

# ECO BICESTER STRATEGIC DELIVERY BOARD - AGENDA – 08 NOVEMBER 2010

<p><b>MEETING: Eco Bicester Strategic Delivery Board</b></p> <p><b>DATE AND TIME: 08 November 2010 at 1:30pm</b></p> <p><b>VENUE: Courtyard Youth Arts Centre, Bicester</b></p> <p>Completed by: Sue Cavalier</p>	<p>Board Members: Councillor Barry Wood, CDC (Chairperson); Councillor Keith Mitchell, OCC; Councillor Michael Waine, OCC; Councillor Ian Hudspeth, OCC; Councillor Michael Gibbard, CDC; Councillor Norman Bolster, CDC; Councillor Debbie Pickford, Bicester Town Council; Councillor James Porter, Bicester Town Council; Councillor Richard Mould, Bicester Town Council; Sonia Mills, Oxfordshire PCT; Chris Farthing, GOSE; Bob Langton, Bicester Vision; Ken Glendinning, HCA; Warren Ralls, SEEDA; Nikki Richards, Environment Agency; Paul Wren, CLG.</p> <p>Apologies:</p>
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	ISSUE	STATUS / ACTION REQUIRED	RESP.	DUE
1.	<b>Apologies</b>			
2.	<b>Notes of previous meeting and matters arising</b>	To agree the notes of 21 July 2010		
3.	<b>Vision for Bicester – consultation responses and revision of document</b>	<i>(circulated)</i>	AB	
4.	<b>P3 Eco Application Proposals</b>		P3 / A2	
5.	<b>Demonstration update</b>	The Board is recommended to note the content of this report and the attached documents <i>(circulated)</i> .	JB	
6.	<b>Risk Register</b>	The Board is recommended to note the content of this report and the attached summary document <i>(circulated)</i> .	JB	
7.	<b>Information to note</b>	(i) Circulation of Eco Bicester Strategic Delivery Board papers <i>(circulated)</i> (ii) Eco Bicester SDB Working Arrangements <i>(circulated)</i>		
8.	<b>Date Of Next Meeting</b>	2011 dates – venue: Courtyard Youth Arts Centre, Bicester 20 January at 10am 14 April at 10am 21 July at 10am 27 October at 10am	All to note	

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# Agenda Item 3

## Eco Bicester Strategic Delivery Board

<b>Date of meeting: 8 November 2010</b>	<b>AGENDA ITEM NO:  3</b>
<b>Report title: Eco Bicester One Shared Vision - Review of Consultation Responses and Proposed Changes</b>	
<b>Author: Andrew Bowe (Eco Bicester Project Team)</b>  <b>Tel: 01295 221842</b> <b>Email: <a href="mailto:andrew.bowe@cherwell-dc.gov.uk">andrew.bowe@cherwell-dc.gov.uk</a></b>	

### 1. Purpose of Report

This report sets out a summary of the consultation on the Eco Bicester One Shared Vision and the main issues arising from the consultation. The purpose of the report is to review the preparation of the Eco Bicester One Shared Vision document, the consultation responses and proposed changes and seek the Board's approval to publish a revised document to be presented to meetings of Cherwell District Council's Executive and Oxfordshire County Council's Cabinet in December 2010.

### 2. Background

It was agreed at the facilitation workshop on 31 March 2010 that one of the aims of the SDB was to develop a clear vision for Bicester for the next 30 years. The preparation of a shared vision was agreed by the Strategic Delivery Board ("the Board") at its first meeting in April 2010. The Shared Vision is the result of a need to clearly define the aims and objectives of the Strategic Delivery Board in delivering the eco development at NW Bicester and integrating it with the long term aspirations for the existing town of Bicester. The purpose of the Vision, as set out in a project briefing note dated 26 April 2010, is summarised as follows:

- To provide a shared vision for the whole of Bicester supported by partners
- To guide the local delivery of the eco-town of national, if not international, significance with the private sector;
- To articulate key infrastructure needs to support the eco town;
- To inform engagement between the LA /partner, CLG and HCA on where they can help deliver the project

A paper with the draft shared vision was presented to the Board and agreed for consultation at its meeting in July 2010. Following some minor amendments and desk top publishing, a draft vision document was prepared for consultation in summer 2010. The final version of the document will follow a similar format to the Draft version and will be published in advance of determining any planning application submission for NW Bicester. The document has been prepared to be as clear and concise as possible to summarise the key issues.

### 3. Consultation results

A six week period of public consultation was organised between 23 August 2010 and 1 October 2010. This was publicised in the local press and on the Cherwell District Council website Eco towns page with a link to the online consultation portal. Local stakeholders were contacted including parish councils, residents associations, local partners and schools. Presentations were given to Launton Parish Council and Bicester Vision Partnership Board. In addition, a public engagement exercise was held in Bicester Town Centre (Sheep Street) at the Farmers Market and Market on 3<sup>rd</sup> and 9<sup>th</sup> September 2010. Over the 2 days approximately 500 copies of the Vision document were distributed and officers provided information to over 100 people. Exhibitions at Bicester Community College and Cooper School took place on 12<sup>th</sup> and 13<sup>th</sup> October 2010 respectively and comments have been collated as part of the further work in revising the document. As part of the engagement with partners a local members group met on 15<sup>th</sup> September 2010. A summary of the consultation is set out below:

23<sup>rd</sup> August – 1<sup>st</sup> October – Online consultation portal open for people to comment on the draft  
2<sup>nd</sup> September – Presentation, Questions & Answers session at Launton Parish Council meeting  
3<sup>rd</sup> & 9<sup>th</sup> September – Public Exhibition in Bicester Town Centre during weekly & Farmer's market, which included handing out of vision document, engaging with the local resident and businesses and had displayed several plans of Bicester with present and proposed development.  
15<sup>th</sup> September – Members' workshop at the Littlebury Hotel, Bicester  
21<sup>st</sup> September – Presentation and discussion at Bicester Vision Partnership Board meeting  
12<sup>th</sup> October - Exhibition at Bicester Community College 13<sup>th</sup> October – Exhibition at Cooper School  
20<sup>th</sup> October – Attendance at Bicester Youth Council

In summary, 55 responses were received from the general public, partners, agents and businesses. The majority of responses related to the draft vision but also issues affecting Bicester generally. Some responses, however, referred to detailed comments on specific issues and are more appropriate to other Council policies and strategies such as the emerging Local Development Plan (LDF). Each response has been reviewed and analysed and revisions made to the document where appropriate. These are highlighted as track changes in the attached document.

