

Eco Bicester Strategic Delivery Board

Date of meeting: 12 May 2011	AGENDA ITEM NO: 5
Report title: Masterplan for NW Bicester	
Author: Jenny Barker (Eco Bicester Project Team)	
Tel: 01295 221828 Email: jenny.barker@cherwell-dc.gov.uk	

1. Purpose of Report

- 1.1 To advise the SDB of the progress to date on the preparation of a masterplan for NW Bicester.

2. Background

- 2.1 The development at NW Bicester is unusual in that an application for a detailed phase of the development has been submitted before a masterplan for the whole of the site identified in the draft Core Strategy for development has been produced. On a large strategic development site it is normally the case that a masterplan is prepared to accompany an outline planning application to set the framework for development on the site. This would then be followed by reserved matter applications that would deal with matters of detailed design and layout of a development.
- 2.2 At NW Bicester the origins of the proposals in a Government scheme which embodied a need to “prove” the concept through an early exemplar phase and to demonstrate commitment and deliverability of the development, together with the need to show progress to justify government funding support, led to a specific invitation to the developer to submit an application for the first phase in advance of the masterplan. This raises a number of issues, including the need to consider the impact on the overall layout of the scheme and development of later phases.

3. Progress to Date

- 3.1 Initial work has been carried out to provide a masterplan framework to accompany the application for the first phase of development. This identifies the major land uses and their proposed distribution as well as the framework for access to the site. This framework demonstrates how the first phase could fit within the wider development of the site. This highlights how the local centre and facilities such as the school could serve a wider catchment and how bus services could in future be extended to serve more of the site.
- 3.2 Work is continuing with the masterplan with baseline studies being undertaken and community engagement to be carried out to inform the further development of the masterplan. This will in due course accompany an outline application for the NW Bicester site which is due to be submitted later this year.
- 3.3 The Developers P3 Eco (Bicester) Ltd and A2 Dominion will provide an update for the SDB and an outline is attached (see appendix).

4. Recommendations

- 4.1 The SDB are asked to note progress on the development of the masterplan and confirm that they are satisfied that the work to date provides an adequate framework for the consideration of the first phase application.