

Annex 3

Table showing summary of consultation responses and proposed changes to Draft Eco Bicester One Shared Vision			
Section Ref.	Comments	Officer response	Proposed changes
Introduction	Over the past 10 to 15 years Bicester has grown. Local facilities have not kept up with growth. New developments for the town centre will only provide adequate facilities for the current residents. Confusion over population – need to be clear on population now and in 2026 (introduction). Whole project to be looked at in a holistic and integrated way and that various possible areas for development are being considered as a whole not as individual projects. Concerns about whether there would be different standards of living for those in the new eco development.	The vision acknowledges that the town needs new facilities. The development at NW Bicester will need to provide facilities to serve the increased population. Purpose of the vision to set out the aspiration for the town rather than identify specific projects. References to population growth and timescales should be confirmed. Following the adoption of the Vision and the LDF Core Strategy further consideration will be given to developing action plans.	Add separate Introduction explaining the purpose of the document and relationship with the appendix. Add separate section on Infrastructure <i>“All new development will need to provide or contribute to the provision of facilities to serve the increased population.”</i> Add “All new development must be integrated with the existing town to support the creation of a vibrant place.” Insert additional text referring to integration and holistic approach
The Vision	BTC considers that purpose of document is to set out wider targets and goals for town and is very pleased to see that it has been significantly influenced by BTC’s own vision document, published earlier this year. BTC members are very pleased to have been involved throughout the process. They have attended two workshops and a Bicester Vision session and understand that all comments made at those sessions will be taken into account. Eco principles reinforced in such a way that the Vision informs all future developments, commercial, retail or domestic, to adhere to the highest eco standards. Technical appendices are surplus to requirement and should be removed, since they confuse the document Re-emphasise eco principles apply to the whole of Bicester and any new developments in and around Bicester. It would also like to see greater emphasis on concept of building homes and sustainable communities not simply houses.	It is recognised that “sustainable” can be interpreted in many ways and throughout the document the term is used to refer to social, economic and environmental sustainability. It is recognised that “sustainable” can be interpreted in many ways and throughout the document the term is used to refer to social, economic and environmental sustainability The term “sub region” applies to the wider area. Service industries form an important part of diverse and resilient economies	Replace “sustainable” with “environmentally friendly. Replace “sustainable” with “long term” Replace references to sub region with “surrounding area”.
The Vision	Thames Valley Police (TVP) broadly supports the principles set out within the One Shared Vision document.	The comment and support is welcomed.	Suggested no change
The Vision	Flexibility and diversity. Rapid growth and expansion without the necessary concomitant development of infrastructure has meant a loss of both practicality and small town feel.	The vision acknowledges that the town needs new facilities.	No change
The Vision	Excellent, but perhaps more idealistic than realistic.	Noted support is welcomed	No change
The Vision	What are sustainable jobs?	The term sustainable/sustainability is used throughout the document and needs to be defined for	No change

