

ECO BICESTER STRATEGIC DELIVERY BOARD - AGENDA – 21 JULY 2010

<p>MEETING: Eco Bicester Strategic Delivery Board</p> <p>DATE AND TIME: 21 July 2010 at 10am</p> <p>VENUE: Courtyard Youth Arts Centre, Bicester</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; Huw Jones, OCC; Councillor Michael Gibbard, CDC; Councillor Norman Bolster, CDC; Mary Harpley, CDC; Councillor Debbie Pickford, Bicester Town Council; Councillor James Porter, Bicester Town Council; Councillor Richard Mould, Bicester Town Council; Sonia Mills, Oxfordshire PCT; Jodee Katalanos, HCA; Chris Farthing, GOSE; Bob Langton, Bicester Vision</p> <p>Officers: John Hoad, CDC; Jenny Barker, CDC; Andrew Bowe, CDC Chris Cousins, OCC; Frances Fernandes, OCC; Sue Mackrell, Bicester Town Council</p> <p>Apologies:</p>
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	ISSUE	STATUS/ACTION REQUIRED	RESP.	DUE
1.	Eco Bicester Update	The Board is recommended to note the content of this report and the attached documents.		
2.	Review of Consultation	The Board will hear directly from P3 Eco at the meeting who will present their consultation findings.		
3.	Vision for Bicester	The Board is recommended to review the contents of the attached paper with a view to agreeing to further consultation.		
4.	Recommended Spending Plans	<ul style="list-style-type: none"> 1) To note the funding already committed to the Cooper School and The Demonstration Building 2) To confirm support for funding allocations to the travel behaviour and residential retrofit projects 3) To support the ring fencing of the remaining funding for infrastructure 		
5.	Risk Register	The Board is recommended to note the content of this report and the attached		

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		summary document.		
6.	Date Of Next Meeting	October		

ECO BICESTER STRATEGIC DELIVERY BOARD - NOTES – 26 APRIL 2010

MEETING: Eco Bicester Strategic Delivery Board	Attendees: Councillor Keith Mitchell, OCC; Councillor Michael Waine, OCC; Councillor Ian Hudspeth, OCC; Huw Jones, OCC; Chris Cousins, OCC; Frances Fernandes, OCC; Councillor Barry Wood, CDC (Chairperson); Councillor Michael Gibbard, CDC; Councillor Norman Bolster, CDC; Mary Harpley, CDC; John Hoad, CDC; Jenny Barker, CDC; Andrew Bowe, CDC; Councillor Debbie Pickford, Bicester Town Council; Councillor James Porter, Bicester Town Council; Councillor Richard Mould, Bicester Town Council; Sue Mackrell, Bicester Town Council; Graham Johnson, P3 Eco; Ian Inshaw, P3 Eco; Gerry Walker, A2 Dominion; John Allan, A2 Dominion; Rachel Faulkner, Bicester Vision; Sonia Mills, Oxfordshire PCT; Jodee Katalanos, HCA; Caroline Clapson, HCA
DATE AND TIME: 26 April 2010 at 2pm	
VENUE: Oxfordshire County Council	
Completed by: Sue Cavalier	Apologies: Chris Farthing, GOSE; Rachel Faulkner, Bicester Vision

	ISSUE	STATUS/ACTION REQUIRED	RESP.	DUE
	Welcome	Councillor Barry Wood welcomed all to the first meeting of the Strategic Delivery Board. BW briefly outlined the purpose of the Board (to provide strategic direction and successful delivery of the NW Bicester eco town). Membership - would be subject to change as the project progresses, bringing in key people as and when required. Documentation – would be PRINCE2 “lite” using appropriate documents.		
1.	Working Arrangements for the Board	Caroline Clapson (HCA) outlined the circulated paper entitled “Protocol for Partnership Working through the NW Bicester Strategic Delivery Board”. This document was based on the outcome of the informal start up workshop for the Board (31 March 2010). It was explained that this Protocol was designed to capture practical understandings about how partners would seek to work together. It supplements the document previously agreed through the Eco Town Programme of Development (POD) (funding bid) submission entitled “ <u>NW Bicester Eco Development Delivery and Governance - Notes on Proposed Arrangements</u> ” The protocol details 5 sections (i) Approach; (ii) Operation; (iii) Details of Membership; (iv) Responsibilities of Individual Board Members; and (v) Key Tasks. It was highlighted that the key tasks list is not exhaustive but provides a clear focus for the early stages of the project.		

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		<p>Agreed: The Protocol was approved subject to –</p> <ul style="list-style-type: none"> • Meeting Arrangements - under section (ii), that SDB meetings be open to the public, unless there are items that need to be discussed which are of a commercially or operationally sensitive nature. It was highlighted that the SDB meetings are not however a public forum and that there would be no arrangements for public speaking. SDB meetings to be advertised in advance on CDC's website and papers to be made available 5 days in advance of the meeting. These formal meeting arrangements would be managed as part of CDC's normal committee meetings management system. Details of the system and document access would be provided to Board members in due course. Arrangements for access to any confidential papers would be via the Projects Administrative Officer • Key Tasks List - to be rationalised into two groups – strategic; and managerial, and be detailed in future project plans and progress reports in order to highlight priorities. • Project budget - the Key Tasks list should include establishing a project budget and financial monitoring arrangements. Further details at item 2d. 		
		<ul style="list-style-type: none"> • Informal progress meetings – to be arranged between the Chairman; CDC Chief Executive as Project Sponsor; Project Manager; and OCC eco town lead officer. 		
		<ul style="list-style-type: none"> • Membership – a correction to reflect that, although a current OCC Cabinet Member is a Bicester resident, this cannot always be ensured and is not a requirement of membership on the Board. 		
		<ul style="list-style-type: none"> • Project title - the title of the project and of the Board to be “Eco Bicester” 		
		<ul style="list-style-type: none"> • Governance diagrams and organisation of workstreams - that an update of the governance diagrams, including a full workstream structure diagram to supplement be provided to SDB members. (The following workstreams have been started: Housing; Community Infrastructure and Education; 	JB	

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		Transport, Access and Movement; Economy, Retail and Employment; Environmental Sustainability; and Waste and Energy.)		
2.	Progress Updates			
	2a. NW Bicester Update by P3 Eco Bicester and A2 Dominion	Ian Inshaw, Chairman of P3 Eco Bicester and Gerry Walker, Regional Director, from A2 Dominion updated the Board on progress to date. The matters highlighted are listed below:		
		Land acquisition – currently have an option of 80 acres of land which is sufficient for the exemplar and Phase 1 being the balance of 800 -1200 homes against the PPS standards. P3 Eco Bicester have high expectation to secure further land. Heads of Terms currently with Thames Valley Police. Heads of Terms also lodged with another major private landowner and discussions continuing with another landowner’s agent which would cover all of the land area to the north of the railway line.		
		Exemplar development planning application – progress has been delayed due to ongoing discussions with the landowners. Have been working on design outcomes. Arups have completed the initial surveys and are ready to do the full EIA. SDB and P3 Eco are jointly engaging Bio Regional to cover sustainability “challenge”. A full time Project Manager will be in place shortly. Initial work is underway on the link to an outline application for the whole site. All necessary consultancy work will be formally commissioned this week (w/c 26 April 2010). P3 Eco Bicester are confident to submit the application and supporting information on whole site Masterplan by 31 August 2010 with an outline application for the whole site by December 2010.		
		Employment strategy – two strands being investigated – (i) construction of innovation centre managed by Oxford Innovation; and (ii) the enhanced technology development with a green theme on the site. A draft proposal is being prepared which draws links to the wider Bicester economy. There is potential for an extensive programme to be built up.		

