

# ECO BICESTER STRATEGIC DELIVERY BOARD - NOTES – 12 MAY 2011

<p><b>MEETING: Eco Bicester Strategic Delivery Board</b></p> <p><b>DATE AND TIME: 12 May 2011 at 10am</b></p> <p><b>VENUE: The Garth, Bicester</b></p>	<p><b>Board Members:</b>          Councillor Barry Wood (CDC) (Chairman)          Councillor Norman Bolster (CDC)          Cllr Michael Gibbard (CDC)          Councillor Rose Stratford (BTC)          Councillor James Porter (BTC)          Councillor Lorraine Lindsay-Gale (OCC) (rep for Cllr Ian Hudspeth)          Councillor Michael Waine (OCC)          Bob Langton (Bicester Vision)          Richard Dutch (Project Lead for Bicester Community Hospital); (rep for Sonia Mills, Oxon PCT)          Paul Wren (DCLG) (rep for Henry Cleary)          David Warburton (HCA)          Sally Coble (Environment Agency)</p>	<p><b>In attendance:</b>          Ian Davies (CDC)          John Hoad          Jenny Barker (CDC)          Andrew Bowe (CDC)          Sue Mackrell (BTC)          Daniel Round (OCC)          Martin Tugwell (OCC)          Linda Currie (OCC)          Gerry Walker (A2D)          John Allan (A2D)          Steve Nardelli (P3 Eco)          Ian Inshaw (P3 Eco)          Graham Johnson (P3 Eco)          Fiona Brenner (P3 Eco)          Chris McAlorum (Martin Robeson Planning Practice)          Ben Jackson (Bicester Chamber of Commerce) joined the meeting at 10.20am</p>
<p>Completed by: Sue Cavalier</p>	<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>EA – Environment Agency          GOSE – Government Office for the South East          HCA – Homes and Communities Agency          OCC – Oxfordshire County Council          SEEDA – South East England Development Agency</p>

	ISSUE	STATUS/ACTION REQUIRED	RESP.	DUE
	<p><b>Note – Board Member changes</b></p>	<p>Bicester Town Council - Councillor Rose Stratford, Mayor of Bicester, replacing Councillor Debbie Pickford</p> <p>HCA - David Warburton, Head of Area replacing Ken Glendining</p>	<p>Councillor Keith Mitchell (OCC);          Councillor Richard Mould</p>	

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			(BTC)	
	<b>Welcome</b>	<p>Councillor Barry Wood welcomed all to the meeting adding that he remains optimistic to deliver the project, creating a new Bicester with many themes and threads that will stem from Eco Bicester. Eco Bicester aims to improve the quality of life for those who live here and will rebrand Bicester.</p> <p>The members of the Board are strategically represented. Introductions were given by Board members.</p>		
1.	<b>Apologies</b>	Received from Councillor Keith Mitchell; Councillor Ian Hudspeth; Sonia Mills (NHS Oxfordshire); Henry Cleary (DCLG); Warren Ralls (SEEDA).		
2.	<b>Notes of the previous meeting and matters arising</b>	<p>The Board agreed the notes of 20 January 2010 with the following update:-</p> <p>Page 3, Item 4 – Broadband – OCC preparing major broadband bid. P3 Eco have introduced their supplier to OCC to ensure cohesion. P3 Eco currently speaking to BT and Metropolitan re high speed fibre cabling to support homeworking.</p>		
3.	<b>Review of Boards Terms &amp; Conditions and Achievement</b>	<p>JB presented the paper and summarised that since the convening of the Board at the beginning of 2010 and the first meeting in March, it is important to review the Board's progress after the first year. The SDB is influential in promoting Eco Bicester which is in line with the Local Development Framework (LDF) Plan, the Development Strategy, One Shared Vision and what the project is aiming to achieve. The Board considers reports on a range of subjects and oversees funding. The paper details future challenges and highlights the role of other organisations in considering Bicester holistically. Options for change were considered. Discussion followed on further education and how to capture the expanded provision. To date education information has been included by the OCC's Cabinet Member for Schools Improvement, a member of the SDB, and OCC Eco Bicester project officers. When necessary, business reps are invited as guest speakers to present at meetings, which has included OCVC.</p> <p><b>Agreed:</b> as the project is still at a formative point, local government membership to continue as 3 members for a further year, to be reviewed May 2012. A further business rep be invited who can link through to the LEPs.</p>		