Annex 3

		consistency. In this context it refers to jobs that can be sustained in the long term	
Vision	The vision should say 'improving transport, health and leisure choices' – people want their local facility to be good enough not the choice to travel to one that is better.	Agreed	Replace “offering” with “improving” in Vision statement
Vision	Vision is not grand enough in its ambitions, not time specific and lacks real aspiration. It does not inspire. Need to set a longer timescale, 50 years, with flexibility to reflect changing need along the way. No timescales or benchmarking for monitoring progress. Vision needs to set targets.	The document sets a long term vision but does not define the timeframe for delivery. It sets the aims and ambitions. A separate timeframe is being prepared setting out the key milestones towards the delivery of Eco Bicester. The vision sets out the broad aims and aspirations and therefore it does not set specific targets.	No change
The Vision	How will the wish list be funded? Do we expect private investment in facilities?	The vision sets out the aspirations of the whole town. Facilities will be funded in the normal way with developer contributions or by any other mechanism such as Community Infrastructure Levy that may replace current funding.	No change
The Vision	Leisure facilities and infrastructure to be put in first.	The vision acknowledges that the town needs new facilities. The development at NW Bicester will need to provide facilities to serve the increased population. The emerging LDF Infrastructure Plan seeks to provide infrastructure in advance of development.	No change
The Vision	Ensure new development (Eco Town) is integrated with the existing town, provides more than just new homes, but other facilities for the wider community, including new jobs and leisure facilities.	It is important that all new development is properly integrated with the existing town. The vision is not simply about new development but seeks to look at the town holistically and consider its future.	No change
The Vision	Strongly agree with the Vision we need to build a vibrant society and community with shared ideas. Follow the vision – looks fantastic! As all the objectives in the vision are linked, they are all important. Would be good to include existing social hubs – schools, pubs, library & shops. Font is too small.	Support is welcomed and producing the vision is a step towards recognising the many positive things in Bicester and the great potential for its future The vision is looking at the whole town and sets out the ambition that it wants to support local communities and encourage people to have a say in the town	No change
The Vision	One of the aims set out in the vision to create Eco Bicester facilitated by the eco development at NWB is to integrate the eco development with existing development at Bicester. TVP welcomes a degree of pragmatism in this regard. An Eco-Suburb could be an option and benefit Bicester as a tailored solution within the realms of the PPS.	The vision sets out a whole town approach to the development of the proposals at NW Bicester and sees the eco development as a catalyst for the regeneration of the existing town based on eco town principles.	Suggested no change
Community first	It needs to feel a safe place to live and walk/wheel/cycle around with good community spirit the economy will naturally grow so long as opportunities and jobs are provided, a happy and safe community will be less likely to use cars to "get out" at weekends, spending more in the local area instead and	The vision seeks to put local community at its heart, recognising its importance to the town's future. Safety is an important concern that is not currently included in the vision	Add P4 Support local communities to ensure that their area is safe and free from crime.

Annex 3

	more willing to take on environmental improvements		
Community first Housing	<p>Creating a vibrant Eco Bicester relies on a number of interacting factors. One important element is the provision of a choice of new housing that is sustainable, provides a high quality residential environment and has easy access to local jobs and facilities.</p> <p>Housing - Agree with vision but affordable housing should be an important objective More high end housing to help lift aspirations and provide accommodation for middle and upper management Housing for the elderly, retired. Housing for disabled people in a town centre location is needed to allow the easy access to community facilities</p>	<p>The proposed new housing development will provide a mix of eco homes in terms of size and type and the vision refer to high quality design standards.</p> <p>Cherwell District Council's current policy is to seek 30% affordable housing. The need for a range of housing, including high end housing and affordable housing is not currently set out in the vision</p>	<p>Add P4 A mix of housing, including affordable housing, housing accessible to those with impaired mobility, high-end housing to attract managers from local companies to reside in the town will be sought in new developments to meet the needs of the whole community.</p>
Community first Housing	It would be great to see all requirements met. Due to location, road and rail links and cost of housing being lower than a lot of commuter towns many people will want to buy houses here.	Noted and support is welcomed	No change
Community first - By Bicester for Bicester	Education & Training - Opportunity to shape eco education, don't replicate education provision and provide choice, maybe Eco university?– Point 4 Add "good quality" before education on line one.	The vision does seek for Bicester to be a learning town with access to local education facilities.	<p>Amend Separate section re education to be added Add P4 Good quality educational facilities</p>
Community first Retrofitting	Improve quality of life for all – retrofitting existing stock, both business and residential.	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 cheap insulation measures has been launched.	No change
Community first - infrastructure	Replacement of Bicester hospital. Swimming pool too small, library facilities are inadequate. Needs more focus on Bicester centre	The vision acknowledges that the town needs new facilities. However specific reference to health facilities could assist clarity. The town centre redevelopment will increase the retail facilities in the town centre. However it is important in the future that there is continuing support for town centre development to create the vibrant place with a range of facilities the vision seeks. The sports centre has recently been modernised to take account of the increased population in the town. It is well located for access by walking and cycling as well as having car parking on site.	<p>Add P4 "Ensure the expansion of health facilities to meet the needs of the population and seek the provision of a replacement hospital to serve the town & the surrounding area."</p>