This report is supported by appendices summarising the consultation responses and comments. The consultation received a good response and some comments raised relate to other Council strategies and policies. These comments are included in a separate Appendix. The comments submitted online and using the response forms have been collated and reviewed by officers and form the basis of the revised document.

A summary of the responses and consultation process including those groups and organisations individually contacted is contained in the attached table (**Appendix A**). Comments were received from over 30 individuals on a range of topics but generally relating to growth of the town, lack of services and facilities and infrastructure. There was general support for the vision but many of the comments focussed on existing issues rather than the local term vision set out in the document.

There was some uncertainty and scepticism about the proposals for future development with many respondents focussing on the proposals for eco development at NW Bicester. As a result, it is proposed to clarify the vision by defining the scope of the document in terms of the whole town integrating the proposed development with the existing town. The references to integration and a holistic approach have been made more explicit to avoid any doubt and confusion about the whole

town approach to Eco Bicester. Transport was a major concern for many respondents with comments referring to existing travel patterns and infrastructure requirements to accommodate further growth.

The meeting of the Bicester Vision Partnership Board on 21<sup>st</sup> September was attended by representatives of over 20 local businesses. Again the focus was on integration, a holistic approach to eco development and employment opportunities and support for local businesses.

In addition, representations were made on behalf of local landowners and businesses relating to specific sites and proposals. Many of these comments are more appropriately dealt with through the development plan process.

#### **4. Main issues**

The main issues are set out in the attached table summarising the comments for each section of the draft vision. In summary, the consultation responses focus on

- Integrating the eco development with the existing town
- Existing facilities and infrastructure serving the town
- The need for more housing
- Employment opportunities and job creation
- Existing transport issues
- The proposed eco development at NW Bicester and
- Eco standards for new development.

Other issues included climate change, timescales for the vision, viability of eco development, alternative sites for eco development (including MOD Bicester), community engagement and deprivation. Some of these issues will be addressed in other strategies and policies.

#### **5. Revisions and Proposed Changes**

As a result of the consultation, revisions have been made to the document to reflect the comments and suggestions raised by consultees. In summary these include:

- The insertion of an introductory section setting out the purpose and objectives,
- Referring to other strategies and policies including the Government's transition to a low carbon economy,
- Clearly stating the whole town approach and clarifying the relationship with NW Bicester
- The integration of the appendix into the main body of the text
- A timeline setting out the key milestones in delivering Eco Bicester.

A copy of the revised document with amendments is contained in the appendices.

#### **4. Recommendations**

The Board is recommended to consider the report and attachments with a view to agreeing the revisions and making any further amendments to the One Shared Vision. Once agreed, the document is to be published as the Final version prior to being adopted by CDC, OCC and Bicester Town Council.

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<b>APPENDIX A</b>			
<b>Issue</b>	<b>Comments</b>	<b>Officer response</b>	<b>Proposed changes</b>
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.
Page 5 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	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. 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. 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.	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 6	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



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**Title Page**

***Eco Bicester – One Shared Vision***

**REVISED DRAFT**

**November 2010**

**DRAFT**

Foreword from Cllr Barry Wood, Chairman

During August and September 2010 the Eco Bicester Strategic Delivery Board consulted on a first draft of their proposed 'One Shared Vision for Eco Bicester'. This document is the resulting final version of the Vision which has benefited from many constructive comments from individuals, businesses, partnerships and public and voluntary organisations in Bicester and the surrounding area.

This Vision is about the whole of Bicester, not just about the 5,000 home eco development at NW Bicester. We want all residents in the town and the surrounding area to enjoy a higher quality of life while at the same time reducing their impact on the environment. The standards we set out in this Vision will apply to all future development in the town and we'll also be taking steps to reduce energy use in existing homes. This said, there are specific standards which currently will apply only to the eco development at NW Bicester as a result of its designation as just one of four eco towns nationally and its consequent role as a national exemplar.

This 'One Shared Vision' is the product of a fundamental rethink about how Bicester should develop in the future. Much of what it contains is not new thinking, but what is new is the way this document pulls together the thoughts and aspiration of public and private partnerships and organisations and overlays these with more recent aspirations for Bicester to be a truly low carbon community.

It will be adopted by Cherwell District Council, Bicester Town Council and Oxfordshire County Council as an important influence on policy- and decision-making in the town and surrounding areas. It will also become an integral part of the Cherwell Core Strategy in the Local Development Framework, gaining formal weight in future planning decisions from the point of adoption. But it is not detailed planning guidance for the town. Nor is it a detailed action plan for the implementation of this Vision.

One of the most important aspects of our plans for the future of Bicester are our plans to bring more and varied jobs to the town to remove the need for residents to travel out of Bicester to work. While we want to see new employers coming to the town the retention and expansion of our current employers is just as important.

All of us on the Eco Bicester Strategic Delivery Board have been really encouraged by the response to the first draft of the 'One Shared Vision'. We hope those of you who responded think we have done justice to the body of comments we received. To those of you coming to this document for the first time we hope you think this is an inspiring Vision for Bicester. It's one the Board will work hard to ensure is delivered.