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		<p><b>Action:</b> Eco Bicester officers to arrange business rep link and consider scope to include an OCVV representative.</p> <p><b>Agreed:</b> P3 Eco to be included in future meetings as in attendance.</p> <p>The Chairman acknowledged that the Board is not a statutory group and that there is a lot officer work involved to enable the momentum and achievement of projects.</p>	JB	
4.	<b>NW Bicester First Phase Application Update</b>	<p>JB presented the paper which sets out the progress to date on the application which is currently with CDC for determination.</p> <p>The Board noted the report.</p>		
5.	<b>NW Bicester Masterplan Update</b>	<p>JB presented the paper which advises the Board of progress on the masterplan. Noted that it is unusual to receive an application for a detailed phase of the development before a masterplan has been produced. This is due to the eco PPS (Planning Policy Statement), circumstances of the masterplan and the developer wanting to start early on site. JB introduced P3 Eco and A2D to the Board. A status report by P3 Eco was circulated and updates given as follows.</p> <p>Gerry Walker, Development Director, A2D updated the group. The application was submitted in November with a reviewed application submitted in April. Significant changes include an improved site entrance on the Southern Access; changed bridge design; increased number of special architecturally designed homes from 7% - 15%; have ensured over 60% of the homes can be adapted for homeworking; stronger design for the Northern fields homezones. A bus link from the North to South has been introduced and A2D will ensure all non-residential infrastructure is in place first to facilitate building the school. OCC advised awaiting definitive information that the proposed school site is acceptable. Discussions are ongoing with CABA to address previous comments made.</p> <p>A2D have contracted Willmott Dixon and Hill Construction Ltd and will be setting up a website for local contractors to register their interest.</p> <p>A2D have received confirmation from HCA re funding and have also secured private finance.</p> <p>Advised are working closely with JB and the project team and are ready to start on</p>		

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		<p>site.</p> <p>John Allan, Executive Director, A2D, confirmed the commitment of A2D to provide homes across all tenure and that to date a significant amount has been invested in this project. Made a plea for the application to be determined at the June Planning Committee.</p> <p>Graham Johnson, Director, PMC, acknowledged key to delivery is quality of partnership with CDC and OCC. Partnership with the Co-op to provide retail outlet, nursery school and community use venue. P3 Eco to provide land for a proposed Eco Bicester business centre as part of the scheme with management by Oxford Innovation and seeking funding from CDC. On course to submit masterplan in Autumn, survey work complete and currently liaising with the County Archaeologist as site excavations required over working farmland. Currently co-sponsoring OCVC to bring a University Technical College to Bicester, currently in the UTC 2<sup>nd</sup> round of funding. Advised that P3 Eco would also support the UTC if the location was moved to SW Bicester. Working with the Metropolitan Group for an approval re energy and water and to discuss an ESCO (energy service company) with CDC as an investor. A full employment strategy is part of the application submission.</p> <p>Other initiatives include the demonstration building – grand opening 25 May with Tony Baldry; the community centre next to the Catholic church – a community venue which is potentially the second largest building built to passiv haus standards and is an important part of the long term promotion.</p> <p>Land assembly – P3 Eco have secured sufficient land under option or legal agreement to support the masterplan.</p> <p>Ian Inshaw, Chairman, P3 Eco, advised that Laurence Brown, also from P3 Eco, had sourced the old Oxfam building in Bicester. This will link with building skills, Oxford Brookes University and OCVC. The building has been empty for a considerable time period which results in health and safety issues; dilapidations; and power supply issues to overcome. Foresee a Spring 2012 opening.</p> <p>Bicester Vision advised they are reassured and support what is trying to be achieved.</p> <p>The HCA offered enhanced support and involvement for Eco Bicester and were</p>		