Annex 3

Community first	more focus on activities for children/young adults– provision of facilities for young people.	The vision does not include reference to facilities for young people.	Insert in community infrastructure section: “Provision of facilities for young people
Community first	Infrastructure before development Need schools, hospital facilities and transport.	Infrastructure should be provided in advance of other development.	Add P4 “Improvements to town centre retail facilities will be supported.”
Community first	A single, railway station with adequate parking facilities, regular buses serving the estates and rural villages.	A second railway station is required to serve the two branches of the rail lines that cut through Bicester. This is proposed as part of Chiltern Railways Project Evergreen. Improvements to bus services are sought in the vision.	No change
Community first	Point one: Include better use of land parallel to railways beside town walks. Wildlife/sitting areas/art/Green Gym/etc	The comment on use of land is a very specific point, too detailed for the vision. However open space is currently owned and managed by Bicester Town Council who the comment will be passed to for consideration. Other areas are in private ownership where it is more difficult to influence the management of the land.	No change
Community first	Point two: Is the Garth the best choice? Cycle storage is not available, day time events can lead to pressure on parking. Venue needs to be able to seat 250 - 300 and break out rooms.	The vision only recognises that The Garth could be suitable and does not rule out other locations if more appropriate.	No change
Community first	Point three – Better to support and grow existing facilities and clubs.	The vision seeks to support local sports and leisure facilities and does not differentiate between existing and new clubs.	No change
Community first	Proper partnership with existing and new secondary schools for community use of facilities would be a more efficient use of funding.	The vision includes reference to co location of services and should include reference to shared use of facilities	Insert reference to shared use of community facilities
Community first – people and places	Need to plan for the future and looking at the future needs and the ability to expand facilities/infrastructure by leaving land aside	The development plan sets out the land use and proposals for future growth in Bicester and the District as a whole therefore it is not included in the Vision	No change
Community first - Eco standards	Digital infrastructure Broadband/Telecoms – Bicester outdated telecommunication infrastructure needs updating to allow for smart working, flexible living/working to encourage less commuting and better communities Celebrate best practices in business eco standards – and how can the concept be introduced to businesses? High speed broad band to whole town	The requirement for high speed broadband is recognised in the vision and the eco towns PPS. It is acknowledged this is important for the town as a whole	Emphasis importance of digital infrastructure including high speed broadband in eco standards section. Include separate point on high speed broadband

Annex 3

Community first Eco standards	Utilities (water, waste and electricity) water and electricity supply is an issue for local businesses experiencing power cuts (“brown outs”).	Eco Bicester Project team to investigate this further as part of infrastructure plan and delivery of eco development. This issue will be addressed as part of the Infrastructure Plan to support the LDF Core Strategy.	No change
Community first - Eco standards	“highest possible environmental standards” should be sought within the realms of what is achievable to bring development forward, and there should be more overt recognition that the aims of the document are not necessarily dependent on delivery of and Eco-town; the aspiration is wider ranging New housing should be more than the standard brick type, but with add-ons to improve their eco credentials	Noted The vision sets out exacting standards for new eco development including ensuring homes are built to the highest design and environmental standards. Planning applications for new development will provide detailed designs	Suggested no change No change
Community first - facilities Community first - Local Leisure facilities	Provision of well-linked facilities for the community. Maximise the use of existing locations to develop other elements - eg space on school campuses for the theatre/dining provision within reach of the whole town. Work on the community organisations. Opportunities in retail and in technology with local firms. Large park for picnics, walks, duck pond, childrens play area, crazy golf. More local halls, community buildings which clubs can use, residents associations etc Theatre more sports facilities. Residents use facilities in other towns. Include leisure facilities and larger supermarkets etc. in future housing plans. Need a bigger sports centre, cinema, a bigger bowling ally. Modern leisure centre, the one in the centre of Bicester is in the wrong place too central there needs to be a centre that has water slides etc. a lake for sailing, rowing & a café. Provide an indoor shopping centre like Banbury centred around an artificial lake for pedalos and a theatre by the side.	The vision looks to support and provide new facilities. It is sensible to maximise the use of existing assets. It acknowledges that the town needs new facilities. The development at NW Bicester will need to provide facilities to serve the increased population. The vision looks to support and provide new facilities for community & leisure and jobs to reduce out commuting. It acknowledges that the town needs new facilities. The purpose of the vision to set out the aspirations for the town rather than identify specific projects. Following the adoption of the Vision and the LDF Core Strategy further consideration will be given to developing action plans. One of the key elements of the vision is to create a vibrant town where people would want to spend their leisure time. However these need to be appropriate to the size of the town and commercially viable. Town centre extension is planned but not as an indoor provision.	Add P4 “And encourage maximum use of existing community facilities and assets Add. All new development will need to provide or contribute to the provision of facilities to serve the increased population. Add P4 <i>“Support measures to enhance Bicester as a local service centre for the surrounding villages and rural area.”</i> ”
Eco Standards	Go forward together considering all possibilities. Create some contact points with the history of the town Better, more affordable parking Encourage retro fitting for lower carbon, but also to regain heritage of the town centre Set a proper standard now for new housing not less than Sus Hme Code 6 Reduce traffic queuing and congestion	The vision is the first step in the Strategic Delivery Board seeking to create a change of approach for Bicester. There are costs involved in achieving the highest code level, level 6. The vision seeks code 5 which requires improvement over building regulations and is considered ambitious but achievable.	Amend P4 Remove reference to code levels
Eco standards Delivery	Un-aspirational, Needs benchmarking to measure delivery. Appendix constantly refers to NW Bicester not whole of Bicester Contradicts minimum housing standards - highest possible - level 4 and level 5 are all referenced as being the	The vision is designed to set out the aspiration for the town and it is considered ambitious. The LDF will contain the detailed planning policies. The Core Strategy will be the first of the documents to be	Add Introduction that describes the purpose of the document and relationship with other documents

