

## Eco Bicester Strategic Delivery Board

<b>Date of meeting: 31 October 2013</b>	<b>AGENDA ITEM NO:  7</b>
<b>Report title: Bicester Development Update</b>	
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### 1. Purpose of Report

1.1. This report seeks to provide an update for Board Members on current proposals in the town. The report follows on from previous reports to the January 2013 Board and covers the activity currently taking place in the town particularly:

- Policy Development
- Development Proposals

### 2. Policy Development

#### Local Policy

Draft Submission Local Plan (October 2013)

- 2.1 The Proposed Submission Local Plan was published for public consultation in August 2012. A further consultation on Proposed Changes to the draft plan was undertaken from March to May 2013. On 7 October 2013, the draft Submission Plan was approved by the Cherwell District Council's Executive. The Plan was approved by CDC Full Council on 21 October 2013 for endorsement as the Submission Local Plan. The next step will be to finalise the Infrastructure Delivery Plan before submitting the Local Plan to the Secretary of State for Communities and Local Government and an Examination.
- 2.2 At the present time the Plan carries limited weight. Once formally 'Submitted' to the Secretary of State for Communities and Local Government for Examination, the weight that can be attached to the Plan will increase. However, it will not form part of the statutory Development Plan until the Examination process is complete and the Plan is formally adopted by the Council (anticipated mid 2014).
- 2.3 Work has now commenced on preparation for the public examination of the draft Submission Local Plan. This preparation includes:
- a) An informal meeting with the Planning Inspectorate (PINs) and Department and Communities and Local Government (DCLG) has now taken place and dates for Examination are to be set shortly.
  - b) Completion of a series of Topic papers on the development of key issues and themes from the 2006 Issues and Options stage to the current draft Submission Local Plan that will be needed for the Examination. These papers include Transport (by Oxfordshire County Council), Housing Growth, Employment and Town Centres.

c) Completion of a series of Background Papers which explain how a number of policies within the Local Plan should be interpreted. These include a background paper on extra care/elderly accommodation (published March 2013), background paper on Policies ESD1 -5 of the proposed Submission Local Plan (published August 2012) and a paper on housing density which clarifies how to interpret aspects of Local Plan Policy BSC 2: The Effective and Efficient Use of Land.

d) Completion of the final Infrastructure Delivery Plan (IDP) will continue in time for the Local Plan Examination.

Associated work also includes:

e) An updated Local Development Scheme (LDS) for the next Cherwell District Council Executive meeting which sets out the timetable for completing various secondary documents including the Bicester Masterplan.

f) Completion of the Assessment of the Ecological Cumulative Impact of Developments at Bicester. This study considers the ecological impact of developments proposed at Bicester on Western Otmoor and the need for any specific mitigation. This assessment has also informed the Sustainability Assessment.

g) Accelerating work on the Development Plan Document (DPD) for Local Neighbourhoods (which will allocate small housing and employment sites) and Development Management.

h) Completion of the Supplementary Planning Document (SPD) of the Masterplan for Bicester. This can only be completed after the strategic framework has been set by the Local Plan and will act as a guide to development and aim to show how an integrated approach to development in the town will be secured following the allocation of sites through the Local Plan.

### **Bicester Masterplan**

The development of the Cherwell Local Plan has been informed by the preparation in parallel of the draft Masterplan for Bicester. The Bicester Masterplan will be completed after the Local Plan but it is likely that further consultation will take place in 2014. The Masterplan sets out details of how the town might develop in an integrated manner and the relationship between key development sites. The Masterplan cannot allocate sites, which is the role of the Local Plan. It cannot be formally completed and adopted until after the adoption of the Local Plan, as while forming part of the evidence base for the Local Plan in its draft form, to be adopted, it needs to conform to the adopted Local Plan.

2.4 Both of the Cherwell Local Plan and Bicester Masterplan have been guided by, and incorporate elements of, the Eco Bicester One Shared Vision.

## **3. Development Proposals**

### **Current Development Proposals**

3.1 This section of the report aims to provide the Board with an overview the current position on the most significant development proposals affecting the town. The attached appendix to the report identifies the major schemes that have planning permission, those where a planning

application has been submitted and finally those where there has been public consultation or screening or scoping for environmental impact assessment.

- 3.2 There is a resolution to grant planning permission for the development of the Graven Hill site and for a building of C Site at Arncott (see attached schedule). The S106 agreement is currently being negotiated. Cherwell District Council is negotiating to purchase the site and a Graven Hill website has been launched providing more information on the Graven Hill redevelopment project and inviting those interested in building their own home to register.
- 3.3 Proposals for RAF Bicester are being developed through the preparation of a masterplan and Heritage Partnership Agreement (HPA).
- 3.4 The planning application for the Park and Ride proposals at land south west of the junction of the A41 and Vendee Drive is expected to be submitted in the week commencing 28<sup>th</sup> October 2013.

#### **4. Recommendations**

- 4.1 The Board is recommended to note the report.