November 2010



**CONTENTS**

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1. The Vision

2. Community first - people and places

3. Economy

4. Transport and movement

5. Environmental sustainability

6. Eco Bicester Development Standards, building on eco town standards

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## INTRODUCTION

### Purpose

The purpose of this document is to set out the shared vision of the Eco Bicester Strategic Delivery Board (SDB). As such, it contains the aims, aspirations and aspirations for the town of Bicester as a whole as it continues to grow in the long term. The aerial view of Bicester on the front cover shows the area covered by the vision. A more detailed plan showing the major development sites in and around the town is included in the document.

The document looks at the town as a whole not just the proposed eco development at NW Bicester. The emphasis is on integrating the new development with the existing town by adopting a holistic approach to the development of the town. The work has already begun with major development underway in Bicester town centre, the completed refurbishment of the leisure centre and swimming pool, in addition to the eco town demonstration projects and housing development at SW Bicester. Bicester has been a garrison town for many years and the future of the military presence in the town is an important factor in developing the vision. Bicester's population is expected to grow and this will require further infrastructure to support the town. The aim is for all new development to be integrated with the existing town to ensure the development of a vibrant place.

The shared vision has been prepared to guide and inform the SDB's work and it is important that the document remains flexible reflecting the latest standards of eco development and changing circumstances. It does not seek to allocate land for development as this is the role of the Local Development Framework, which in time we anticipate will reflect the aspiration set out in the vision and incorporate the development standards it contains. It is ambitious and aspirational and focuses on four key themes: community, economy, transport and environmental sustainability. The future challenges facing the district and the town are recognised and include adapting to climate change, a growing population and significant housing growth. This will require the development of infrastructure to support the town as it grows.

The following sections set out the detailed vision statement, covering people and places, the economy, transport and movement, environmental sustainability and infrastructure and the standards for eco development. The final section sets out the local standards for the eco development at North West Bicester and is based on the eco town standards set out in the supplement to Planning Policy Statement 1 (PPS1) – Sustainable Development. The contents of the shared vision will be used to inform local standards for eco development in the emerging development plan.

As a result of the consultation, more emphasis on infrastructure and facilities has been included in the vision as part of the community first and environmental sustainability sections. The lack of facilities and the need for infrastructure requirements to keep pace with the growth of the town were common themes of the consultation responses. This is acknowledged in the shared vision and forms the starting point for the long term development of the town.

For more information please contact:

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## 1. THE VISION

1.1 To create a vibrant Bicester where people choose to live, to work and to spend their leisure time in sustainable ways, achieved by:

1.1.1 Effecting a town wide transition to a low carbon community triggered by the new eco development at North West Bicester;

1.1.2 Attracting inward investment to provide environmentally friendly jobs and commerce, especially in green technologies, whilst recognising the very important role of existing employers in the town;

1.1.3 Improving transport, health and leisure choices while emphasising zero carbon and energy efficiency; and

1.1.4 Ensuring green infrastructure and historic landscapes, biodiversity, water, flood and waste issues are managed in an environmentally sustainable way

## **2. COMMUNITY FIRST – PEOPLE AND PLACES**

2.1 Local people will have a huge opportunity to influence the ongoing development of Bicester.

### **2.2 By Bicester for Bicester**

2.2.1 Encouraging people to have a real say in the future of their town

2.2.2 Supporting local initiatives to improve the town and the community

2.2.3 Making opportunities for local communities to own and govern local community assets

2.2.4 Encouraging a growth in sustainability culture, awareness and knowledge about environmental issues by the people and businesses of Bicester

### **2.3 Community first**

2.3.1 New development shall be designed to reduce the opportunity for crime and the fear of crime.

2.3.2 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.

2.3.3 Support local communities to ensure that their area is safe and free from crime.

2.3.4 Support measures to enhance Bicester as a local service centre for the surrounding villages and rural area.

2.3.5 All new development must be integrated with the existing town to support the creation of a vibrant place

2.3.6 Opportunities will be sought to improve access to the countryside

2.3.7 Improvements to town centre retail facilities will be supported

### **2.4 Retrofitting for a Low Carbon Community**

2.4.1 Supporting improved energy efficiency of homes to reduce carbon emissions and fuel poverty

2.4.2 Supporting improved energy efficiency of business and commercial property to reduce carbon emissions

2.4.3 Increased water efficiency and reduced water use

2.4.4 Supporting high speed broadband and digital infrastructure provision for the town

### **2.5 Exacting Eco Standards for New Development (see also standards in section 6)**

2.5.1 Ensure homes built to the highest design and environmental standards

2.5.2 Seek new buildings which incorporate high quality, contemporary design

- 2.5.3 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).
- 2.5.4 Ensure that new buildings have high speed broadband to facilitate information and smart management systems
- 2.5.5 New buildings with reduced water use
- 2.5.6 Zero or low carbon energy provision
- 2.5.7 Use of local and sustainably sourced materials

**2.6 Community Infrastructure and facilities**

- 2.6.1 Provision of high quality community facilities, making best use of the town centre, co location of services, shared use of facilities, public open space, play space for all, streets and gardens and encouraging maximum use of existing community facilities and assets
- 2.6.2 Promote local cultural facilities, including a venue with theatre auditorium and room to accommodate formal dining. It is recognised that The Garth could have the potential to fulfil this role
- 2.6.3 Promote a sports stadium to meet long term growth of the town
- 2.6.4 Provide a new burial site for the town with opportunity for green or woodland burials and quiet recreation.
- 2.6.5 Support local sports and leisure facilities
- 2.6.6 Provide accessible high quality health and social care to include a community hospital to meet the expanding population of the town
- 2.6.7 Support local sustainable food production
- 2.6.8 Provision of facilities for young people
- 2.6.9 All new development will need to provide or contribute to the provision of facilities to serve the increased population.

### **3. ECONOMY**

- 3.1 Create a nationally recognised hub of the low carbon economy and the location of choice for business and inward investment. To provide local jobs for Eco Bicester residents.