Annex 3

	requirement. Half hearted, bland, wishy washy and nowhere near ambitious enough, the town deserves much more.	produced and will be monitored.	
Eco town standards	No reason why all new building should have to comply with the highest standards Improve access to bicester village to reduce pollution from queining vehicles. Only alternative to the weston Otmoor proposals.	The existing traffic problems are acknowledged and the vision refers to the BICITLUS study that looks at the most sustainable locations for new development and highway improvements.	All new development must be integrated with and the existing town to support the creation of a vibrant place.
Community first - Eco standards	Need to explain spaces for all and Buildings for life. Eco Bicester can change the reputation of Bicester by becoming a town-wide exemplar – cutting edge, locally made houses, sustainable businesses, and centre for low carbon economy. Building regulations will enforce does not need Eco Bicester Vision new hospital or "primary care centre" is forced to be built to at least the environmental level 5 and ideally higher. This will save a huge amount in both energy and water usage for the future and reduce their running costs by a huge amount. The proposed developments will not achieve sufficiently high standards for housing; industry and commerce are likely to face even less stringent requirements.	The reference to specific standards should be amended to reflect a more generic approach The SDB can not change building regulations this is the job of government. The PPS suggests that new dwellings should be to at least code 4 and in area of water stress code 5 for water. It is recommended that the vision is amended to reflect this. Non residential buildings are assessed against BREEAM standards and the vision seeks Excellent The vision seeks new development to met high standards of energy efficiency and sustainable construction	Replace refer to Buildings for Life with more generic description of eco standards. Amend P4 Amend eco standards section as follows: "Ensure that new buildings are designed and built to the highest standards in terms of energy efficiency and sustainable construction techniques for example Passiv Haus design based on the code for sustainable homes and British Research Establishment Environmental Assessment Methodology (BREEAM). This should reflect the eco town standards set out in the supplement to Planning Policy Statement 1 as a minimum (unless higher standards are set out elsewhere)." Amend Appendix to ensure consistency
Economy employment opportunities	The jobs provided by the development need to be proper skill based jobs to achieve the aims and it is key to deliver jobs at the same time as houses Degree level jobs as well as construction jobs. Positive encouragement for existing businesses within Bicester to stay and grow Need an audit of existing businesses	The vision sets out an aspiration for skills and training and refers to employment opportunities requiring a broad spectrum of skills	No change