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		<p>Early employment options – a care home company want to build on the site. Advised by OCC that it is unlikely there will be placements from the County Council. However noted that there is a shortage of private sector care homes. Also in discussion with the Co-op to build a village store and pharmacy. Intend to work with local suppliers for their produce to be sold via their outlets. Waste and energy may provide further early opportunities.</p>		
		<p>Timber frame housing / clay board factory – ongoing search for site to build a clay board factory which will also give job creation. Intend to use clay board factory and timber factory to supply the SE of the country. Will be sustainable and expand over time. P3 Eco requesting assistance from CDC to highlight any available sites. Noted clayboard manufacturing is a very dusty process and ideally located away from houses. P3 Eco to advise MH if factory is likely to be situated outside Bicester.</p>		
		<p>Section 106 – detailed thinking underway from developer side. There is a willingness to commit land to provide a school site early in the development, but funding the construction of the school through the exemplar development will not be possible. The side of the school to be built on in a modular basis. A2 Dominion will be providers of social and affordable housing and this will be a priority in the planning agreement. They will take up all of the exemplar and 10% of the private site.</p>		
		<p>Energy – this is still subject to further work. A proposal for some form of energy centre is to be submitted with the exemplar application. The aim is to be operational for the first houses to be built. One new option is use of bioglycerine. AD plants take longer to build but will provide heat and power and use waste from local farms and the Co-op contract. Sewage will go through the plant but given lead time and speed to fill the site it is unrealistic that this will be current with the exemplar.</p>		

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		Consultation – Pall Mall have produced a framework strategy which will dovetail into CDC’s strategy but will also stand alone for P3 Eco’s purposes. Consultation to start after the election in May. Will also link with the demonstration house.		
		Project management team – appointed.		
		Environmental Impact Regulations (EIR) ecology element – a meeting is currently ongoing to appoint consultants covering the whole range of EIA work, but to ensure seasonal deadlines are met Arup have been appointed to undertake ecological investigation. This will ensure there is no overall timetable slippage.		
		BioRegional – intent is to engage, jointly funded with public sector to provide sustainability and environmental challenge. This follows through on CLG advice and the bid intent, but allows costs to be shared.		
Page 5		<p>Training / skills – P3 eco are progressing private initiatives, but need public sector support to make this successful (particularly colleges and employers). The Vision is that Bicester could be a centre for eco training (to include central Bicester as well as the NW Bicester development). Initial focus is on construction, but this could be broadened. Currently working with education providers. CDC to forward college training contact details to P3 Eco. Tim Fenn has a graduated list of qualifications from various agencies in order to build up the skills level. Also in discussion with Oxford Innovation, the colleges and Oxford Brookes University. JB liaising with Sandra Hicks to building in apprenticeship training for 14-19 age group.</p> <p>Agreed: Councillor Michael Waine (County Education lead) and MH (OCV College governor) would be able to offer to facilitate a meeting with local education partners to assist with progress.</p>	SN	MH/ Cllr Waine
		<p>Cemetery site – Bicester Town Council sought early opportunity to access the land via P3 Eco for the Environment Agency to test the land to identify the best possible sites. This is important as any land has to undergo one year of testing to establish its suitability.</p> <p>Agreed: JB to facilitate as far as possible given the current land acquisition position - through P3 Eco and the Environment Agency.</p>		JB

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		The Chairman thanked P3 Eco for their comprehensive report and highlighted the value of P3 Eco and A2 Dominion as regular attendees to give progress reports.		
		A number of issues were raised by Board Members as a result of the discussion with P3 Eco:		
		Clarification sought P3 Eco's definition of the exemplar / "Phase 1". Size was a key issue.		
		May not be able to achieve August planning deadline if P3 Eco's transport consultant appointment is not finalised soon.		
		Strategic transport issues should be addressed early. Need to tie on site proposals to transport demonstrator plans.		
	2b. Eco Town Programme update	CABE Design Review Panel set up and have an initial draft report on Farrells initial Masterplan thinking. Positive feedback received and areas of further work have been identified. BioRegional Challenge / Workshop report received and to be emailed to Board members.	AB	Completed
		Wider Consultation Strategy – to draw Board members attention to a possible planning weekend event (with P3 Eco) at end May based on. "Planning for Real" and "Enquiry by Design" techniques. For information, the Draft Core Strategy consultation period has closed, but this is the current context for Eco Bicester consultation.		
	2c. Demonstration projects	Reference was made to update circulated. Demonstration house - progress good though opening now likely to be August due to need to negotiate lease and practical site plans.		
		Bryan House – planning permission granted. Sanctuary HA making bid for affordable housing funding.		
	2d. Finance monitoring spreadsheet	Eric Meadows, Service Accountant at CDC, for eco town project tabled a summary spreadsheet which will be used to budget for and monitor the CLG funding. The spreadsheet identifies the initial bid and funding against projects. As funding received is lower than the original bid, priority projects need to be identified to allocate budgets accordingly. The Chairman requested future reporting to be focussed on variances against the individual project's budget. Final funding award		

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		<p>awaited which will effect prioritising projects and certain key deliverables.</p> <p>A number of points were noted: Consultancy – figure shown on spreadsheet identifies approx amount for skills not already in house between Oxfordshire County Council, Cherwell District Council and Bicester Town Council.</p> <p>Project and budget management – any urgent funding decisions would be taken by officers under normal CDC delegation arrangements and would not need to wait for next Strategic Delivery Board meeting. If necessary, an additional special meeting to be convened if Board recommendation required.</p> <p>Spending profile – mechanism required to agree key areas once the final figure has been advised.</p> <p>Agreed: The accountancy reporting framework was approved.</p>		
3.	Vision for Bicester	<p>“Developing a Shared Vision for Bicester” paper tabled detailing purpose, outlining the vision and next steps. Will draw on a number of existing documents across various organisations. To include town and district level strategies. The aim would be to review current position, look at consultation about vision and PPS and to bring back to the Strategic Delivery Board. A workshop session would be needed to agree a vision for Bicester that the Board and partners can sign up to. Bicester Town Council also tabled their vision for Bicester paper outlining Bicester Town Council’s priorities for Bicester for the next five years.</p> <p>Agreed: The proposal was approved</p>		
4.	Any Other Business	<ul style="list-style-type: none"> Agreed: as requested by Bicester Town Council, the NW Bicester Strategic Delivery Board be renamed to Eco Bicester Strategic Delivery Board. 		
		<p>All items for discussion at future meetings will be discussed under item headings. There will be no AOB items.</p>		

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5.	Date Of Next Meeting	Wednesday, 21 July at 10am at the Littlebury Hotel, Bicester	ALL	
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Eco Bicester Strategic Delivery Board

21 July 2010:	AGENDA ITEM NO: 1
Report title: Eco Bicester Update	
Author: Jenny Barker (Eco Bicester Project Team)	
Tel: 01295 221828 Email: jenny.barker@cherwell-dc.gov.uk	

1. Purpose of Report

To present the Board with an update of the current position on Eco Bicester and the current focus of the work of the Project Team.

2. Background

Following the identification of NW Bicester as a location for development in PPS1 on Eco Towns and it being identified as a strategic allocation in the draft Core Strategy work has been progressing on the delivery of the development and improvements within the town as a whole.

Previous reports to the Board have dealt with the governance arrangements for the project, of which the Strategic Delivery Board is part, and the Project Team to deliver the project. This report therefore focuses on developments since the last meeting of the Board in April 2010.

3. Update

Coalition Government Position on Eco Towns

Eco Towns were identified by the last government as a mechanism for addressing the issues of housing delivery and the need to address the impacts of climate change. They were conceived as national exemplar developments that would demonstrate approaches that could then be adopted through more main stream development. Growth funding was identified to support the eco towns programme to be paid in two stages. The first stage of funding for 2009/10 has been paid and Cherwell DC received £9.7m. Milestones were agreed for second round funding for 2010/11 with an indication that between £2-6m was available.

The current government had highlighted that it would look for changes to the planning system, particularly through the abolition of regional spatial strategies and allowing greater local determination of appropriate levels of growth. The government's position on eco towns is now emerging, most recently in a letter to local authority Leaders dated 2 July 2010 and with regard to second round funding for 2010/11.

Grant Shapps letter of 2nd July 2010 follows a review of spending programmes for growth funding and the current approach of the government (see appendix A). This emphasises the importance of continuing to deliver growth but the change of approach, removing top down targets and instead incentivising communities to accept growth. These changes will be embedded in the proposed Localism Bill. In particular the following criteria for the new approach are identified;

- (i) Putting the local community in the driving seat – giving real power to local people to control the way in which villages, towns and cities develop;
- (ii) Rewarding local communities so that development occurs where people see that building new homes is of direct benefit to them in terms of jobs, improving affordability and investment in the existing community and the infrastructure it needs;
- (iii) Creating a strong and well considered local plan, locally determined, which provides enough jobs and homes to meet the aspirations of the area.