#### **3.2 Employment Opportunities**

- 3.2.1 Provide new employment opportunities to complement the existing economic base to support the creation of a balanced economic base with opportunities requiring a broad spectrum of skills.
- 3.2.2 Promote Bicester as a significant location in the triangle between Oxford, Cambridge and London, for an increase in science and technology businesses, exploiting innovations and spin-outs from academic research growing from existing Oxfordshire base
- 3.2.3 Create a centre for innovation capitalising on the location within a world class sub region
- 3.3.4 Provide support for existing employers in the town to increase their levels of local employment.

#### **3.3 Sustainable Travel to Work**

- 3.3.1 Seek local jobs to reduce out commuting significantly
- 3.3.2 Walking and cycling will be promoted through working with new and existing businesses to prepare and implement green travel plans.

#### **3.4 Education, Skills and Training**

- 3.4.1 Creating a learning town with good quality educational opportunities for all ages with access to local quality educational facilities to learn and train
- 3.4.2 Provide education, skills and training focused on meeting the needs of business and allowing the local community to benefit from the emerging green economy.
- 3.4.3 Seek greater provision of higher education facilities within the town

#### **3.5 Employment space**

- 3.5.1 Provide employment opportunities for the eco development's population
- 3.5.2 Provide employment space/office stock suited to modern employment requirements, particularly those of low carbon businesses – BREEAM excellent and designed to reduce energy use
- 3.5.3 Seek employment creation as part of large residential development sites
- 3.5.4 Create a centre for service industries within this buoyant part of the country

## **4. TRANSPORT AND MOVEMENT**

4.1 Encourage walking and cycling as the first choice for travel within the town to improve health, reduce carbon emissions and improve the quality of the environment.

### **4.2 A significant increase in travel by means other than the car across the town**

4.2.1 Promote walking, cycling and public transport within the town

4.2.2 Work with employers and educational facilities to encourage sustainable travel

4.2.3 Support designs for new development which support walkable neighbourhoods, public transport and provide good access to day to day services locally

4.2.4 Improve non vehicular access links to town centre facilities and other important destinations from across the town

4.2.5 Give priority to walking, cycling and public transport where possible

4.2.6 Provide high quality cycle parking and storage

4.2.7 Provide improved bus service information

4.2.8 Encourage car clubs and car share schemes where occasional journeys by car are necessary

### **4.3 Travel Planning**

4.3.1 Ensure schemes and initiatives to promote sustainable travel planning set out in the Department for Transport's Sustainable Travel Towns document developed in more detail for Bicester

4.3.2 Provide innovative approaches to personal travel, including reduced energy consumption, low emission vehicles

### **4.4 Improvements to the existing transport network**

4.4.1 Ensure sustainable locations for development and highway improvement schemes as part of the 'Bicester Integrated Transport and Land Use Study' commissioned by Oxfordshire County Council in partnership with Cherwell District Council

4.4.2 Provision of improvements to walking and cycling provision in the town

4.4.3 Support Chiltern Railways' improvements to the Bicester to Oxford line and services to London

4.4.4 A perimeter road at 'South West Bicester' to relieve congestion in Bicester and reduce 'rat running' through surrounding villages

4.4.5 Improvements to Junction 9 of the M40 to unlock the employment growth potential of the town (Phase 1 started in August 2010)

4.4.6 Encourage electric vehicles and supporting infrastructure



## **5. ENVIRONMENTAL SUSTAINABILITY AND INFRASTRUCTURE**

5.1 In accordance with the community plan “Our District, Our Future” this shared vision aims to understand and adapt to environmental challenges as they arise and ensure that all infrastructure and other developments protect and enhance the environment and biodiversity. The provision of green infrastructure and biodiversity and habitat creation is fundamental to Eco Bicester and already an important component of the town.

### **5.2 Open Space and Green Infrastructure**

5.2.1 Maximise ecological and biodiversity gains from open space compatible with its recreational role

5.2.2 Ensure the 40% green space at NW Bicester integrates with existing green space within the town

5.2.3 Seek a network of open spaces incorporating river corridors and linking not only to existing space within the town but also the wider countryside

5.2.4 Provide multi functional green infrastructure incorporating footpaths and cycle paths, sports and recreational space, play, ecological enhancement, adopted sustainable urban drainage systems and flood alleviation

5.2.5 Seek opportunities for new wetland areas and creation of local priority habitats

5.2.6 Use of the new cemetery as a quiet and sensitive green space

5.2.7 The character of the countryside shall be protected and where new development has been identified as necessary it should be designed to be assimilated within the landscape without altering the character of the surrounding countryside.

### **5.3 Biodiversity**

5.3.1 To protect existing habitats

5.3.2 To enhance biodiversity in the town and habitat creation

5.3.3 Include features in buildings such as green walls and roofs, bat tubes and swift boxes to support priority species

5.3.4 Seek shelter belts to enhance the range of habitats and provide for micro climates

### **5.4 Water Use**

5.4.1 To develop a sustainable water management approach to new development

5.4.2 Seek water neutrality and more efficient water usage across town

5.4.3 Promote grey water recycling

5.4.4 Provide sustainable urban drainage to ensure that existing water courses are maintained and contaminants treated within surface water

**5.5 Flood Risk**

5.5.1 Provide measures to ensure that run off created from development does not introduce flood risk elsewhere.

5.5.2 Take opportunities to address flood risk downstream within the town

**5.6 Waste and energy**

5.6.1 Seek zero or low carbon energy generation

5.6.2 Explore sewerage and waste providing bio gas for energy centre.

5.6.3 Provide storage for recyclable materials included in new buildings

5.6.4 Provide measures to reduce all waste including that from construction

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## 6. ECO BICESTER DEVELOPMENT STANDARDS, BUILDING ON ECO TOWN STANDARDS

6.1 This section provides further detail on the development standards to be used in delivery of the Shared Vision through eco development and particularly the proposals for North West Bicester. As described earlier in the document, the vision for Eco Bicester sets out an holistic approach to future development integrating the proposed development at North West Bicester with the existing town. The following standards are taken and adapted from extracts from the PFS and will be required to be met for development at NW Bicester and other new developments. However it is recognised that for some smaller sites it may not be possible to meet all the criteria on site and in these circumstances off site provision should be investigated.

