownfield site for a new community	Planning permission has already been granted for development at Upper Heyford. The size of development at Upper Heyford is limited by planning policy due to the unsustainable location accessed from rural roads.	No change
Plan showing key sites in Bicester	The document doesn't provide a map of the site.Does the outline of the site (as presented on the Cherwell district council web site) remain unchanged?	A site location plan of NW Bicester and other development sites may be useful and has been considered. The Cherwell District Council website is accurate.	Include a map of Bicester
Social problems	Unemployment Teenage pregnancy, crime and deprivation	The Cherwell Sustainable Community Strategy sets out to reduce inequality and reduce deprivation. The vision seeks increased employment opportunities, enhanced facilities and greater community involvement. The vision does not target any particular section of the community but seeks greater community involvement within the town.	No change
Communication Engagement	Communication with the whole town is essential, not just consultation, but engagement. How can Eco Bicester Strategic Delivery Board create an eco town to an "eco" town standard. How widely this consultation is being made public only discovered it on website How do you expect to engage with people of Bicester?	The Eco Bicester One Shared Vision has been widely publicised and a summary of the consultation process will be included in the revised document. The vision has been subject to consultation the final version of the document will make reference to this. Extensive consultation was also carried out through the LDF core strategy on the strategic allocation. Once a planning application is received there will be further opportunity to comment on the proposals. The consultation that has been undertaken on the vision will shape the final document.	Insert comment on consultation as part of preparation of Vision. Add a description of consultation carried out.
Planning policy	Cherwell's housing targets. NW Bicester proposal is over-development, now the South East Plan is scrapped. There are housing proposals for the MOD land at Graven Hill. Further housing development needs infrastructure improvements	The amount of development to be accommodated in the town and the best location is identified in the draft Core Strategy. The vision reflects the LDF strategic allocation for NW Bicester but does not seek to allocate land as this is not its purpose.	No change

		The need for infrastructure improvements is recognised in the Vision.	
Planning Policy	<p>This document provides a helpful framework for development in Bicester, but is outside the Core Strategy process and has not been established as planning policy. Therefore, Defence Estates is keen to understand how the vision will be linked to the Core Strategy process and ultimately implemented.</p> <p>This document provides a helpful framework for development in Bicester, but is outside Core Strategy process and has not been established as planning policy. Therefore, Defence Estates is keen to understand how the vision will be linked to the Core Strategy process and ultimately implemented.</p> <p>Alternative means of delivering the objectives of the Draft Core Strategy (DCS) and realising the Vision set out in this consultation paper could and should be explored.</p>	Noted. The intention is to align the emerging Core Strategy and LDF policies with the vision document as the basis of local standards for eco development.	No change
MOD Bicester	If Graven Hill site was used to supply some of the Eco housing the aims here would be far easier to reach.	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change
MOD Bicester	The MOD has suggested the provision of land to the south of the town, some of the development should be in that area on brown land rather than on green land in the north.	The land was not available at the time of the publication of the Eco Towns PPS. It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy.	No change
MOD Bicester Graven Hill	Defence Estates is seeking to develop a sustainable mixed use scheme at Graven Hill comprising employment and residential development which contributes to creating a town where people choose to live, work and spend their leisure time and meet objectives set out in 'Shared Vision'. Currently seeking allocation of Graven Hill site through Core Strategy process. Approximately 4,000 new jobs at Graven Hill site along with 1650 new homes, including affordable housing; an appropriate level of infrastructure, for example primary school, local shops, community centre, doctors' surgery, play areas and attractive green spaces, supported by improved transport links.	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change

MOD Bicester Graven Hill	Redevelopment of MOD site provides an opportunity to create a sustainable urban extension on brownfield land. This would reduce pressure on greenfield sites. Site has good access to the strategic road network, existing bus network and is within 1 km walk of Bicester Town railway station, and 2 km of Bicester North railway station. Proposals provide a boost to the local economy with additional jobs. MOD Bicester's rail connectivity represents a unique opportunity to improve freight transport links in the South East.	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change
MOD Bicester Graven Hill	Graven Hill is an opportunity to create a community built around an existing Rail system which could be used as a Tram/transit system. This would ease land acquisition issues.	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change
MOD Bicester Graven Hill	There are no cultural, environmental or specific flood risk designations within the Graven Hill site.	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change
MOD Bicester Graven Hill	Graven Hill site is previously developed, brownfield land; is within walking distance of Bicester town centre; is well served by bus and rail networks; would enable new business uses to be located within easy travel distance to London and Birmingham by train; has no significant constraints to development; is within single ownership; has existing infrastructure and services	It is not the role of the Vision to allocate land. The site has not been identified as a strategic site allocation in the emerging Local Development Framework (LDF) but will be considered as part of the LDF process in view of representations that have been made to the draft Core Strategy. NW Bicester is identified as the strategic site allocation in the LDF draft Core Strategy for growth in Bicester. The Vision sets out the aspiration for the existing town as well as for future development. If in the future MOD landholdings were to be developed it would be important that they contributed to the achievement of the Vision.	No change

