

# ECO BICESTER STRATEGIC DELIVERY BOARD - NOTES – 08 November 2010

<p><b>MEETING: Eco Bicester Strategic Delivery Board</b></p> <p><b>DATE AND TIME: 08 November 2010 at 1:30pm</b></p> <p><b>VENUE: Courtyard Youth Arts Centre, Bicester</b></p> <p>Completed by: Sue Cavalier</p>	<p>Board Members: Councillor Barry Wood (CDC) (Chairman); Councillor Michael Gibbard (CDC); Councillor Ian Hudspeth (OCC); Councillor Keith Mitchell (OCC); Councillor Richard Mould (BTC); Councillor Debbie Pickford (BTC); Councillor James Porter (BTC); Councillor Michael Waine (OCC); Ken Glendinning (HCA); Bob Langton (Bicester Vision); Sonia Mills (NHS Oxfordshire); Paul Wren (DCLG) (rep for Henry Cleary); Martin Long (Environment Agency) (rep for Nikki Richards).</p> <p>In attendance: Mary Harpley (CDC); John Hoad (CDC) Jenny Barker (CDC); Andrew Bowe (CDC); Gerry Walker (A2D); John Allan (A2D); Ian Inshaw (P3 Eco); Graham Johnson (P3 Eco); Chris Cousins (OCC); Daniel Round (OCC); Linda Currie (OCC) Sue Mackrell (BTC); Michelle Eyre (OCC); Azul Strong (CDC); Lesley Donoghue (OCVC); Chris McAlorum (Martin Robeson Planning Practice); Rachel Faulkner (Bicester Vision).</p>		
	<table border="0"> <tr> <td style="vertical-align: top;"> <p>A2D – A2 Dominion ATLAS - Advisory Team for Large Applications BTC – Bicester Town Council CDC – Cherwell District Council DCLG – Department for Communities and Local Government</p> </td> <td style="vertical-align: top;"> <p>GOSE – Government Office for the South East HCA – Homes and Communities Agency OCC – Oxfordshire County Council OCVC – Oxford and Cherwell Valley College SEEDA – South East England Development Agency</p> </td> </tr> </table>	<p>A2D – A2 Dominion ATLAS - Advisory Team for Large Applications BTC – Bicester Town Council CDC – Cherwell District Council DCLG – Department for Communities and Local Government</p>	<p>GOSE – Government Office for the South East HCA – Homes and Communities Agency OCC – Oxfordshire County Council OCVC – Oxford and Cherwell Valley College SEEDA – South East England Development Agency</p>
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	ISSUE	STATUS/ACTION REQUIRED	RESP.	DUE
	<b>Welcome</b>	Councillor Barry Wood welcomed all to the meeting. Introductions given by Board members, P3 Eco and A2D to assist attendees.		
<b>1.</b>	<b>Apologies</b>	Received from Nikki Richards (Environment Agency); Councillor Norman Bolster (CDC); Henry Cleary (DCLG); Chris Farthing (GOSE) and Warren Ralls (SEEDA).		
<b>2.</b>	<b>Notes of the previous meeting and matters arising</b>	<p>The Board agreed the notes of 21 July 2010 with the following updates:-</p> <ul style="list-style-type: none"> <li>Review of Board membership with rep from Local Economic Partnership (LEP) following the demise of SEEDA. Note: the NW Bicester area is covered by two LEPs. Future advice to be sought on most appropriate rep.</li> <li>Note: Chris Farthing (GOSE) submitted a resignation letter for GOSE's representation on the Eco Bicester Strategic Delivery Board.</li> </ul> <p><b>Action:</b> Board membership to be raised at next meeting.</p>	Board	20/01/11