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		<p>interested to see the business centre progress to create work and businesses and projects on further education including the University Technical College.</p> <p>The Chairman thanked P3 Eco and A2D for their presentations and commended them in terms of initiatives for the eco PPS. Also that the value of an RSL (Registered Social Landlord) of A2D's standing is invaluable and outstanding for the project because of the social implications and the need to deliver social housing. A2D also acting as a private developer will mean that any profits will be reinvested socially. Also commended P3 Eco and A2D for the media messages presented against critics and the ethos and way they have applied to this project and worked with the local authorities.</p> <p>The Chairman also thanked officers for working towards a June resolution and reminded the group that the SDB is not a substitute for the Planning Committee, however it is appropriate for the Board to question and comment on progress to date.</p> <p><b>Agreed:</b> the Board noted and agreed the recommendation.</p>		
6.	<b>Employment Update</b>	<p>AB presented the paper highlighting ongoing support from SEEDA and further assistance offered from the HCA. It is also important to engage private support to deliver the strategy and move forward with Bicester Vision. The Employment and Economic sub-group will continue to report progress to the main group. Also that the LDF is a key document to progress this workstream.</p> <p>Bicester Vision added SQW had been beneficial and their research has highlighted economic issues and needs – higher number of manufacturing businesses than thought; two-thirds of Bicester businesses want to expand; there is leading edge technology in Bicester. Also highlighted that Oxfordshire has the highest number of new businesses.</p> <p><b>Action:</b> the Economic Strategy heading to be “Eco Bicester” not “NW”. The Economic Strategy is a holistic document for the whole of Bicester.</p>	AB	
7.	<b>Strategic Delivery Board response to Defence Estates proposal for major residential and employment development at MOD Bicester</b>	<p>Note: as an employee of Defence Estates (DE), Councillor Barry Wood declared an interest for this item.</p> <p>The Chairman updated the Board that it is likely that DE will reconsult on the</p>	PW	

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	(Graven Hill)	<p>planning applications for the Graven Hill site during Summer 2011.</p> <p>Discussion followed on the lack of Enterprise Zones (EZ) identified by the LEP. MT advised that as there are currently no Government criteria for EZs, the LEP have forwarded a proposal to the Government stating the LEP's clear priorities and seeking a meeting to achieve their ambitions. PW to facilitate.</p> <p>A letter from CDC was circulated supporting the provision of an Enterprise Zone at Graven Hill.</p> <p><b>Agreed:</b> the Board agreed recommendation 5.1 and the tabled amended 5.2 and 5.3 as follows:-</p> <p>5.2 That the Board note that the LPA is likely to reiterate its disappointment to Government that one Department appears to be promoting a housing development in conflict with that supported by another Government Department and the emerging Development Plan.</p> <p>5.3 However, the Board recognises the value of the exploratory work between the LEP and the Government regarding Enterprise Zones, given the substantive fit between the published EZ criteria and the current land uses at Graven Hill.</p>		
8.	Renewable Energy Use from Ardley Incinerator	<p>JB presented the joint paper with Sarah Green of the EA which provides update and detail.</p> <p>Graham Johnson advised that until legal and planning permission had been resolved, other options are being researched. It was added that the design brief also includes details on linkages to the site. This also demonstrated the need to reinforce the electricity network due to demand and that a reinforcement connection would be needed to be closer to NW Bicester.</p> <p>The EA commended and endorsed the option to use the renewable energy as a low carbon energy from Ardley which should be pursued.</p> <p><b>Agreed:</b> the Board agreed the recommendations:-</p> <p>(1) OCC asked to share the details of any Combined Heat and Power (CHP) Feasibility Review received with the Eco Bicester Project to enable the Project</p>	OCC	