The letter provides confirmation that growth funding has been protected, all be it at a reduced level, for 2010/11. However the government is seeking confirmation that local authorities and partners are securing real and local community engagement and that existing local communities will benefit from the funding.

The eco town proposals for NW Bicester emerged with local support represented by the three levels of local government, the Town Council, District Council and County Council, as well as local organisations such as Bicester Vision representing the views of local businesses. The proposals for NW Bicester are the local solution to development and growth of the town as opposed to the proposals for Weston Otmoor which did not have local support. Furthermore it was the opportunity for the town and existing residents to benefit from the proposed development through the investment and enhancement of infrastructure that led to the local support for the proposals.

Following the identification of NW Bicester in the Eco Towns PPS extensive consultation has been undertaken. Highlights of this have been the Bicester Summit that brought together key players with regard to the future of Bicester, the Bio Regional workshop with regard to what was necessary to create an eco development at NW Bicester and the LDF draft Core Strategy Consultation. Most recently, P3Eco's well attended Masterplanning in Partnership consultation for a week in Bicester has provided good feedback and support to inform further work on the project. Details of the P3's consultation are to be provided to the Board by them and therefore are not covered in detail in this report.

The proposed development is being planned using an approach to local support which is entirely consistent with the approach the government is advocating for growth. Furthermore there is a commitment to continue to engage with local people to ensure that the town develops in the way they wish it to as demonstrated through work on the emerging shared vision (which appears elsewhere on the agenda) and the appointment of a further part time officer to the project team to focus on community engagement.

Funding received from the government's growth programme is also focused on measures to support Eco Bicester including demonstration projects within the town to benefit existing residents such as the provision of affordable housing at Bryan House, work on travel behaviour including improvements for walking and cycling infrastructure in the town, the provision of a new sixth form at Cooper School and support for insulation measures in existing homes to address carbon reduction targets and rising energy costs for residents. Further funding is identified for an infrastructure fund (see report elsewhere on the agenda) to be allocated based on priorities identified in the shared vision for the town and work on infrastructure planning that is currently being undertaken.

The on going commitment of the government to growth funding is therefore welcomed and Eco Bicester continues to evolve in a manner that is entirely consistent with the government's approach

for locally focussed development and ensuring existing communities benefit from government funding.

NW Bicester Planning Progress

Work on the development of a masterplan for the whole site and a planning application for an exemplar first phase has progressed significantly since the last meeting of the Board. P3 have appointed Hyder as their consultant carrying out technical work to support the project including work on energy and waste solutions and transport assessment for the site. Barton Wilmore to provide planning advice and Farrells are undertaking design work for both the masterplan and exemplar. Ecological survey work is progressing with an emerging picture of the ecological importance of the site although the work will not be complete until September. There remain some potential gaps in the consultancy team, for example in landscape where a consultant is yet to be appointed and in economic development where P3 themselves are leading on producing the economic development strategy. However the current team is well placed to ensure the project progresses.

In the light of the complexity of the project, the amount of work required and the number of people involved work streams have been identified to focus on specific areas of work. These are on masterplanning, design and sustainable construction, energy, waste and utilities, transport and travel behaviour, green infrastructure, economic development and employment and community infrastructure. These work streams are now being set up with joint working between the developers' consultants and the local authority Project Team and other relevant staff. This approach to collaborative working will help to keep the project proceeding in accordance with the programme that has now been provided, however there is considerable work to do and interdependencies between the work streams and therefore this will need to be closely monitored to ensure issues that emerge do not adversely impact on the programme and standard of development.

Programme

Attached at appendix B is the developer's consultants headline programme for delivery of the exemplar application and masterplan. This is supported by detailed programmes for the work being undertaken by each of the main consultants. There remain some gaps such as the programme for work on the economic development strategy but it is anticipated these gaps will be filled as work streams progress.

The programme has suffered some delays and the exemplar application is now programmed for submission in November and a completed masterplan to be in the summer of 2011.

Vision for Eco Bicester

Setting out the shared vision for Bicester is an important area of work for the project team and is covered by a separate report elsewhere on the agenda.

Demonstration Projects

Early projects within the town, the demonstration projects, are an important area of work, showing how eco development can benefit the town. Attached at appendix C is a summary of progress on the demonstration projects.

Key projects are progressing well. Projects that demonstrate sustainable construction including the demonstration building, affordable housing at Bryan House, the community hall at Causeway and

the zero carbon sixth form at Cooper School are all progressing. Not only will these projects demonstrate the construction techniques that deliver more sustainable development they will also provide valuable facilities and affordable housing for the town. Work on travel behaviour is progressing with major survey work being undertaken in September to further inform the project which will support walking, cycling and the use of public transport for journeys within the town to benefit the environment, health and community and cost of travel. A scheme to retrofit existing properties within the town with inadequate insulation will commence shortly., enabling residents to take advantage of measures which will both reduce carbon and fuel costs. Work is also underway to try look at opportunities for skills training linked to construction. Over the next 12 months these project will deliver real benefits for the town.

4. Recommendations

The Board is recommended to note the content of this report and the attached documents.



Cllr Barry Wood
Leader, Cherwell District Council

(Sent by email)

Rt Hon Grant Shapps MP
Minister for Housing and Local Government

**Department for Communities and Local
Government**

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2 July 2010

Dear Cllr Wood

As part of the review of programmes which the Coalition Government has inherited, I am writing to authorities who have had a proposed award of eco-town funding to outline some of our thinking, and my review of spending commitments, and to ask for your response.

I am clear that to restore a good supply of new housing and to achieve higher standards of sustainability and innovation requires a fundamental rethink of how we go about this. Top down targets have been shown not to work – we now have the lowest housebuilding in peacetime since 1924. I want to replace this with new powerful incentives and ownership for the local community, making sure that there is real support for major new developments and that the community has helped to shape them. We have announced our intention to implement rapidly the commitment to abolish Regional Strategies and return decision making powers on housing and planning to local councils. The Localism Bill, announced in the Queen's speech will include this and other measures to shift power back into the hands of individuals, communities and councils and give local communities a real share in growth.

Critical to this new approach will be 3 new elements:

- (i) Putting the local community in the driving seat – giving real power to local people to control the way in which villages, towns and cities develop;
- (ii) Rewarding local communities so that development occurs where people see that building new homes is of direct benefit to them in terms of jobs, improving affordability and investment in the existing community and the infrastructure it needs;
- (iii) Creating a strong and well considered local plan, locally determined, which provides enough jobs and homes to meet the aspirations of the area.

To ensure that there is real local leadership and engagement, Government needs to step back - to support, not direct and to enable, not specify. I do want to support communities in their wish to adopt higher standards of sustainability and design and to enable them to decide what additional standards are appropriate, but I also want to see eco-development and zero carbon homes at all levels – the home, the street, the village and across the country not just in a small number of selected eco-towns.

My priority is to see that plans are well supported locally and will achieve genuine improvements in sustainability. As with any large scale sustainable housing growth and similar types of innovative development, Government will look to provide support, but we will not designate or impose a solution on a particular area, rather support an eco-town if the local community support it.

I have reviewed the resources available for eco-towns in the light of our deficit reduction priorities. We are clear that deficit reduction and ensuring economic recovery, is the most urgent issue facing Britain to maintain the confidence of both the financial markets and the wider economy. In this context, it is fair that Local Authorities make a contribution to savings in 2010-11 which will enable Government to take immediate action to tackle the UK's unprecedented deficit in this financial year. The need to act quickly and the wider pressures on the housing budget means that difficult decisions have had to be made about reducing grants due to be paid to local government.

Taking these factors into account, I am reducing the awards payable in 10/11 to authorities by 50%. Awards will be subject to achievement of milestones, and completion of a value for money and sustainability audit on projects. Additionally I want to ensure that localism is a real feature of these schemes. Before releasing this funding therefore I would be grateful if you could let me have details of your programme for engaging the community on the development and enabling it to help shape its character. This is vital for the new approach we have outlined and I would want to have a view from your local MPs on whether this process is working well and fairly across all sections of the community.

I appreciate that these are long term projects. Going forward there will be additional support as I have proposed via a powerful housing incentive match funding scheme Council Tax match funding on every new home built and a higher rate for every new affordable home.