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		Travel survey – currently being undertaken by OCC and to be completed in early 2011. The Board to be kept apprised with progress and if not in a position to update, a progress report to be presented at 20 January 2011 SDB meeting.	DR (OCC)	20/01/11
3.	<b>Vision for Bicester – consultation responses and revision of document</b>	<p>The Chair advised following the SDB meeting held on 21 July, the Board had approved the draft Vision for Bicester for consultation. Extensive detailed consultation has taken place and the findings presented today.</p> <p>AB presented the report and attached Appendices seeking any further amendments and approval from the Board before reporting to the relevant meetings of the three local authorities.</p> <p>A programme of consultation events took place with Bicester Vision Partnership, Bicester Community College, Cooper School, street exhibitions at Bicester’s markets and online consultation. The outcome from these events is detailed in the Appendices which shows a summary of responses received, changes made and officers’ response and recommendations. Changes made include a revised introduction to clarify how Eco Bicester relates to Bicester town; integrating eco town standards and showing the holistic approach for the Bicester town.</p> <p>Board amendments shown below:</p> <p>Appendix A</p> <p>Page 2 – Communication Engagement – add a comment in the Revised document referring to “communication with the whole town” recognising that there is a clear line of work required to engage with local people as a continuing issue.</p> <p>Page 3 – Planning Policy – raised as a very important issue to include and noted this the alignment of the Core Strategy with the Shared Vision will relate to Bicester not the whole district.</p> <p>Appendix A: Table showing summary of consultation responses and proposed changes to Draft Eco Bicester One Shared Vision</p> <p>Page 2 – the Vision’s aims and aspirations will need to be monitored and appraised as the project progresses</p> <p>Page 4 – Community first – people and places – broadband raised as important</p>		

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		<p>issue for home working and is high priority for OCC and Local Economic Partnerships (LEPs).</p> <p>Page 4 – Community first - eco standards – energy and other utility infrastructure highlighted as vital issue and will be addressed as part of LDF strategy infrastructure planning exercise. Issue of power and water capacity was also picked up later in the meeting by Bob Langton.</p> <p>Page 6 – Economy – comments relating to employment and existing businesses were endorsed and recognised as an influential message with the benefits that this will bring to Bicester.</p> <p>Revised Vision for Bicester amendments:</p> <p>Page 9 – 3.4.1 – change from “good” quality to “high” quality.</p> <p>Page 11 – add new 5.4.2 – sustainable power management.</p> <p>The Board affirmed and agreed the proposed changes and recommendations as set out in the report and Appendices. The Chairman and Board commended Officers for the work undertaken and noted a lot of good messages and that feedback is constructive. It has also proved a valuable exercise for the Board.</p> <p>Next steps - AB to prepare the final Vision for Bicester and a report to Cherwell District Council’s Executive Committee on 6 December 2010. The report will also form the basis of reports to Oxfordshire County Council’s Cabinet meeting on 21 December 2010; and Bicester Town Council’s Council meeting on 29 November 2010. It will set out the purpose of the Vision and how it will be aligned with the emerging Local Development Framework (LDF)</p> <p>The Board requested timescales/benchmarking against the Vision and the project in its entirety with a critical path to be defined by the Project Officers.</p>		
4.	<b>P3 Application proposals</b>	Ian Inshaw, Chairman of P3 Eco Bicester and Gerry Walker, Regional Director, from A2 Dominion updated the Board on progress.	JB/AB  JB/AB	

