

## Eco Bicester Strategic Delivery Board

<b>Date of meeting: 30 May 13</b>	<b>AGENDA ITEM NO:  4</b>
<b>Report title: NW Bicester Update</b>	
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### 1. Purpose of Report

- 1.1 The update the Board on the progress towards the delivery of the Exemplar planning permission and master planning for the NW Bicester site.

### 2. Background

- 2.1 The Eco Towns PPS identified NW Bicester as 1 of 4 eco towns to be developed nationally in 2009. The land at NW Bicester is identified as a strategic allocation in the emerging Local Plan and Bicester Masterplan.
- 2.2 In July 2012 planning permission was granted for an exemplar development of 393 dwellings, local centre and primary school. The proposed development is believed to be the largest Code for Sustainable Homes level 5 scheme and largest domestic PV array in the country. The proposal also includes rainwater harvesting, car club, high speed broad band, provision for electric vehicles, allotments, real time transport information to each home and 30% affordable housing.

### 3. Progress to Date - Exemplar

- 3.1 Work is being undertaken to clear planning permission conditions and requirements of the planning obligation for the exemplar development. Information has currently been submitted with regard to all the pre commencement conditions including; phasing, embodied carbon, tree protection, supervision of arboriculture works, ecological construction method statement, construction environment management plan, levels, drainage, flood risk, construction travel plan, site waste management plan, bike and bin stores, boundary details, parking, revised plot details and energy plan. Details of the proposed temporary community meeting facility, school site details and training and employment plan have been submitted in accordance with the requirements of the S106 agreement. Discussions are on going with regard to the pre commencement and first phase conditions and obligations to ensure they do not delay a start on site.
- 3.2 A mini competition has now also been held to select the designer for the proposed primary school on the site. The school will be delivered by OCC. P3 Eco advise with regard to the local centre that this is their responsibility and that that they *'are now actively reviewing the plans for it and vetting appropriate partners to deliver it in the required timeframe with the best outcome'*.

- 3.3 A2Dominon are currently in the process of completing the purchase of the site through the exercise of the option. Once the ownership transfers S278 and S38 agreements in relation to highway works will be signed and contractors appointed to commence development. The first works will be to construct the entrance road into the site from the Banbury Road (B4100) and then ground works to create the levels required to construct the spine road, including the bridge, as far as the school site.

#### **4. Progress to Date - Masterplan**

- 4.1 A framework masterplan was developed to accompany the exemplar application but it was acknowledged that further work was required on the masterplan. A programme has now been provided to complete masterplan work, to develop a masterplan to accompany an outline planning application for the site. The programme sets out a 12 month process to get to a completed masterplan, working collaboratively with stake holders including the local authorities.
- 4.2 Much base line work for the masterplan has been carried out including ecological assessments of the site. Further work is now being undertaken through a series of work streams covering masterplan design, community infrastructure, transport, economy and employment, open space and bio diversity, water, energy and waste. The first phase of work will be to complete base line work and develop options for the masterplan. This will be followed by testing of options before the final masterplan is completed. This staged process to develop the masterplan, which includes community engagement, will ensure that a robust masterplan is developed to accompany an outline application for development of the site.
- 4.3 Workstreams to progress the masterplan for NW Bicester commenced in May 2013.

#### **5. Recommendations**

- 5.1 The Board is asked to note the progress on NW Bicester.