Annex 3

<p>Economy</p>	<p>No explanation on how 'one job per household' will be achieved in Bicester with commuters who work a long distance away. Bicester is a good location to be based. Bicester needs more jobs so that the people in the Eco Town and, importantly, in Bicester itself are able to walk or cycle to work. These jobs should provide a spectrum of roles and pay scales rather than being limited to poorly paid unskilled work. Increase in locally available jobs How are the objectives being evaluated? When can we say Bicester has become a low carbon economy? How are businesses being attracted? Current lack of good quality office accommodation and poor appearance of commercial sites. Variety of types and sizes of commercial space is needed, so that growing companies stay. Out-commuting is a problem. Bicester is dormitory town. Employment Opportunities - Point 2 - Suggest a Diamond that includes Birmingham and position Bicester as the central meeting place – a conference hub that reduces travel distances. In addition have state of the art video conferencing facilities. Utilise Evergreen 3 and Oxford Airport. Point 3 – Term sub region should be updated.</p>	<p>The vision identifies on page 4 the proposals to capitalise on Bicester's location, Oxfordshire spin outs, skills & training, targeting new technology and service industries as well as provision of premises to increase employment opportunities. The vision promotes travel by means other than the private car. Improved public transport is sought but pricing is a matter for the operators. Parking standards and design policies will be set out in the Development Plan and used to determine planning proposals The vision sets the aspiration for the town. Check KPIs. What are we doing already??? The need to retain existing jobs is acknowledged Highlighting accessibility is important in attracting some new businesses. The suggestion to create a conference venue to be passed to Economic Development teams for consideration. RDA's are no longer relevant and the description sub region should be replaced with "surrounding area".</p>	<p>Add P5 <i>"Provide support for existing employers in the town to increase their levels of local employment."</i></p>
<p>Sustainable Travel to Work</p>	<p>Point 1 – Requires Bicester to be given a clear priority over Kidlington and Banbury by CDC. Also needs dedicated officer time in terms of economic development.</p>	<p>The document focuses on Eco Bicester and does not refer to the other towns/villages in the wider District. The Eco Bicester Project Team will support the delivery of the vision. The aim is to provide one employment opportunity accessible by walking cycling or public transport for every new home. The existing traffic problems are acknowledged and the vision refers to the BICITLUS study that looks at the most sustainable locations for new development and highway improvements</p>	<p>No change</p>
<p>Economy</p>	<p>It is vital that the material construction factory is in Bicester. Manufacturing green materials locally to be used by the construction businesses of the various developments.</p>	<p>The demonstration phase may have to source materials and labour from outside Bicester until local products and workforce are available. The vision seeks to provide opportunities for local employment, materials and sustainable construction. It is acknowledged that it is important to encourage materials manufacturing and sourcing that reduces the need to travel.</p>	<p>Add Appendix Developers will be encouraged to ensure that the carbon emissions from transport are taken into account in the choice of materials used in the development.</p>
<p>Employment opportunities/space</p>	<p>Adequate water, electricity and gas supplies need to be available to the existing businesses</p>	<p>Eco Bicester Project Team to contact utility companies and service providers Infrastructure planning and delivery will be considered as part of the LDF infrastructure planning and delivery will be considered as part of the LDF</p>	<p>No change</p>

Annex 3

Employment space	Page 5: Employment space, first bullet point; Do not understand the sentence. See Bicester as a national and international centre for Green Industries, skills and technology, and a place where businesses wish to relocate to. This goes beyond 'service industries' Point 1 –use of term Sub Region without definition. Point 4 – Numerate.	The reference to sub regional should be reconsidered or redefined in the context of the wider area.	Delete reference to sub region and consider replacing with an alternative description of the wider area. Add: "Provide one job opportunity per household for the eco development's population."
Transport & Movement	Point 4 – Secure cycle storage, signposting with approx times, guides for rides and walking. Point 8 – Promote the many Oxford based clubs that could support Bicester. Target local larger businesses that have car borne workers and encourage/support them in creating car sharing schemes.	In promoting cycling and walking as the first choice for transport the vision will support improved facilities for these modes. The vision reflects the many car clubs already in use in other developments. Car clubs will be considered on the NW Bicester development site and could form the basis of a wider scheme for the existing town. The document promotes sustainable travel planning which includes car share	Refer to Oxfordshire Car Share scheme
Transport and movement	Sustrans welcomes the publication of "Eco Bicester – One Shared Vision", particularly the emphasis on the whole town and not just the proposed ecotown at NW Bicester. We welcome the emphasis on walking and cycling, particularly as the town is flat and compact. The furthest edge of proposed development will be no more than 5km from town centre facilities and existing employment sites, a distance that be comfortably cycled in 20 minutes.	The support is welcomed	Suggested no change
Transport and movement	Bicester is a commuter town. Transport infrastructure must support proposed growth. Road infrastructure needs to be improved. Pedestrian crossings are needed to cope with more traffic. A34 congestion. Parking standards. Infrastructure for cycling, buses, walking safely. Provide fast effective alternative to the car that is cheap to use and regular. Reduce car congestion to the north of Bicester. People will have cars. residents cars in the front of homes People will not use public transport. Train travel is expensive compared to driving and less convenient. Bicester Village traffic problems. 5000 homes with an average of 1.5 cars per house will compound issue. Rural transport provision is inadequate infrequent and expensive. therefore forced to travel by car. Already large numbers of vehicles passing through and around Bicester Inadequate transport infrastructure. The provision of adequate road infrastructure before the population grows. Need to update the transport infrastructure. the development needs to fund more buses, rail improvements, improving the ring road and creating more	This is acknowledged and is part of the reason to look to reduce short journeys in the town. The existing traffic problems are acknowledged and the vision refers to the BICITLUS study that looks the most sustainable locations for new development and highway improvements. The vision promotes travel by means other than the private car. The vision targets travel within the town for the promotion of walking & cycling as well as identifying the opportunities for improved public transport. The vision seeks to promote and give priority to walking & cycling within the town. The appendix sets out requirements for new development. It seeks to limit car trips but does not specify a parking standard. OCC are currently reviewing parking standards The vision seeks to promote walking & cycling and improve non vehicular links. Improved public transport is sought but the pricing is a matter for the operators.	