I want to make clear that my role will be supportive on the provision of new housing and particularly the most sustainable housing, providing it meets the criteria we have set out – and I look forward to working with you on this new approach.

I am also copying this letter to the Members of Parliament for the relevant area.

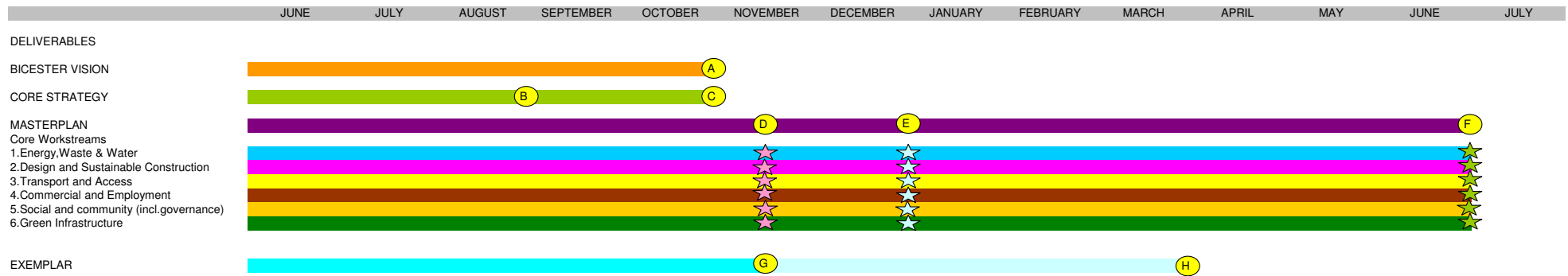
A handwritten signature in black ink, appearing to read 'Grant Shapps', written in a cursive style.

GRANT SHAPPS MP

Demonstration Projects – Update July 2010

Project	Project Lead	Commence	Expected finish date	Update	Issues
Exhibition Eco House	P3 Eco/CDC	July 2010	September 2010	Planning Permission Granted. Conservation Area Consent for wall demolition Granted. Wall removed. Lease signed with BTC. License with P3 for signature. Working group establishing programme of activity	P3 re initial presentation of information and equipping of building Programme – building yet to be procured.
Bryan House Redevelopment of brownfield site in Chapel Street	Sanctuary Housing	Start on site April 2010	End 2011	Application submitted - Committee resolution to grant permission EA objection re flooding removed.	NAHP Grant
Development of new sixth form centre for Cooper School	OCC		September 2011	DCSF Funding not received-costs to be met from existing eco town growth funding OCC Capital programme under review	OCC Capital Programme review
Partnership travel planning and behaviour change project	OCC	September 2010		Survey work to commence September 2010 Capital programme and promotion being undertaken	
Promotion with local colleges, industry	Tim Fenn /OCC/CDC	Commence 2010 (likely late		Course content has been established for QCF from level 1 to Diploma and	Identification of suitable location

bodies and LA Building Control of a Construction Skills Training project		in year due to planning and set up requirements with local partners)		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.	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 approved scheme approved by CDC. Under construction	Need to explore demonstration element of the scheme



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Notes

- A. Submission of Bicester Vision study commissioned by CDC
- B. Draft Submission of Core Strategy Document
- C. Final submission of Core Strategy Document
- D. Point in time illustrative masterplan material prepared and principles established for each workstream to support the submission of the Exemplar
- E. Secondary submission of point in time illustrative masterplan material to support the Exemplar submission
- F. Submission of Masterplan
- G. Submission of Detailed Planning Application for Exemplar
- H. Determination of Planning Application for Exemplar

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Eco Bicester Strategic Delivery Board

Date of meeting: 21 July 2010	AGENDA ITEM NO: 2
Report title: Review of Consultation	
Author: Andrew Bowe (Eco Bicester Project Team)	
Tel: 01295 221842 Email: andrew.bowe@cherwell-dc.gov.uk	

1. Purpose of Report

To up date the Board on the approach to consultation, provide feedback and set out the next steps.

2. Background

A consultation strategy has been discussed and is being developed by P3Eco in collaboration with the Eco Bicester project team. This has evolved from the initial thoughts set out following the announcement of NW Bicester as an eco town location identified in the eco towns PPS. As a result a consultation programme has begun. To date this has included:

- A series of press releases issued by Cherwell District Council and P3Eco
- P3Eco led engagement with local community stakeholders including Bicester residents associations and the town/parish councils in summer/autumn 2009
- A Bicester Summit in December 2009, arranged by Cherwell District Council, focussing participants on the main issues in Bicester as an eco town location
- In February 2010 by a workshop event on the emerging vision organised by BioRegional on behalf of the Eco Bicester Project Team. A copy of the report dated April 2010, has been circulated to members of the Strategic Delivery Board
- Consultation on the Local Development Framework Draft Core Strategy (March-April 2010) including exhibitions in Bicester to present NW Bicester as a strategic site allocation and
- Recent open planning workshop events in Bicester between 5th and 12th July 2010.

The recent workshops in Bicester were well attended and P3Eco has reported that feedback was generally supportive and positive. A summary feedback presentation was given by P3Eco on 16th June and a copy is attached.

As set out in the report on the vision document (Item 2) a consultation strategy for the vision has been proposed, subject to the Board's approval. Discussions with P3Eco are ongoing, with a view to agreeing a joint approach to consultation going forward. Further work is also required to agree the next stages of consultation, in light of the Government's emerging localism agenda.

As set out above, there has been considerable consultation on the emerging proposals for eco Bicester over the last 12 months and this is set to continue with the preparation of the planning applications for the exemplar site and masterplan as a whole. The consultation on the vision document will need to fit into consultation strategy for Eco Bicester. This puts Bicester in a strong position when seeking further support from the coalition government given the positive feedback from the local community.

3. Recommendations

The Board is recommended to note the contents of this report and agree the approach to consultation set out in the supporting papers.

**NW Bicester Eco Development:
Open Planning Week
5th-12th June 2010**

Community Feedback Session
Wednesday 16th June 2010
6-8pm, The Garth

Open Planning Week: Purpose

- Launch the 'Masterplanning in Partnership' approach
- Let people know we are here and what we are doing
- Start as we mean to go on
- Gather vital information for our professional team
- Involve local residents, community groups and representatives
- Expect everyone else to play their part in making this work

P3Eco Ltd

Open Planning Week: Format

- Public drop in days – on Saturday 5th, Friday 11th and Saturday 12th
- A Community Masterplanning Workshop on Wednesday 9th and Thursday 10th
- This feedback session
- Launch of the ‘Friends of NW Bicester Eco Development’ mailing list
- An onward offer to meet with community groups

What were we asking?

- For comments on 6 topics which correspond to our workstreams
- For ideas about what services and facilities would complement what Bicester has already
- For general comments

What happens to your comments?

- Every comment written on a flipchart, a post-it or flag has been written up and will be passed to the professional team to inform their work
- We will report back on what we are able to deliver and what we can't – we will be honest with you
- We will work our hardest to keep you involved and think about what more we need to know from you to make sure that the NW Bicester eco development is the best it can be

The 6 Topics: Our Project Workstreams

Based on the Government 'Planning Policy Statement' on Eco Towns:

- Masterplanning, Design and Sustainable Construction
- Waste, Energy and Water
- Open Spaces and the Environment
- Transport
- Training, Business and Jobs
- Social & Community Facilities

What we were told about Masterplanning, Design and Sustainable Construction

- It should be:
 - innovative
 - different
 - the highest standards of sustainability
- Holistic approach to Bicester being part of the programme
- Transport is fundamental
- Need for education to all Bicester residents about eco lifestyles and information about what is happening
- The Farrell 'village' approach was welcomed as was the retention of existing hedges, water courses and other natural features wherever possible – to mitigate building on green fields
- Construction should use local people, materials and businesses

What we were told about Water, Energy and Waste

- The need to reduce demand:
 - Energy efficiency and use of technology
 - Education and lifestyle
 - Design to make conservation easy
- Standards should be beyond the norm
 - viability vs aspirational
 - does there need to be a starter strategy as an intermediate step?
- Keep up with fast moving technology and include it over the life of the project
- Think about individual (e.g. house recycling collection) and communal (e.g. central recycling points) solutions
- Waste can be used for: energy creation, produce new products – or repaired and re-used.
- Local services, products and facilities will help – but need to think about the wider local area: other energy and waste developments and the need not to impact on the existing infrastructure
- Water provision needs to be carefully managed: storage, danger of flooding, climate change impact, existing capacity