MOD Bicester Graven Hill	Building neighbourhoods which are desirable, improve community cohesion and that are economically active and robust are key to sustainable development and therefore success of Eco Bicester. Other objectives will be more easily delivered if the first two objectives are given primacy.	The Vision seeks a rounded approach to creating a sustainable town. It is not considered appropriate to rank the objectives.	No change
MOD Bicester Graven Hill "workability" (affordability)	Apply objective of 'workability' to vision. Sustainability can be embedded as a way of life without relying on a dramatic shift in lifestyle. With careful planning, sustainable approach can also be the path of least resistance i.e. where it is both more convenient and more cost-effective to take the 'eco-approach'; Eco Bicester should recognise impact of market forces that either work in favour of the vision or could prevent its success. Examples of workability that would contribute to success of Eco Bicester: For land owners and developers, developments need to be financially attractive therefore planning process should take account of this and allow for a balance to be struck between various eco-standards on each development. Over-loading a development with even greater infrastructure cost than exists on a normal development will deter developers from funding infrastructure that must comply to novel and therefore relatively untested standards.	It is desirable to make the sustainable option the easiest option for people to take. To achieve the Vision more sustainable life styles will be required. The importance of viability is noted. The emerging LDF and individual planning applications will assess the deliverability of individual proposals. However it is important that the Vision clearly sets out the towns aspirations and it will be expected that these will be taken into account by landowners and developers in assessing the value of land.	No change
MOD Bicester Graven Hill	For residents of new developments, communities and environments created must be built on the principle of making the sustainable way the most attractive way e.g. public transport must self-evidently be optimum form of transport in a similar way to the Tube in London. For example, at Graven Hill very desirable open spaces will provide not only recreational space but will be well-connected to provide green links between homes, jobs, community facilities and services. Also, there will always be a contingent of residents in Bicester who will travel outside the district for work. With its close proximity to an improved Bicester Town Railway Station, Graven Hill is a location where public transport would form the preferred method for getting to London and other key locations outside district boundary.	NW Bicester is allocated as a strategic site in the Draft Core Strategy. It is not the role of the Vision to allocate land. The ability to achieve a sustainable development, including effective public transport at Graven Hill has yet to be demonstrated.	No change
LDF Core Strategy	A contingency site as stated in the DCS is Phase 2 at SW Bicester could be released to meet housing need however it would only be capable of accommodating circa 750 dwellings, therefore it would need to be delivered alongside other sites. The DSC has acknowledged that NW Bicester is the most sustainable location to bring forward strategic development within the District; it therefore follows that a valid contingency should involve adjustments to the Eco-Town policy in the first instance, prior to releasing any alternative sites.	The amount of development to be accommodated in the town and the best location is identified in the draft Core Strategy. The vision reflects the LDF strategic allocation for NW Bicester but does not seek to allocate land as this is not its purpose.	No change

LDF Core Strategy	Due to the reduced housing targets after the revocation of the RSS, the residual figure to be provided at Bicester would be approximately 2,000 -2,500 dwellings before 2026. The revised housing requirements would not necessitate a development to Eco Town proportions. As it is not currently possible to plan for the allocated site in it's entirety, it would be more appropriate to bring the eco-development forward in smaller, neighbourhood-sized areas in accordance with overarching set of plan.	The amount of development to be accommodated in the town and the best location is identified in the draft Core Strategy. The vision reflects the LDF strategic allocation for NW Bicester but does not seek to allocate land as this is not its purpose.	No change
General comments Howes Lane	The approach of Eco Bicester in addressing climate change impact of existing dwellings is welcomed. Improving environmental performance of existing housing stock should also be explored. Environmental tariffs placed on new build properties in lieu of higher code ratings may be pragmatic response to challenge of delivering to code level 5 and 6. It may also achieve wider benefits and persuade the existing population that new build development really can offer direct benefits to all. This could be in form of a grant fund that residents could apply to for match funding for instance, which would bring about an overall increased benefit and would not be reliant on central government funding. Howes Lane itself represents only section of the ring road around Bicester which has not been widened. This provides a unique opportunity to extend the built up area of Bicester and deliver an early 'gateway', phase of the Eco-suburb development which could readily integrate with the existing urban fabric. A concept statement, prepared by RPS on behalf of TVP in support of allocation for residential and employment at Howes Lane, was submitted to Cherwell DC in July 2007 demonstrates there are no impediments to delivery of the site as a natural and practical extension to Bicester. NW Bicester not a freestanding 'eco-town', but major urban extension with potential for excellent sustainability credentials by tapping into the existing public transport and community infrastructure to achieve the wider objective to improve social and economic containment of Bicester. Smaller eco-neighbourhoods would work in harmony with existing infrastructure and increasing the ability to retrofit existing building and provide inspiration for behavioural change in existing residents. This would enable the appropriate changes to take place for the creation of 'Eco Bicester' in line with the vision.	The vision sets out an aspiration for retrofitting the existing housing stock and other buildings in the town. It sets out eco standards for the eco development at NW Bicester but also other new development where appropriate. The amount of development to be accommodated in the town and the best location is identified in the draft Core Strategy. It is important that the development at NW Bicester is developed in accordance with a detailed masterplan that delivers a comprehensive scheme for the site as a whole.	No change
RAF Bicester	Airfield as recreational centre	The airfield forms part of the technical site and is currently not available. A Development Brief has been prepared by CDC for the site.	No change