### 6.2 Zero carbon

The definition of zero carbon follows that set out in the Eco towns PPS and is that over a year the net carbon dioxide emissions from all energy use within the buildings are zero or below<sup>1</sup>. Proposals for the development of NW Bicester should demonstrate how this will be achieved taking into account the health and social care needs of residents, and the resulting energy demand. Other large developments will also be expected to meet the zero carbon requirement.

The definition excludes embodied carbon<sup>2</sup> and emissions from transport but includes all buildings – not just houses but also commercial and public sector buildings which are built as part of Eco Bicester. The calculation of net emissions will take account of locally produced energy; production of energy imported from centralised energy networks, emissions displaced by exports of locally produced energy to centralised energy networks where that energy is produced from a plant (1) whose primary purpose is to support the needs of the Eco Bicester and (2) has a production capacity reasonably related to the overall energy requirement of the Eco Bicester.

### 6.3 Climate change adaptation

NW Bicester is to be a sustainable community that is resilient and well-adapted to future climate change. It should be planned to minimise future vulnerability in a changing climate, and with both mitigation and adaptation in mind. All new developments should be designed to take account of the climate they are likely to experience. New development is to deliver a high quality local environment and meet the standards on water, flooding, green infrastructure and biodiversity set out in this Vision, taking into account a changing climate for these, as well incorporating wider best practice on tackling overheating and impacts of a changing climate for the natural and built environment.

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<sup>1</sup> This definition of zero carbon applies solely in the context of eco-towns, and applies to the whole development rather than to individual buildings.

<sup>2</sup> i.e. carbon emissions resulting from the construction process.

#### 6.4 Homes

As well as being zero carbon, proposals for new homes should:

- (a) Achieve high standards of sustainability, for example, Building for Life<sup>3</sup> Silver Standard and Level 5 of the Code for Sustainable Homes<sup>4</sup> as a minimum (or any higher standards in the development plan)
- (b) Meet lifetime homes standards and space standards<sup>5</sup>
- (c) Have real time energy monitoring systems; real time public transport information and high speed broadband access, including next generation broadband where possible. Consideration should also be given to the potential use of digital access to support assisted living and smart energy management systems
- (d) demonstrate high levels of energy efficiency in the fabric of the building, having regard to proposals for standards to be incorporated into changes to the Building Regulations between now and 2016 (including the consultation on planned changes for 2010 issued in June 2009 and future announcements on the definition of zero carbon homes), and
- (e) Achieve, through a combination of energy efficiency and low and zero carbon energy generation, carbon reductions (from space heating, ventilation, hot water and fixed lighting).  
The intent of the energy efficiency and carbon reduction targets is to ensure that reasonable opportunities for energy efficiency and on-site carbon mitigation (including directly connected heat systems) are utilised.

#### 6.5 Employment

It is important to ensure that NW Bicester is a genuine mixed-use community and that unsustainable commuter trips are kept to a minimum. A similar approach will be sought for all suitable development sites. Facilities to support job creation on the site and in the town should be available and as a minimum there should be access to one new employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport.

#### 6.6 Transport

Travel should support people's desire for mobility whilst achieving the

<sup>3</sup> Building for Life – [www.buildingforlife.org/](http://www.buildingforlife.org/)

<sup>4</sup> Code Level 4 contains within it standards to be achieved for: household waste recycling, construction waste, composting facilities, water efficiency measures, surface water management, use of materials, energy & CO<sub>2</sub>, pollution, health & well-being, ecology & ongoing management of the development.

<sup>5</sup> Space standards refer to the Space Standards published by English Partnerships which are now encapsulated in the HCA's Design Quality Standards.

goal of low carbon living. Options such as walking, cycling, public transport and other sustainable options should be prioritised, thereby reducing residents' reliance on private cars, including techniques such as filtered permeability. To achieve this, homes should be within ten minutes' walk of (a) frequent public transport and (b) neighbourhood services<sup>6</sup>. The provision of services may be co-located to reduce the need for individuals to travel by private car and encourage the efficient use of the sustainable transport options available.

The following criteria should be considered in terms of travel planning:

- (a) How the town's growth will enable at least 50 per cent of trips originating in NW Bicester or on any other large mixed use development, to be made by non-car means, with the potential for this to increase over time to at least 60 per cent
- (b) Good design principles, drawing from Manual for Streets<sup>7</sup>, Building for Life<sup>8</sup>, and community travel planning principles<sup>9</sup>
- (c) How transport choice messages, infrastructure and services will be provided from 'day one' of residential occupation, and
- (d) How the carbon impact of transport in the eco-town will be monitored, as part of embedding a long term low-carbon approach to travel within plans for community governance.
- (e) Options for ensuring that key connections around Bicester do not become congested as a result of the development, for example by extending some aspects of the travel plan beyond the immediate boundaries of the site, and
- (f) Ultra low carbon vehicle options, including electric car schemes should be considered to help achieve a sustainable transport system.
- (g) Bicester should grow in a way that supports children walking or cycling to school safely and easily. A maximum walking distance of 800m from home to the nearest school for children under 11 will be sought.

## **6.7 Healthy lifestyles**

Bicester shall be designed to support healthy and sustainable

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<sup>6</sup> Specific proposals for the location of health and social care services should reflect the particular local circumstances and be made following discussions with the Primary Care Trust.

<sup>7</sup> Manual for Streets – Department of Transport – <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

<sup>8</sup> Building for Life – <http://www.buildingforlife.org/>

<sup>9</sup> See Building Sustainable Transport into New Developments (DfT 2008) and Good Practice Guidelines: Delivering Travel Plans through the Planning Process (DfT/CLG 2009)

environments and enable residents to make healthy choices easily.