Annex 3

	cycle lanes and paths.		
Transport	Be clear on what density means in terms of walkable neighbourhoods	The reference to density reflects the aspiration for improved access to services and facilities in the town and a reduced need to travel	Delete the reference to densities on page 6
Transport	Aim to reduce personal carbon footprint by having better access to affordable public transport	The vision targets travel within the town for the promotion of walking and cycling as well as identifying the opportunities for improved public transport.	No change
Transport	Proposal to decrease car dependence is admirable, unrealistic aim to reduce car trips from NW Bicester by 50% or more. Proposal to improve walking and cycling provision is welcome. Get the traffic flowing freely and easily and the environment benefits, business becomes less costly and attracts more employment opportunities.	The existing traffic problems are acknowledged and the vision refers to the BICITLUS study that looks the most sustainable locations for new development and highway improvements. The appendix sets out requirements for new development. It seeks to limit car trips but does not specify a parking standard. OCC are currently reviewing parking standards	No change
Walking and cycling	Stress the importance of good quality walking and cycling routes to and through the town centre. Sustrans cycled around the town with Tony Baldry MP in August and a short report on "Walking & Cycling Gateways" was prepared. An earlier submission on town centre developments and cycling issues is also relevant.	Support is welcomed	No change
Travel Planning	Concern about the current proposals to change travel behaviour within the existing town. Mass marketing campaigns are planned, which previous experience suggests will have limited impact. A small Personalised Travel	Personalised travel planning is being considered as part of the proposals for Bicester. The experience of sustainable travel towns is also relevant.	Suggested no change

Annex 3

	Planning project would be much more effective than a town-wide non-targeted marketing campaign. The Vision document refers to the Sustainable Travel Towns, but many of the lessons from Peterborough, Worcester and Darlington do not appear to be used in Bicester.		
Walking and cycling	Investigate the right of way of the cycle path leading from Tescos down to Bicester Town Station. Route 51 cycle path could usefully be re-routed by coming down from Tescos all the way to the town station, out to the London road, down to the crossing, turn left directly afterward along the cycle/footpath that's already there, and then continue across the estate to join current route at Gavray Drive.	Officers to investigate and respond separately. The right of way referred to is over private land and is secured by a legal agreement. The County Council has carried out an initial survey of existing walking and cycling links	Suggested no change No change
Improvements to the existing transport network	Point 3 – To support other points in the document car parking should be minimised and secure bike storage and integrated bus service given significant priority.	OCC and CDC continue to work with Chiltern Railways to agree the level of parking at Bicester Town Station	No change.
Improvements to the existing transport network	Point 4 – Rat running, outward from Bicester, through Wendelbury will not be stopped by SW Perimeter road.	The perimeter road is part of a package of highway improvements set out in the Bicester Integrated Transport and Land Use Study	No change.
Improvements to the existing transport network	Point 5 Junction 9 M40 improvements Highways have admitted neither phase 1 or 2 will help Bicester as no account of A41 is being taken. In fact censors are moving closer to Bicester which will increase delays.	The improvements to Junction 9 are a priority for the Strategic Delivery Board and will unlock the potential for employment development at Bicester Business Park	No change.
Environmental Sustainability	Point 3 – Walking and Cycling Enhance & promote existing cycle and walk routes to encourage use. Green space/RAF Bicester Add – Value/importance of aerodrome as a green space with community access. Biodiversity Bees – must encourage Bees	Paths for walking and cycling will be promoted as part of multifunctional green space RAF Bicester could form part of a network of green spaces and negotiations with Defence Estates continue The vision includes and promotes biodiversity enhancement including bees	No change
Environmental sustainability	Access to countryside without driving. Local paths blocked, town green areas don't link. Would like good walking, cycling routes through the town linking to countryside with access for children to woods and ponds wildlife. Create woodland walks with children friendly activities.	The vision seeks a network of open spaces within the town. This has been a long held ambition but it has only been possible to achieve improvements when opportunities have arisen through new development.	Add P7 "Opportunities will be sought to improve access to the countryside"
Environmental sustainability - Water use	Water Use Take into account future commercial needs.	The vision document sets out the approach to water use for new and existing development including commercial uses	No change
Environmental sustainability	Environment sustainability should be a part of all new building objectives. Impacts on biodiversity, landscape, water stress and flood risk will be serious	The vision recognises the need to protect & enhance bio diversity and develop an approach to sustainable water management	Add P7 The character of the countryside shall be protected and where new development has been identified as necessary it should be designed to be assimilated