What we were told about Open Spaces and the Environment

- This is a chance to educate about and enjoy nature and wildlife – making sure it is accessible is important: possibly through organised activities
- Sports and recreation is important:
 - Should complement the existing town
 - Should include natural and informal spaces
 - Should be safe
 - Include a 'green gym' which the town already has
- Community should be involved – e.g. community management, communal allotments/garden clubs, city farm
- Support for keeping hedgerows, water and protecting existing biodiversity
- Allotments and food production – working with farmers, farmers' markets, teaching people, working together, provide as much as possible
- Make sure they are accessible, including for existing residents
- Quality landscaping and careful strategy to make sure there is variety
- Concern about destroying green fields, farmland and eco systems/wildlife by building – why not brown field?
- A cemetery/woodland burial space should be included
- Must consider the impact of light pollution

What we were told about Transport and Access

- Local services, including good employment opportunities to stop commuting, are vital to make sure there isn't more traffic. Good communication structure is vital to it (i.e. good broadband)
- Public transport, walking and cycle ways need to be:
 - Secure and well managed
 - Reliable
 - Affordable
 - Convenient
 - Varied
 - Well resourced (e.g. good, safe cycle storage)
 - Accessible to everyone
 - Work all year round
- Non-car travel needs to be actively promoted, including via school green transport plans, car clubs/car sharing, good information about bus and train times

What we were told about Transport and Access

- Use communal facilities where possible: e.g. local delivery hubs for shopping, post etc
- Other local developments are important: road changes locally and the new Chiltern Railway link
- Needs to be good from the outset to help create good transport patterns – even if that means investment
- Relationship with the existing town is important: break the ring road and encourage people away from cars in the existing town. Also an opportunity to link the surrounding villages.
- Make the most of what is already there – walking and cycling routes, trains and buses.
- Concern about the traffic impact, which is already a strain for Bicester without more housing

What we were told about Training, Business and Jobs

- Bicester needs to be marketed, using 'Eco Bicester' as a catalyst: encourage inward investment
- Focus on eco innovation
- Support home working:
 - Live-work houses
 - Central work space
 - Social activities to stop isolation
 - Good ICT infrastructure (and help rest of town if possible)
- Make sure there are training and skills to support the new jobs – link to schools and employers/businesses
- Think about what's already there:
 - Business directory
 - Transparent supply chain to help local businesses access opportunities
 - Use local
 - Integrate with the existing town, and use empty industrial buildings and shops

What we were told about Training, Business and Jobs

- Needs to be a shared commitment: town, district and county councils and local businesses and business groups as well as the new development
- Use regional position: transport links and proximity to Oxford (including both universities)
- Make sure there's a range of jobs: high tech to shop worker, including different sectors and including rural/agricultural skills and jobs and craft
- Think differently about work: flexible working patterns
- Jobs have to keep pace with the development – to help Bicester and stop traffic problems getting worse for more commuters

What we were told about Local and community facilities and services: Strategy

- Community facilities from the start – don't overload what's already there
- Facilities which match the development at every stage
- Link facilities to transport so that they are accessible
- Multi-use building and facilities to make the most of them
- Recognise funding difficulties – but make facilities affordable
- Get the community involved – make sure there are ways for people to join in and run services: community governance which lasts, but also individuals responsibility
- Think about what there is in Bicester already
- Make sure they are safe – work with the police to 'design out crime'
- Think about who they serve and are able to adapt and be sustainable long term: maybe a school building which starts as a primary school and becomes a secondary
- Think about a range of activities and services for old and young, families, those with disabilities
- Focus on activities which minimise the need to travel

What we were told about Local and community facilities and services: List of 'wants'

- Pubs
- Public toilets
- Drop-in centres
- Play areas and also parks
- Health, GP surgery and alternative health
- ICT
- Car clubs, bike clubs
- Cemetery / burial ground and garden of remembrance
- Theatre, arts and culture
- Facilities for older people, including sheltered and independent housing
- Access to history and local information – a museum and/or library
- Spiritual provision
- Community bus
- Local shops with local produce
- Recycling facilities
- Cinema
- Sports space – including formal outdoor space (pitches), a swimming pool and outdoor exercise space
- Nursery schools
- Facilities for young people

Overall

It is clear that people are asking us to think about:

- Making this development truly pioneering, setting a benchmark for eco towns
- That it should be an exemplary project using the very latest green technologies
- Making the new development very much part of Bicester, not simply a bolt-on to the existing town
- Building for the future to make the development truly sustainable
- Make sure that infrastructure – both physical and social – starts early and keeps apace with development
- Transport and employment go hand in hand and the balance needs to be right

Eco Bicester Strategic Delivery Board

21 July 2010	AGENDA ITEM NO: 3
Report on Vision for Bicester	
Author: Andrew Bowe (Eco Bicester Project Team) Tel: 01295 221842 Email: andrew.bowe@cherwell-dc.gov.uk	

1. Purpose of Report

To seek the approval of the Board on the scope and content of the Draft Vision document for consultation in summer 2010

2. Background

Introduction

The vision has been prepared following the announcement of NW Bicester as an eco town location in the eco town Planning Policy Statement in July 2009. It has been developed by the three local authorities and partners working together to set out the aspirations and ambitions for the town as a whole and how it should develop over the next 20-30 years.

It is recognised that Bicester is at an important point in its history and development and the vision for Bicester aims to set out the approach to guiding its sustainable development based on the principles of an "eco town". The SDB previously agreed that the development of a new eco development of 5,000 homes at North West Bicester should not be the sole focus of the Board but that the Board should address the wider town which is subsequently be referred as "Eco Bicester". Development at NW Bicester is seen as acting as a catalyst for the regeneration of the existing town to high environmental standards.

Several workshops have already taken place involving key players in the local area together with public consultation events organised by the local planning authority CDC as part of the eco town project and the development consortium including:

The Bicester Summit in December 2009

The BioRegional Workshop in February 2010

The LDF Core Strategy Consultation in March- April 2010 and more recently

The Open Planning Workshops organised by P3 Eco as part of week of consultation in June 2010.

Consultation

The consultation on the vision will be the next stage of consultation outlined above and will take the form of wider publicity targeted at a wider local audience in the town. The consultation plan is as follows:

Press releases

Media coverage

Public exhibitions

Workshops
Website page, news item
Social networking sites

In preparing the vision document the Eco town project team has reviewed the vision statements of similar settlements and identified priorities for Bicester in the contents contained in the attached paper. The intention is to consult more widely on the document over the summer 2010 before agreeing the final version as the basis of the work of the SDB.

3. Recommendations

The Board is recommended to review the contents of the attached paper with a view to agreeing to further consultation.

Title Page

Eco Bicester – One Shared Vision

DRAFT

July 2010

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Introduction

Vision for Bicester

- Community First - People and Places
- Economy
- Transport and Movement
- Environmental Sustainability

Appendix – Eco Bicester Development Standards, building on eco town standards

INTRODUCTION

Bicester is a large market town in central Oxfordshire strategically located between London and Birmingham and Cambridge and Oxford and close to both Banbury and Milton Keynes. Since the 1950s Bicester has grown substantially and now has a population of approximately 30,000. Further population growth, up to approximately 40,000, is projected by 2026. But physical and social infrastructure has lagged behind housing growth, bringing high levels of out-commuting, unacceptable congestion and insufficient facilities.

The designation of a future part of Bicester (so-called North West Bicester) as one of a national programme of eco towns has led Cherwell District Council, Bicester Town Council and Oxfordshire County Council, with their regional and local partners, to a fundamental rethink about how Bicester should develop in the future while keeping robust physical and psychological links to its historic centre. From this trigger the concept of Eco Bicester has been born and this document describes the Vision for Eco Bicester in an attempt to paint the picture of the future of the town which all those who have a role to play in it can share and set out together to deliver.

To date this Vision has been developed by the organisations which are represented on the Eco Bicester Strategic Delivery Board. In developing it further we will work actively with the existing community ensure this is the vision of the local community.