#### **6.8 Local services**

A good level of provision of services within new development in Bicester proportionate to the size of the development and to complement those in the town will be sought. This should include leisure, health and social care, education, retail, arts and culture, library services, sport and play facilities and community and voluntary sector facilities.

#### **6.9 Green infrastructure**

40% of the total area of land at NW Bicester is to be allocated to green space of which at least half should be public. For other developments the LDF will identify the standards of provision required. A network of well managed, high quality green/open spaces which are linked to the wider countryside should be provided including a range of types of green space, for example community forests, wetland areas and public parks. Green space should be multifunctional, e.g. accessible for play and recreation, walking or cycling safely, and support wildlife, urban cooling and flood management.

Particular attention should be given to land to allow the local production of food from community, allotment and/or commercial gardens.

#### **6.10 Landscape and historic environment**

Development should complement and enhance the existing landscape character. Proposals should set out measures to conserve and, where appropriate, enhance heritage both assets and their settings.

#### **6.11 Biodiversity**

NW Bicester will need to demonstrate a net gain in local biodiversity. All new development should seek to achieve this. A strategy for preserving and enhancing local biodiversity is required to accompany any planning applications. This will need to be based on up to date information about the biodiversity of the area including proposals for the management of local eco systems and where appropriate, the restoration of degraded habitats or the creation of replacement habitats. It should set out priority actions in line with the England Biodiversity Strategy and local biodiversity action plans, including appropriate mitigation and/or mitigation measures, required to minimise adverse effects on individual species and habitats of principle importance and to enhance local bio diversity over all. Developers should seek the advice of Natural England and other relevant statutory advisers when developing their strategies. Delivery bodies should be identified in the strategy and its implementation should proceed in parallel with the development.

#### **6.12 Water**

Bicester should be ambitious in terms of water efficiency, particularly as it is in an area of water stress.

NW Bicester and other large development should:

(a) incorporate measures in the water cycle strategy for improving water quality and managing surface water, groundwater and local watercourses to prevent surface water flooding from those sources; and

(b) Incorporate sustainable drainage systems (SUDS) and, except where this is not feasible, as identified within a relevant Surface Water Management Plan, avoid connection of surface water run-off into sewers.

(c) A strategy for the long term maintenance, management and adoption of the SUDS will be required. Eco-Bicester should aspire to water neutrality, i.e. achieving development without increasing overall water use across a wider area. In particular, the water cycle strategy should set out how:

(d) development would be designed and delivered to limit the impact of the new development on water use, and any plans for additional measures, e.g. within the existing building stock of the wider designated area, that would contribute towards water neutrality

(e) new homes will be equipped to meet the water consumption requirement of Level 5 of the Code for Sustainable Homes; and

(f) New non-domestic buildings will be equipped to meet similar high standards of water efficiency with respect to their domestic water use.

### **6.13 Flood risk management**

Development should not increase the risk of flooding elsewhere and should use opportunities to address and reduce existing flooding problems. At NW Bicester all of the built-up areas (including housing, other public buildings and infrastructure) will be fully within Flood Zone 1 – the lowest risk. Flood Zone 2 (medium risk) should, as far as possible, be used for open spaces and informal recreational areas that can serve as multi-functional spaces, for example, those used for flood storage. There should be no built-up development in Flood Zone 3, with the exception of water-compatible development and, where absolutely necessary, essential infrastructure as defined in Table D.2 of PPS25: Development and Flood Risk.

### **6.14 Waste**

A sustainable waste and resources plan should be developed for NW Bicester and other large developments, covering both domestic and non-domestic waste, which:

(a) sets targets for residual waste levels, recycling levels and landfill diversion, all of which should be substantially more ambitious than the

2007 national Waste Strategy targets for 2020; it should be demonstrated how these targets will be achieved, monitored and maintained

- (b) Establishes how all development will be designed so as to facilitate the achievement of these targets, including the provision of waste storage arrangements which allow for the separate collection of each of the seven priority waste materials as identified in the Waste Strategy for England 2007
- (c) Provides evidence that consideration has been given to the use of locally generated waste as a fuel source for combined heat and power (CHP) generation for the eco-town, and
- (d) Sets out how developers will ensure that no construction, demolition and excavation waste is sent to landfill, except for those types of waste where landfill is the least environmentally damaging option.

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## Demonstration Projects – Update September 2010

Project	Project Lead	Commence	Expected finish date	Update	Issues
Exhibition Eco House	P3 Eco/CDC	October 2010	January 2011	<p>Planning Permission Granted.</p> <p>Conservation Area Consent for wall demolition Granted. Wall removed.</p> <p>Lease signed with BTC.</p> <p>License with P3 completed.</p> <p>Hoarding erected. Work due to start October 2010. Specification for building submitted.</p> <p>Application for Non Material Amendments to design being submitted.</p> <p>Working group establishing programme of activity</p>	Discussions on going with P3 re initial presentation of information and equipping of building
Bryan House Redevelopment of brownfield site in Chapel Street	Sanctuary Housing	2010	End 2011	<p>Application submitted - Committee resolution to grant permission</p> <p>EA objection re flooding removed.</p> <p>No NAHP grant from last bid round, further work underway with regard to costs and grant opportunities.</p>	NAHP Grant required to enable project to commence
Development of new sixth form centre for Cooper School	OCC		September 2011	<p>DCSF Funding not received-costs to be met from existing eco town growth funding</p> <p>OCC Capital programme reviewed but scheme retained.</p>	