Annex 3

			within the landscape without altering the character of the surrounding countryside.
Environmental sustainability	Energy savings will be offset by population growth Will houses have solar power, underground heat generation, grey water tanks, wind turbines?	Housing needs surveys for the LDF identify growth in population within the district. Increasing population means that it is very important that the use of resources is sustainable and does not result in adverse impact on the environment. The vision relates to the whole town rather than to a specific development and therefore reference is made to achieving high environmental standards for sustainable homes rather than specifying a particular type of technology. This can be achieved in a number of different ways Increasingly government targets to decrease carbon emissions, reduce waste and develop more sustainably will impact on the town. Seeking to change the approach now will put Bicester at an advantage in the future.	Add to Introduction reference to UK Carbon reduction targets etc
Environmental sustainability	Land proposed currently producing food building on this land will reduce the area of land available for food production. Ideas for allotments will not address the problem.	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. The vision supports local food production.	
Environmental sustainability	Remove 'possible' from point 6 and use burial ground instead of cemetery (5.2.6)	The comment refers to the use of the cemetery	Delete "possible"
Environmental sustainability	To add 'options' after explore sewerage (5.6.2)	Noted	Add 'options' after explore sewerage
Environmental sustainability	Consider use of Archimedes screws in existing water courses	The vision supports zero & low carbon energy solutions. Existing water courses through Bicester have relatively low flows and this comment is considered too specific include.	No change
Environmental sustainability	New settlements exacerbate demand for land, food, water and energy. Rural land will be required for food production if population levels are not reduced. New towns are likely to generate significant extra traffic congestion and pollution. Government policies required. "Eco Bicester", has nothing to do with ecological/ economical/ environmental sustainability. Need to look at housing need.	It is recognised that new development does make demands on resources. The vision seeks to promote an approach to development that reduces those demands The vision can not change government policy. The rate of new housing development is determined through the Local Development Framework based on forecast population growth; the vision does not set the level of growth in the town.	
Environmental sustainability - waste and energy	Point 3 – Commercial and residential waste collection point in town would increase recycling and also reduce road traffic to Ardley.	Commercial and residential waste is currently collected in the town centre	No change