The Eco Bicester Strategic Delivery Board is committed to making Bicester as a whole town a national exemplar, achieving the highest possible environmental standards and quality of life for residents. Bicester Town Council's vision for Bicester as "a great place to live, work and bring up the family" is a great starting point, but this Vision aims for this to be achieved in a wholly sustainable way, enabling residents to reduce their impact on the environment while achieving a high quality of life.

The eco development at NW Bicester will be the catalyst for the repositioning of the town, by providing high quality, well-designed eco housing, reducing carbon emissions, encouraging healthy lifestyles and attracting new employers and jobs to the town. But at the same time we need to address the energy inefficiencies of much of the existing homes in the town by retrofitting measures to reduce energy use. All new development in Bicester will be to the highest possible environmental standards but we can't wait for this alone to start to deliver the new vision for the town as a whole.

Cllr Barry Wood

Chairman

Eco Bicester Strategic Delivery Board

July 2010

THE VISION

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

- Effecting a town wide transition to a low carbon community triggered by the new eco development at NW Bicester;
- Attracting inward investment to provide sustainable jobs and commerce, especially in green technologies;
- Offering transport, health and leisure choices while emphasising zero carbon and energy efficiency; and
- Ensuring green infrastructure and historic landscapes, biodiversity, water, flood and waste issues are managed environmentally sustainable way

COMMUNITY FIRST – PEOPLE AND PLACES

Local people will have a huge opportunity to influence the ongoing development of Bicester which the Board believes needs to provide:

Community Infrastructure

- High quality community facilities and play space for all, making best use of the town centre, public open space, streets and gardens
- Local cultural facilities, including a venue with theatre auditorium for 300 people and commercial standard catering facilities to cater for 120 people in formal dining setting. It is recognised that The Garth could have the potential to fulfil this role
- A sports stadium
- A new cemetery/green burial site for the town.
- Local sports and leisure facilities
- Attractive, convenient walking and cycling routes and convenient public transport
- Accessible high quality health and social care to include a community hospital
- Opportunities for local communities to own and govern local community assets

Exacting Eco Standards for New Development

- Homes built to the highest environmental standards
- Buildings which incorporate high quality, contemporary design
- Buildings that are zero carbon and achieve at least Building for Life Silver Standard, level 4 of Code for Sustainable Homes or BREEAM excellent and have high speed broadband to facilitate information and smart management systems
- Reduced water use
- Low carbon energy
- Use of local and sustainably sourced materials

Retrofitting for a Low Carbon Community

- Energy efficiency of homes improved to reduce carbon emissions and fuel poverty.

ECONOMY

Eco Bicester needs to provide local jobs for its residents as a hub of the low carbon economy and the location of choice for business and inward investment.

Employment Opportunities

- 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.
- Bicester as a significant location in the Oxford to Cambridge Arc, with an increase in science and technology businesses, exploiting innovations and spin-outs from academic research
- A centre for innovation capitalising on the location within a world class sub region

Sustainable Travel to Work

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

Skills and Training

- Skills and training focused on meeting the needs of business and allowing allow the local community to benefit from the emerging green economy.

Employment space

- A sub regional service centre within a buoyant part of the sub region
- Employment space/office stock suited to modern employment requirements, particularly those of low carbon businesses – BREEAM excellent and designed to reduce energy use
- Employment creation as part of residential development sites
- Employment opportunities for the eco development's population

TRANSPORT AND MOVEMENT

Walking and cycling must be encouraged as the first choice for travel within the town to improve health, reduce carbon emissions and improve the quality of the environment.

Improvements to the existing transport network

- Improvements to Junction 9 of the M40 to unlock the employment growth potential of the town (Phase 1 due to start in July 2010)
- A perimeter road at 'South West Bicester' to relieve congestion in Bicester and reduce 'rat running' through surrounding villages
- Chiltern Railways' improvements to the Bicester to Oxford line and services to London
- 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
- Improvements to walking and cycling provision in the town

A 30% increase in travel by means other than the car across the town

- Promote walking, cycling and public transport within the town
- A focus on travel to schools
- Build to densities which support walkable neighbourhoods and provide services locally
- Improved non vehicular access links to town centre facilities and other important destinations from across the town
- Give priority to walking, cycling and public transport where possible
- High quality cycle parking and storage
- Car clubs
- Electric vehicles and supporting infrastructure

Travel Planning

- Schemes and initiatives to promote sustainable travel planning set out in the DfT's Sustainable Travel Towns document developed in more detail for Bicester
- Innovative approaches to personal travel, including reduced energy consumption, low emission vehicles

ENVIRONMENTAL SUSTAINABILITY

The provision of green infrastructure and biodiversity and habitat creation is fundamental to Eco Bicester and already an important component of the town.

Open Space and Green Infrastructure

- Maximise ecological and biodiversity gains from all open space
- 40% open space at NW Bicester extended to integrate with existing green space within the town
- A network of open spaces incorporating river corridors and linking not only to existing space within the town but also the wider countryside
- Multi-functional green infrastructure incorporating footpaths and cycle paths, sports and recreational space, play, ecological enhancement, adopted sustainable urban drainage systems and flood alleviation
- Opportunities for new wetland areas and creation of local priority habitats
- Possible use of the new cemetery as a quiet and sensitive green space

Biodiversity

- To protect existing habitats
- To enhance biodiversity in the town and habitat creation
- Include features in buildings such as green walls and roofs, bat tubes and swift boxes to support priority species
- Shelter belts to enhance the range of habitats and provide for micro climates

Water Use

- To develop a sustainable water management approach to new development
- Water neutrality and more efficient water usage across town
- Grey water recycling
- Sustainable urban drainage to ensure that existing water courses are maintained and contaminants treated within surface water

Flood Risk

- Measures to ensure that run off created from development does not introduce flood risk elsewhere.
- Take opportunities to address flood risk downstream within the town

Waste and energy

- Low carbon energy generation
- Explore sewerage and food waste providing bio gas for energy centre.
- Storage for recyclable materials included in new buildings
- Measures to reduce all waste including that from construction

ECO BICESTER DEVELOPMENT STANDARDS, BUILDING ON ECO TOWN STANDARDS

The following standards will be required to be met for development at NW Bicester and where appropriate other new developments.

Zero carbon

The definition of zero carbon in eco-towns is that over a year the net carbon dioxide emissions from all energy use within the buildings on the eco-town development as a whole are zero or below¹. The initial planning application and all subsequent planning applications for the development of the eco-town should demonstrate how this will be achieved.

The health and social care needs of residents, and the resulting energy demand, should be taken into account when demonstrating how this standard will be met.

This standard will take effect in accordance with a phased programme to be submitted with the planning application. It excludes embodied carbon² and emissions from transport but includes all buildings – not just houses but also commercial and public sector buildings which are built as part of the eco-town development. The calculation of net emissions will take account of:

- (a) emissions associated with the use of locally produced energy
- (b) emissions associated with production of energy imported from centralised energy networks, taking account of the carbon intensity of those imports as set out in the Government's Standard Assessment Procedure, and
- (c) 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 town and (2) has a production capacity reasonably related to the overall energy requirement of the eco town.

This standard attempts to ensure that energy emissions related to the built environment in eco-towns are zero or below. Standards applicable to individual homes are set out in policy ET 9 of the Eco towns PPS.

Climate change adaptation

Eco-Bicester should be a sustainable community that is resilient to and appropriate for climate change. It should be planned to minimise future vulnerability in a changing climate, and with both mitigation and adaptation in mind. Developments should be designed to take account of the climate they

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

² i.e. carbon emissions resulting from the construction process – see ET19.1.

are likely to experience. Eco-Bicester should deliver a high quality local environment and meet the standards on water, flooding, green infrastructure and biodiversity set out in the 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.

Homes

As well as being zero carbon as part of the whole built environment, homes in eco Bicester should:

- (a) achieve Building for Life³ Silver Standard and Level 4 of the Code for Sustainable Homes⁴ at a minimum (unless higher standards are set elsewhere in this Planning Policy Statement)
- (b) meet lifetime homes standards and space standards⁵
- (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) provide for at least 30 per cent affordable housing (which includes social-rented and intermediate housing)⁶
- (e) 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
- (f) achieve, through a combination of energy efficiency and low and zero carbon energy generation on the site of the housing development and any heat supplied from low and zero carbon heat systems directly connected to the development, carbon reductions (from space heating, ventilation, hot water and fixed lighting) of at least 70 per cent relative to current Building Regulations (Part L 2006).