				Work underway.	
Partnership travel planning and behaviour change project	OCC	September 2010		Survey work commenced September 2010 Walking Audits undertaken Programme revised to reflect funding available.	Formal agreement of revised programme for release of funding.
Promotion with local colleges, industry bodies and LA Building Control of a Construction Skills Training project	Tim Fenn /OCC/CDC	Commence 2010 (likely late in year due to planning and set up requirements with local partners)		Course content has been established for QCF from level 1 to Diploma and accreditation agreed by QCDA. Awarding and delivery bodies agreed. Contact with Sharon Higgs (OCC) re apprenticeships Meetings with WNHDC re potential use of computer package to establish training opportunities arising from new development being progressed. Discussion with OCVC re course programme and future development proposals Meeting organised with Head Teachers for 25 <sup>th</sup> November 10.	Identification of suitable location in Bicester for course delivery.  Establishing appropriate approach to skills training through development
Construction of new community hall facilities for the voluntary sector	P3 Eco	Commenced May 2010		P3 Eco offer to build at cost. Amendments to scheme approved by CDC. Under construction. Saxon burials found on site resulting in some delay to programme.	Need to explore demonstration element of the scheme

Bicester insulation measures scheme	CDC through USEA	Commence October 2010		Scheme to be launched & promoted in Bicester to provide loft insulation and cavity wall insulation to existing properties. Marketing materials prepared.	
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Risk	Initial Status	Progress	Revised Status
<b>A. Project Environment</b>			
1. Change of government and uncertainty of position on Eco Towns	A	Coalition government's views on Eco Towns is emerging. Support for development with local support, incentivising & rewarding communities where growth takes place and supporting the development of local plans. Second round growth funding reduced by 50% but retention of funding reflects continuing commitment to eco towns. Revisions to national planning guidelines likely, but impact as yet unknown.	G
2. Site assembly	A	Land secured for exemplar application. Developers continuing to negotiate to secure further land.	A
3. Funding	A	First round funding secured and received from CLG. DfE funding not received. Milestones agreed for second round funding now to be reviewed, slipping timescales for delivery of the exemplar application could impact on milestones reached and funding received. Outcome of second round funding process awaited. Exploration of other sources of funding ongoing.	A
4. Risk that innovative responses to the challenge of creating a new form of development will not be successful	A	The Eco Town programme sought innovation in the development of new communities. There are risks that new solutions may fail for a variety of reasons including technical failure, lack of markets or investors. There are also risks that innovation will be limited due to the current market and caution of investors.	A
<b>B. LDF</b>			
1LDF strategic allocation of NW Bicester	A	Consultation period on the Draft Core Strategy closed 19 April 2010. Changes to national planning guidelines in Localism Bill expected by the end of the year, white paper recently published but work on Core Strategy continuing until further guidance issued.	A
2. Competing sites being put forward for development	A	MOD land put forward for housing & employment and viewed by some as a brownfield alternative to NW Bicester. Representations have been made to the LDF draft Core Strategy and will be considered through this route.	A
<b>C. Development of Masterplan</b>			

1. Development of masterplan required for the whole site	R	Programme now provided and consultants appointed to deliver a masterplan for the site. Steering Group meetings established between LA & Developer team to ensure planning stays on track. Masterplan due for completion mid 2011.	A
2. Consultation	A	First consultation, second and third round consultation undertaken, outcome of first consultation reported. Government expectation with regard to localism and consultation may not be fully met by existing approach to consultation.	A
<b>D. Masterplan Work Streams</b>			
1. Energy and Waste	A	Consultant now appointed and undertaken SWOT analysis of options for the site. Further work required to develop a strategy to support the masterplan.	A
2. Design and Sustainable Construction	A	Work stream scoped, meeting held to review house types.	A
3. Transport and Access	A	Consultant now appointed and scoping of transport work undertaken. Delay in modelling and understanding the implications of traffic on the surrounding road network potential to delay robust masterplan solution. Modelling undertaken & results awaited.	A
4. Commercial and Employment	A	P3 Eco preparing economic strategy, detail yet to be provided. Masterplan presently only shows land for approximately 3000 jobs on site.	A
5. Social and Community	A	OCC has carried out work to ascertain demographic profile of new development and infrastructure requirements. Consultant has produced alternative population profile and further work required to reconcile outputs and agree infrastructure requirements	A
6. Green Infrastructure	A	Initial meeting held with those with an interest in developing the approach to GI at the site. Landscape consultant appointed and work informing revisions to the masterplan. Ecological assessments provided.	A
<b>E. Exemplar Application</b>			
1. Land Acquisition	A	Land for exemplar demonstration secured.	G
2. Progress on development of planning application	A	Consultant team appointed and masterplanning underway to provide a framework for the development. Programme provided showing some slippage with application programmed for submission November 2010 but much work required to achieve submission target. Steering Group established to ensure progress on the project.	A



3. Lack of innovation in layout & design	R	Approach to housing design to pursue a traditional approach based on market identified in Bicester. 5-10% of dwellings to be architect designed to provide variety and innovation.	A
<b>F. Demonstration Projects</b>			
<b>1. Exhibition House</b>			
Construction of Exhibition House	A	Lease agreed with Bicester Town Council, license with P3 signed. Hoarding erected, start October 2010. Building specification provided.	G
<b>2. Cooper School</b>			
Construction of building	G	Under construction	G
<b>3. Bryan House</b>			
Development of affordable housing	G	Planning permission resolved to be approved subject completion of S106	G
NAHP funding	A	Bid for funding has been made and funding required for work to start	R
<b>4. Community Hall</b>			
Construction of building Planning permission granted	A	Work started June 2010.	G
<b>5. Travel Behaviour</b>			
Travel behaviour project to deliver modal shift within the town	A	Survey work to be undertaken in September to inform the work and start on capital programme.	G
<b>6. Construction Skills</b>			
P3Eco establishing programme and accreditation for industry training and base for delivering skills required	R	Course accreditation agreed. Tim Fenn pursuing on behalf of Oxfordshire Construction Group but unclear mechanism for course delivery but OCVC interested.	A
Identify other opportunities for skills training	R	Employment & Community and Social Infrastructure working groups to identify opportunities. Consideration of WNDC approach re skills training. Meeting with OCVC. Meeting of Bicester Head Teachers to take place to discuss links to eco town.	A
<b>7. Residential Retrofits</b>			
Programme to encourage retrofitting within existing properties	A	Scheme identified to provide insulation to substandard properties with existing contractor.	G

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## **Eco Bicester Strategic Delivery Board**

### **Protocol for Partnership Working through the Eco Bicester Strategic Delivery Board**

This Protocol supplements and details the agreed Terms of Reference set out in the Paper “Delivery and Governance – Notes on Proposed Arrangements”.