Annex 3

Appendix	The appendix refers constantly to NW Bicester, if we are being aspirational should it not be whole of Bicester?	The appendix sets out the specific eco town standards for NW Bicester following the previous Government's identification of the site as a suitable location for an eco town	Clarify eco standards for whole town.
Appendix	Proposals would have more weight if the opening sentence were to be re-phrased as "The following standards will be required to be met for development at NW Bicester and all other new developments."	The eco town standards are not applicable to all new developments and are included as the basis for discussion with potential developers until a local standard for eco development is adopted.	Suggested no change
Appendix -Eco town standards	Homes a) Says code 5, elsewhere says code 4 and highest possible!	The document attempts to set a minimum standard for eco development based on the eco town standards contained in the supplement to Planning Policy Statement 1. It should be reviewed to ensure consistency. The appendices are taken from an extract from the PPS and will form the basis of a local standard for eco development	Standards for eco development to be amended in document.
Appendix - High speed broadband	Homes c) Think we should take out the where possible, line 4. `this is a must have for residential and commercial.	The document attempts to set a minimum standard for eco development based on the eco town standards contained in the supplement to Planning Policy Statement 1. It should be reviewed to ensure consistency.	Delete "where possible" as suggested.
Appendix	Wording indicates that so long as public transport can be used distance is no object. Thus travel to London etc would become acceptable – is this the case?	The vision aims to reduce out commuting and provide local jobs in Bicester. The PPS standards refer to unsustainable commuter trips being kept to a minimum. Therefore it would be unacceptable for the employment strategy o be based around travel to jobs in remote and long distance locations.	No change
Eco standards	Housing need, economic regeneration and infrastructure improvements can be more appropriately secured through development which is not encumbered by Eco standards (which have not been fully defined or justified)	NW Bicester is identified as a suitable location for an eco town in the supplement to PPS1. The eco development at NW Bicester has been shown to be viable in a concept study commissioned by CDC.	No change
Eco Standards Viability/Delivery	Industry will put financial gain first and "Eco" credentials second. Under the present financial climate this is unlikely to happen!	The vision sets out in the appendix the standards that are to be sought for new development. It will be for the Planning Committee in determining planning applications to consider the merits of each case. The vision is a long term document during which economic circumstances may change.	No change

Annex 3

	<p>There are number of obstacles to deliver the Eco proposals including: An absence of a proper assessment of the economic viability of Eco development.</p> <p>No clear or flexible approach to Eco standards; uncertainties regarding economic climate and likely changes to Eco standards proposed by new government. Key problems will not be directly solved through the Eco agenda. No evidence in the Cherwell Draft Core Strategy of how is the Eco Town going to act as an economic driver in the long term Council should be seeking to clarify and refine the broad strategy for Eco Bicester in order that objectives, goals and targets are set which:-address the existing specific economic and social problems- are deliverable, viable and achievable-reflect the need for flexibility in the current economic climate - help facilitate the delivery of infrastructure needed to support new growth.</p> <p>Eco town standards - conflicting standards quoted in the document and there should be flexibility to allow for future changes to eco standards and if developments comes forward in a piecemeal fashion. Eco Bicester Strategy needs flexibility to encourage initial employment growth and to encourage new employers with incentives and benefits. New employers may not invest in Bicester due to a requirement to deliver higher Eco standards than in other parts of the country. To deliver carbon zero in all development built as part of the eco town including commercial and public sector buildings may prove to be unattainable given the lack of public sector investment. Not opposed to vision for stimulating growth of population and economy in Bicester. Directly supportive of proposals to create jobs and homes at Howes Lane. Serious reservations regarding viability and deliverability of Council's approach to Eco Development. A critical review of the broad brush vision for Eco Bicester has to be undertaken to look at the realistic viability and deliverability of aspirational Eco standards in current economic climate.</p>	<p>The NW Bicester Concept Study June 2009 showed eco development was viable. This comment needs to be considered in more detail</p> <p>The eco town standards have been used and will have to be amended to reflect future changes or be replaced by local standards. A masterplan for the NW Bicester site is being prepared and will be an integral part of the Eco Bicester One Shared Vision. The Draft Cherwell Core Strategy includes NW Bicester as a strategic site allocation. More detail will be contained in the emerging LDF. This comment needs to be considered in more detail</p> <p>The Eco Towns standards reflect those in the PPS and will be amended to reflect other emerging policies and strategies</p> <p>The Eco Towns standards reflect those in the PPS and will be amended to reflect other emerging policies and strategies</p> <p>Issues of viability and deliverability will be examined in more detail through the planning process at both the LDF and planning application stage An economic strategy is being prepared to support the proposals at NW Bicester. The Cherwell Economic Development Strategy is also in preparation and will set out the issues for Eco Bicester</p>	
Eco standards Appendix	<p>Points one and three are in tension (Page 8 - appendix Homes b also in tension) Highest design standards are well above SHC 4 or 5 – Need to clarify intent</p> <p>Point 4 Encourage retro fit of rainwater harvesting as well, especially Local Authority to set example</p> <p>Point 5 Highlight issue of material miles</p>	<p>The conflict re code standards within the document are noted. However it is considered that Code 5 is ambitious. The vision does seek reduced water use but is not specific about the means. The importance of material miles is noted (see above)</p>	<p>Amend P4 Insert amended text referring to more generic standards for sustainable construction and energy efficiency</p>