The intent of the energy efficiency and carbon reduction standards is to ensure that, without being too prescriptive as to the means employed to achieve the overall zero carbon standard, reasonable opportunities for energy efficiency and on-site carbon mitigation (including directly connected heat systems) are utilised.

³ Building for Life – www.buildingforlife.org/

⁴ 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 & CO₂, pollution, health & well-being, ecology & ongoing management of the development.

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

⁶ See PPS 3 for definition and policy approach.

Employment

It is important to ensure that eco-towns are genuine mixed-use communities and that unsustainable commuter trips are kept to a minimum. An economic strategy should be produced that demonstrates how access to work will be achieved. The strategy should also set out facilities to support job creation in the town and as a minimum there should be access to one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport.

Transport

Travel should support people's desire for mobility whilst achieving the goal of low carbon living. The town should be designed so that access to it and through it gives priority to options such as walking, cycling, public transport and other sustainable options, 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 services⁷. The provision of services within the eco-town 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.

A town wide travel plan should be prepared which demonstrates:

- (a) how the town's growth will enable at least 50 per cent of trips originating in eco-towns 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 Streets⁸, Building for Life⁹, and community travel planning principles¹⁰
- (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.

It should also demonstrate:

- (a) options for ensuring that key connections around the eco-town 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 town, and
- (b) significantly more ambitious targets for modal share than the 50 per

⁷ 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.

⁸ Manual for Streets – Department of Transport – <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

⁹ Building for Life – <http://www.buildingforlife.org/>

¹⁰ See Building Sustainable Transport into New Developments (DfT 2008) and Good Practice Guidelines: Delivering Travel Plans through the Planning Process (DfT/CLG 2009)

cent (increasing to 60 per cent over time) mentioned above and for the use of sustainable transport.

Ultra low carbon vehicle options, including electric car schemes should be considered to help achieve a sustainable transport system therefore it should be demonstrated that:

- (a) there will be sufficient energy headroom to meet the higher demand for electricity, and
- (b) the scheme will not add so many additional private vehicles to the local road network that these will cause congestion.

Eco-Bicester should grow in a way that supports children walking or cycling to school safely and easily. There should be a maximum walking distance of 800m from homes to the nearest school for children aged under 11, except where this is not a viable option due to natural water features or other physical landscape restrictions.

Healthy lifestyles

The built and natural environments are an important component in improving the health and well-being of people. Well designed development and good urban planning can also contribute to promoting and supporting healthier and more active living and reduce health inequalities¹¹. Eco-towns should be designed and planned to support healthy and sustainable environments and enable residents to make healthy choices easily.

Local services

Building sustainable communities is about providing facilities which contribute to the well-being, enjoyment and health of people. Planning applications should include a good level of provision of services within the eco-town that is proportionate to the size of the development. 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.

Green infrastructure

Forty per cent of the eco-town's total area should be allocated to green space, of which at least half should be public and consist of a network of well managed, high quality green/open spaces which are linked to the wider countryside. Planning applications should demonstrate a range of types of green space, for example community forests, wetland areas and public parks. The 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.

Landscape and historic environment

The implications of eco town status should be considered for the local

¹¹ See also – Promoting and creating built or natural environments that encourage and support physical activity. – National Institute for Health and Clinical Excellence – Nice Public Health Guidance 8

landscape and historic environment. This should be used to ensure that development complements and enhances the existing landscape character. Proposals should set out measures to conserve and, where appropriate, enhance heritage both assets and their settings through the proposed development.

Biodiversity

A net gain in local biodiversity should be the target for Eco Bicester and nature conservation assets should be enhanced wherever possible. A strategy for conserving and enhancing local biodiversity should be produced. This should be based on up-to-date information about the biodiversity of the area including proposals for the management of local ecosystems 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 compensation measures, required to minimise adverse effects on individual species and habitats of principal importance and to enhance local biodiversity overall. Developers should seek the advice of Natural England and other relevant statutory advisers when developing their strategies and decision making authorities should also consult those bodies as to the adequacy of such strategies. Delivery bodies should be identified in the strategy and its implementation should proceed in parallel with the development.

Water

Eco-Bicester should be ambitious in terms of water efficiency across the whole development, particularly as it is in an area of water stress. A water cycle strategy that provides a plan for the necessary water services infrastructure improvements should be prepared and developed in partnership with interested parties, including the local planning authority, the Environment Agency, and the relevant water and sewerage companies through a water cycle study. The strategy should:

- (a) assess the impact that the proposed development will have on water demand within the framework of the water companies' water resource management plans and set out the proposed measures which will limit additional water demand from both new housing and new non-domestic buildings
- (b) demonstrate that the development will not result in a deterioration in the status of any surface waters or ground-waters affected by the eco-town; and
- (c) set out proposed measures for improving water quality and avoiding surface water flooding from surface water, groundwater and local watercourses.

Eco-Bicester 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.

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

- (a) 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
- (b) new homes will be equipped to meet the water consumption requirement of Level 5 of the Code for Sustainable Homes; and
- (c) new non-domestic buildings will be equipped to meet similar high standards of water efficiency with respect to their domestic water use.

Flood risk management

Eco-Bicester should not increase the risk of flooding elsewhere and should use opportunities to address and reduce existing flooding problems. 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.

Waste

A sustainable waste and resources plan should be developed for the town, 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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Eco Bicester Strategic Delivery Board

Date of meeting: 21 July 2010	AGENDA ITEM NO: 4
Report title: Recommended Spending Plans	
Author: Jenny Barker (Eco Bicester Project Team) Tel: 01295 221828 Email: jenny.barker@cherwell-dc.gov.uk	

1. Purpose of Report

To update the Board on the funding now received and expected for the eco town and to recommend how this is allocated for the time being.

2. The funding situation

The NW Bicester eco town bid sought £20m to fund a range of projects. We sought funding to support the on-site exemplar development that forms the first phase of NW Bicester, early win off-site demonstration projects, community infrastructure projects, projects to prepare the local community, and on-site infrastructure provision. It was recognised at the time that other sources of funding would also be required for some projects.

£9.7m was awarded to NW Bicester by the Department of Communities and Local Government (DCLG) and this money was paid to Cherwell District Council in March. A further £0.46m was awarded to the zero carbon sixth form at Cooper School by the then Department of Children, Schools and Families. We heard last week that the funding from the now Department of Education has been cut and will not now be received.

Before the General Election DCLG had indicated that a second round of funding would be available for 2010/11, subject to the meeting of a series of agreed milestones. We now know that up to 50% of this second round funding will be available (between £1-3m for Bicester).

3. Use of funding

We now need to agree how the funding we do have for Eco Bicester will be allocated. There are of course many calls on it and many potential ways of spending it. It would be possible to spend the funding many times over on worthwhile projects and at the same time not to fund all the projects originally identified or others which are still being put forward. At the same time the infrastructure plan that is being developed alongside the exemplar planning application and outline masterplan is likely to identify further priorities for funding as well as when the money will be needed. The Vision document will also have an influence on the thinking on priorities.

While this work is being done there is a strong case for retaining as much funding as possible as an infrastructure fund for both on- and off-site projects while further details,

particularly around infrastructure requirements, are established. This fund could then be used not only to support projects directly but also potentially to help forward fund the early provision of infrastructure, such as the first primary school, recouping funding from the developer as the development progresses. This approach would also enable funding to be recycled into other Eco Bicester projects later. This approach is consistent with the original bid which promoted the use of funding over five years.

4. Proposed allocations

In terms of the £9.7m already received, the Board is recommended to:

- Allocate £1.8m to the ongoing cost of the eco team and specialist support as originally planned
- Allocate £2.1m to the key demonstration projects as detailed below
- Allocate £5.8m to the infrastructure fund and review the priorities for this fund again at the next Board meeting

5. Demonstration Projects

We committed in the bid to progress six early win demonstration projects: the demonstration building at The Garth; redevelopment of Bryan House; Cooper School; the Community Hall at Causeway; travel planning; and construction skills. Some of the projects are currently progressing without eco town funding (such as Bryan House where funding is being sought through the National Affordable Housing Programme); funding has already been allocated to others; allocations to others are recommended in this paper:

Cooper School

£600,000 has been allocated to Cooper School to cover the cost of upgrading the proposed sixth form building to a zero carbon building. The remainder of the cost of the building is being met by Oxfordshire County Council. The design work has been undertaken and the building has planning permission. Originally it was announced that £460,000 would be available from DCFS for this project but the Councils have recently been advised that this funding can no longer be provided. The whole of the cost of the upgrading the building to zero carbon will now come from the eco town growth funding.