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		<p>Clarification by the Board sought as follows:</p> <p><b><i>NW Bicester is an exemplar, how will the development be different</i></b></p> <p>P3 Eco - it exceeds the requirements of the PPS, has innovative design, integrates with the existing town. Good transport links with the Bicester town are planned to ensure car use is not relied upon. The development will have other features which are not included in other more traditional developments.</p> <p>A2D – the use of green space is different to other developments. Achieving code 5 and zero carbon.</p> <p><b><i>Concerned that current plans do not show a site for all public facilities to be co-located, eg to maximise on school use and the proposed site is on a slope</i></b></p> <p>P3 Eco – the school site and energy site are located in one area which allows car parking to be shared. Advised the Board that the site is appropriate and issues re the slope are being resolved.</p> <p><b><i>Are there any ways to prevent the development being dominated by parked cars?</i></b></p> <p>P3 Eco – constraints have been designed which are not car friendly, there will be nowhere to park on the roads, houses are designed to be closer to the road. There will be allocated areas for parking behind functional buildings.</p> <p><b><i>What is the bus provision?</i></b></p> <p>P3 Eco – looking into 30 min service from Bicester town centre, Bicester North and Bicester Town railway station to the eco development and are continuing to improve to a 15/20 min service with fewer stops en route to quicken the service.</p> <p><b><i>Electric vehicles and charging points – ratio to number of dwellings?</i></b></p> <p>A2D – currently taking advice and will report at a later date.</p> <p><b><i>What will the houses look like and how will they be efficient?</i></b></p> <p>P3 Eco – there will be a variety of designs and construction methods but the misconception is that homes need to be radically different in appearance. Consultation feedback noted that residents wanted a design to fit in with the current environment.</p>	A2D	20/01/11
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		<p>A2D – 70% of the houses will be privately owned and design needs to be practical and appearance not to “different” in order to sell. At strategic locations across the development, architects are designing buildings with different eco design to provide variety.</p> <p>The Board requested that self-build choices and “homes for life” be considered for inclusion.</p> <p><b>Employment and Economic Strategy</b></p> <p>Draft submitted. (Approx 218 jobs anticipated for the exemplar.) Project Officers to provide a critique of the strategy. Board agreed this is a high priority workstream with jobs and skills linked with aspirations set out in the Vision document. Connection to the new Local Economic Partnership (LEP) culture.</p> <p><b>Update on factory</b></p> <p>P3Eco – project cost is £20m. Currently working with two interested parties. Bicester’s location is ideally placed to encourage the new technology industry. Added that it is important that jobs created range from factory roles to technical roles. Should also focus on jobs for Bicester not just NW Bicester.</p> <p>BL read a letter from a manufacturing company looking for sites. A balance required on zoning land for employment use. This issue is tied to overall master plan work as a significant area of employment land would be required.</p> <p><b>(Agreed OCV, Oxford Brookes, Tim Fenn and Fiona Brenner to meet with Officers to discuss the constraints and advantages of the factory as part of the Employment and Economic Strategy.)</b></p> <p><b>How can this development be a catalyst in green industries</b></p> <p>Detail included in the Employment and Economic Strategy.</p> <p>The Chairman thanked P3 Eco and A2 Dominion for their presentations and updates.</p> <p>Cllr Waine left the meeting at 2:45pm.</p>	<p>JB/AB AB</p> <p>AB</p>	<p>20/01/11</p>
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5.	<b>Demonstration update</b>	<p>The Board noted the circulated update report.</p> <p>Bryan House – HCA confirmed funding for the project had not been secured in commitments for the current financial year but Bryan House project is top priority if delivery of other schemes slips. CDC strategic housing officer will continue to monitor HCA funding.</p> <p>Bicester Insulation Scheme – the Board requested that every endeavour be made to use local firms.</p>	JB / CDC Housing Service	
6.	<b>Risk Register</b>	<p>Updated Risk Log circulated.</p> <p>The Board agreed new risk to add – primary school to be established from day one of exemplar development. Status to be red and change to amber if progress made.</p> <p>Affordable housing funding – HCA reiterated support and are keen that the eco programme comes forward as part of the HCA's 15 year programme. Will work closely with DCLG (Department for Communities and Local Government) and CDC. HCA saw it as important that the new Local Economic Partnerships endorsed the eco town priority (two LEPs cover the Bicester area).</p> <p>HCA working with A2 Dominion to recycle funding from previous schemes. The SE region has carried forward a commitment of £170m, completion of which is 60% this year, therefore there is little scope for funding new schemes with a significant reduction in funding expected.</p> <p>JH advised that the 30% affordable housing proposal from A2 Dominion is based on now historic assumptions about normal grant levels, but with reduced grant the type and mix of affordable housing may need to change. A2D confirmed their commitment to deliver 30% affordable housing and are meeting HCA to discuss funding options.</p> <p>Highlighted that it is necessary for the Board to look at affordable housing and other planning obligation costs and project viability overall. The Board requested a short summary report (from the Project Team / HCA, working with the developers) on the current viability position and the impact of the changed housing funding regime.</p> <p>The Board also requested a report on the impact of the Localism Bill for the Eco Bicester project.</p>	HCA and A2D  JB/AB	20/01/11  20/01/11

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7.	<b>Information to note</b>	<p>(i) Circulation of Eco Bicester Strategic Delivery Board papers – the Board noted and endorsed the report.</p> <p>(ii) Eco Bicester Strategic Delivery Board Working Arrangements – the Board noted and endorsed the report.</p>		
8.	<b>Date of next meeting</b>	Thursday, 20 January 2011 at 10am at The Courtyard Youth Arts Centre, Bicester	ALL	
	<b>2011 meeting dates</b>	<p>All meetings, 10am start</p> <p>Venue – The Courtyard Youth Arts Centre, Bicester</p> <p>20 January, 14 April, 21 July, 27 October</p>	ALL	