#### **Approach**

The SDB has a responsibility for:

- providing overall leadership and strategic direction to ensure the successful progress of the NW Bicester eco-town, to the agreed timescales.
- acting as both custodian and promoter of the agreed “vision” for the NW Bicester eco-town.
- providing clear, continuous and strong leadership throughout the life of the project, regardless of political changes.
- working together as partners on a collaborative basis and seeking consensus.
- Guiding, overseeing and supporting the work of the Core Project Team. (this to include operational public sector partnership working within the Core Project team and the Core Project Team’s work as part of the Project Steering Group where public sector partners will be working with private sector promoters, developers and their consultants).

#### **Operation**

- SDB meetings will be open to the public, unless there are items that need to be discussed which are operationally or commercially sensitive..
- SDB meetings will be formally minuted and the minutes will be publicly available.
- The SDB will meet initially on a quarterly basis, but will have the ability to meet more frequently as necessary, to ensure the timely progress of the project.
- The Senior Administration officer will coordinate and arrange meetings.
- The SDB and its partners will review these working arrangements at regular intervals to ensure their continued effectiveness and relevance, and no later than 12 months from the date of the first SDB meeting.

#### **Details of Membership**

- Cherwell District Council (3 members): Leader, Portfolio Holder for Planning and Housing, Portfolio Holder for Economy and Estates (a member for Bicester)

- Oxfordshire County Council (3 members): Leader, Portfolio Holder for Strategic Infrastructure, Portfolio Holder for School Improvement (currently a member for Bicester)
- Bicester Town Council (3 members): Chairman of Policy Committee, Chairman of Planning Committee, one other to be agreed
- Bicester Vision (1 – member (s)): Chairman
- Homes and Communities Agency (1 member): Head of Area
- South East Development Agency (1 member): Corporate Director
- Government Office for the South East (1 member): Locality Manager
- Environment Agency (1 member): Regional Director
- Oxfordshire Primary Care Trust (1 member): Chief Executive
- Membership of the SDB will be regularly reviewed to ensure the membership remains relevant and active.
- Guests will be invited by the SDB to attend meetings to present papers and give updates as necessary. Guests will not have the right to participate in the work of the Board and its discussions on matters other than those specifically agreed.

### **Responsibilities of Individual Board Members**

- To maintain a consistent attendance at meetings. If a substitution is necessary, this should be agreed in advance with the Chair. The substitute Board member will not be entitled to vote.
- To ensure good communications with other members of the group.
- To operate with openness, honesty and commitment to the shared endeavour of the SDB.
- To act as “project champions” within their respective organisations so that they are able to remove obstacles and marshal resources effectively.
- To ensure that their first duty as members of the Board is towards the successful progress of the eco-town. Potential conflicts of interest between their role on the Board and the interests of their host organisation should be brought to the attention of the Chair at the earliest opportunity.

### **Key Tasks**

<b>Strategic</b>	<b>Operational</b>
<ul style="list-style-type: none"> <li>• To drive forward the early establishment of a shared whole vision for the eco-town and Bicester which has been influenced by consultation with the local community and the private sector promoter and developers</li> <li>• To support the preparation of Planning Performance Agreements for both the</li> </ul>	<ul style="list-style-type: none"> <li>• To be responsible for ensuring up to date programmes of delivery are drawn up for both the demonstration phase and the wider eco town, agreed by all SDB members and reviewed on a quarterly basis.</li> <li>• To be responsible for ensuring that the key critical paths are identified and key</li> </ul>

<p>demonstration phase and the wider eco-town, which reflect the ATLAS guidance.</p> <ul style="list-style-type: none"> <li>• To direct the preparation of a costed infrastructure plan which demonstrates the financial viability of the scheme and preparation of a Section 106 and / or other agreements.</li> <li>• To be responsible for ensuring that a consultation, communications and public relations strategy is put in place, monitored and reviewed to ensure appropriate stakeholder and community engagement with the project and effective communications with the media.</li> </ul>	<p>actions and dates are met by the appropriate organisation.</p> <ul style="list-style-type: none"> <li>• To be responsible for ensuring that a comprehensive assessment of the risks associated with the delivery of the project are undertaken and are updated on a quarterly basis.</li> <li>• Based on the risk assessment, to be responsible for ensuring that mechanisms are put in place to address and overcome issues which would delay or prevent the programme progressing in accordance with the agreed timescales, including the establishment of time limited task groups to address issues.</li> <li>• To ensure the management of risks by empowering the Project Manager to work across organisational boundaries to address issues.</li> <li>• To be responsible for ensuring progress is reviewed, best practice identified and lessons learnt are reviewed and recorded so they can be applied to the timely delivery of this and future projects.</li> <li>• To promote effective dialogue amongst and between the local authorities, developers and other infrastructure providers to allow innovative ways of service delivery to be explored and promoted.</li> <li>• To direct the monitoring and review of budgets for work undertaken to support and implement the project, including consultancy services.</li> <li>• To be responsible for ensuring that the necessary provision is made for staff</li> </ul>
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	<p>resources in local authorities and partnering organisations to allow the timely and efficient progress of the project.</p> <ul style="list-style-type: none"><li>• To oversee bids and other responses for funding related to the development.</li></ul>
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