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		<p>Team to ensure that opportunities relating to the eco town are explored.</p> <p>(2) P3 Eco are asked to undertake a thorough options appraisal for the potential renewable energy sources for the masterplan site and that this be made available to inform further masterplan work.</p>	P3 Eco	
9.	<b>Cemetery Provision in Bicester Update Report</b>	<p>JB presented the joint report with Sue Mackrell at BTC. The BTC will continue working on this project in close liaison with the Eco Bicester Project Team. It was raised that standard burial plots should also be provided in addition to 'green' burial sites as local choice. Clarification also sought on sufficient capacity for 50 – 100 years and how this could be achieved.</p> <p>The Chairman thanked BTC for the work they have done raising this issue and seeking a solution.</p> <p><b>Agreed:</b> the Board agreed the recommendations and the optional choice for standard burial plots.</p>		
10.	<b>Report on Affordable Housing Provision</b>	<p>The Chairman noted the importance of the costs of scale to deliver the social housing provision and how it is delivered.</p> <p>JH presented the joint report with the HCA and in the absence of Housing Services officers highlighted the detailed work carried out by officers to secure the funding. It also informs the Board of the new system for housing funding and the reduced level of funding available.</p> <p><b>Agreed:</b></p> <ul style="list-style-type: none"> <li>(i) the Board noted the progress on affordable homes delivery; and</li> <li>(ii) that an update report be brought to a future meeting in terms of the 2011-2015 programme.</li> </ul>	Housing (MS)	
11.	<b>Funding Update</b>	<p>JB presented the paper on the eco town growth funding received and spend to date as detailed in the circulated Appendices. Important to note that the funding is ringfenced over a long period of time with initial spending on the Vision for Bicester and infrastructure. There are many projects ongoing and this paper seeks to promote the approach of recycling funding to reinvest in further projects.</p> <p>The three current areas are:-</p>		

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		<p>(1) primary school – potential to gap fund the provision of the primary school to recoup the funding through Section 106 developer funding contributions;</p> <p>(2) eco business centre – encourage small businesses and the green economy to invest in;</p> <p>(3) ESCO (energy services company) – potential to provide an opportunity for investment with an outcome.</p> <p>The paper highlights the need to safeguard the funding and therefore not to consider large investments.</p> <p>The Chairman commended the approach to recycle funding and the Board thanked the team for the clarity in the financial information.</p> <p><b>Agreed:</b> the Board noted and agreed the report to safeguard the remaining funding for infrastructure provision and the projects identified above.</p>		
12.	<p><b>Demonstration projects update</b></p>	<p>The Board noted the circulated update report and thanked officers for the delivery of the demonstration projects.</p> <p>Demonstration building – official opening by Tony Baldry MP on 25 May 2011.</p> <p>Bicester Insulation Scheme – 225 installations from 510 referrals as at May 2011 (noted significantly higher installations achieved than a free scheme run by another eco development).</p> <p>Construction skills – P3 Eco with OCVC introducing a construction skills syllabus.</p> <p>Cooper School sixth form centre – due to open September 2011 with a significant science base.</p> <p>Travel planning – travel behaviour responses to be brought to the next meeting.</p> <p>OCC preparing bid for submission to the Department of Transport in June for sustainable transport investment. Further details to be reported at a later date.</p>	DR	
13.	<p><b>Risk Register</b></p>	<p>Updated Risk Log circulated. No new risks added.</p> <p>The Board agreed the risk log.</p>		



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	ISSUE	STATUS/ACTION REQUIRED	RESP.	DUE
14.	Date of next meeting	Thursday, 21 July 2011 at 10am at The Garth, Bicester	ALL	
15.	Forward Plan	The Forward Plan was agreed.		