The building is required for the start of the September school year 2011 and to meet this work needs to start shortly. Further work is now subject to OCC's review of all capital projects with a decision due at their meeting on the 27th July. At the time of writing this report the papers for the 27th July meeting have not yet been published, but a verbal update will be provided to the Board on the 21st July.

The Demonstration Building

£110,000 has been allocated to support the running and use of the demonstration building at The Garth. The building is being provided by P3Eco but some additional costs have been funded from the eco town fund. These are the creation of the foundation for the building due to its siting and legal advice in respect of the lease. The funding identified will also be used to contribute to the running of the building and for the holding of events and activities at the building to maximise the benefits of the two year period during which it will be on site.

Travel Behaviour Project

£75,000 has been allocated for a travel survey to support the development of the travel behaviour project. Travel behaviour and achieving ambitious PPS standards for modal shift will require sustained effort and therefore it is recommended that work on the travel behaviour project starts very shortly. The bid originally included a figure of £1.8m for the travel behaviour project. However, it is now recommended that £900,000 in total is set aside for changing travel behaviour over the next three years.

Residential Retrofit Project

A £1m project was identified in the bid to upgrade existing properties with energy efficiency measures. The 2009 stock condition survey estimates that 6,000 of Bicester's 13,000 homes are likely to lack basic insulation and the need for basic and cost effective energy efficiency measures is therefore significant. While new build properties at NW Bicester will be built to high insulation standards, it is important not to overlook the contribution the existing housing stock could play in reducing carbon emissions and reducing fuel poverty.

It is therefore proposed to run a scheme providing loft insulation and/or cavity wall insulation at a reduced price of £49 per measure, or free if eligible (CERT funded), through approved contractors. The cost of these measures takes account of the discount already paid by major energy suppliers through CERT but reduces the cost further to home owners and landlords. For every £1 spent on this project an additional £2 of investment (through owners' contributions and CERT funding) would be drawn in. While much of the eco town programme is looking at innovation and new approaches, measures like basic insulation are cost effective and deliver real benefits in carbon reduction and for residents. It is also important in ensuring those living in the existing town can be involved and benefit from Eco Bicester. It is therefore recommended that £500,000 is identified now for use over three years and that this work starts now.

6. Recommendation

- 1) To note the funding already committed to the Cooper School and The Demonstration Building
- 2) To confirm support for funding allocations to the travel behaviour and residential retrofit projects
- 3) To support the ring fencing of the remaining funding for infrastructure

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Eco Bicester Strategic Delivery Board meeting

21 July 2010:	AGENDA ITEM NO: 5
Report title: Risk Register	
Author: Andrew Bowe (Eco Bicester Project Team)	
Tel: 01295 221842 Email: andrew.bowe@cherwell-dc.gov.uk	

1. Purpose of Report

To present the Board with a summary of the delivery of the project and update the Board on the latest version of the risk log setting out the current status of the project and any emerging issues.

2. Background

The risk register is used to review the delivery of the eco development at North West Bicester. It monitors the progress of the project in terms of its scope and the delivery of a number of project areas. This report provides a summary of the current status and issues which may impact on delivery relating to:

Project Environment
Masterplanning for the site
The exemplar planning application
Demonstration projects.

The summary of the high level risks has been prepared by the Eco Bicester Project Team and a copy is attached.

Since NW Bicester was identified as an eco town location, the project has been monitored using a document to record high level risks. The project is progressing with strong commitment to its delivery from the private sector, partners and at the local authorities. The coalition government has indicated its support for providing a good supply of housing and local communities wishing to adopt higher standards of sustainability as set out in the Housing Ministers Letter to the Leaders of eco towns local authorities. The details of the new approach have yet to be finalised and as such it the impact on the delivery of the eco town programme is unclear although it is understood that locally supported schemes will be encouraged through the coalition government's localism agenda.

The Core Project Team responsible for delivering the eco town project is now in place and has been working with the private sector development consortium, P3 Eco Limited to develop proposals for on and off site demonstration projects as well as a masterplan for the eco development as a whole. Pre-application discussions with P3 Eco and its developer partner A2 Dominion are continuing in detail with consultants appointed to prepare and submit a full planning application for the exemplar phase in November 2010 supported by an illustrative masterplan for the wider eco development. Whilst work is progressing rapidly there remains much work to be done to meet the programmed date for submission of the application. The delivery of the planning application will be critical to the funding milestones previously agreed with the Homes and Community Agency (HCA).

At the same time, Cherwell District Council continues to progress the preparation of its Local Development Framework (LDF) through the development of NW Bicester as a strategic site allocation in the Core Strategy. In the light of the Secretary of State for Communities and Local Government's announcement to revoke/abolish the Regional Spatial Strategies and return decision making on housing and planning to local authorities, interim guidance is awaited to inform the preparation of the LDF.

As set out above, masterplanners have been appointed to prepare a masterplan for the NW Bicester site which will provide the framework for delivering the proposals and integrate the development with the existing town. Land for the first phase of development has been secured and negotiations with landowners continue. In addition, a programme of development has been provided by the project team setting out the scope and content of the planning applications.

To support the masterplanning process a series of workstreams has been set up which feeds into the masterplanning process ensuring that the eco town standards set out in the Planning Policy Statement are met.

The attached report also provides details of the progress made in delivering the demonstration projects within the existing town such as the exhibition building at The Garth which is due to be complete in September 2010.

3. Recommendations

The Board is recommended to note the content of this report and the attached summary document. Given the coalition government's new approach to delivering more housing and high standards of sustainable development where supported by the local community, the Board is recommended to support proposals for further engagement with the local community on the proposals for Eco Bicester at the NW Bicester site.

Risk	Initial Status	Progress	Revised Status
A. Project Environment			
1. Change of government and uncertainty of position on Eco Towns	A	Coalition government's views on Eco Towns are 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 will not now be received. Milestones agreed for second round funding, slipping timescales for delivery of the exemplar application could impact on milestones reached and funding received. Exploration of other sources of funding ongoing.	A
B. LDF			
1LDF strategic allocation of NW Bicester	A	Consultation period on the Draft Core Strategy closed 19 April 2010. Changes to national planning guidelines likely, but work on Core Strategy continuing until further guidance issued.	G
C. Development of Masterplan			
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.	G
2. Consultation	A	First consultation undertaken, outcome of consultation reported. Positive response.	G
D. Masterplan Work Streams			
1. Energy and Waste	A	Consultant now appointed and undertaking SWOT analysis of options for the site. This will inform approach to energy for the site.	G
2. Design and Sustainable Construction	A	Work stream scoped	A
3. Transport and Access	A	Consultant now appointed and scoping of transport work underway.	G
4. Commercial and Employment	A	P3 Eco preparing economic strategy, detail yet to be provided	A

5. Social and Community	A	OCC currently carrying out work to ascertain demographic profile of new development and 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 still to be appointed	A
E. Exemplar Application			
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. Steering Group established to ensure progress on the project.	G
F. Demonstration Projects			
1. Exhibition House			
Construction of Exhibition House	A	Lease agreed with Bicester Town Council, license with P3 for signing	A
2. Cooper School			
Construction of building	G	OCC review of capital programme 27 th July 2010	A
3. Bryan House			
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.	A
4. Community Hall			
Construction of building Planning permission granted	A	Work started June 2010.	G
5. Travel Behaviour			
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
6. Construction Skills			
P3Eco establishing programme and accreditation for industry training and base for delivering skills required	R	Course accreditation agreed. Delivery of course at Exhibition House being explored	G
Identify other opportunities for skills training	R	Employment & Community and Social Infrastructure working groups to identify opportunities. Consideration of WNDC approach re skills training.	A
7. Residential Retrofits			

Programme to encourage retrofitting within existing properties	A	Scheme identified to provide insulation to substandard properties with existing contractor.	G
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