

RISK LOG: This document sets out the high level risks

Created on 3 May 2011

Project Name: NW Bicester Eco Town

Delivery of the Development of NW Bicester Eco Town

Scope :

- 1. Master planning for the whole site**
- 2. Phase 1 planning application**
- 3. Demonstration projects**

Areas:

- A. Project Environment**
- B. LDF**
- C. Development of a Masterplan**
- D. Masterplan Workstreams**
- E. Phase 1 application**
- F. Demonstration Projects**
- G. Supporting Utilities Infrastructure**

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Status:

Green: Not likely to effect the programme

Amber: Risk of programme being affected

Red: Serious risk of programme being affected

Grey: Risks that are no longer active / relevant.

ALL UPDATES TO THE LOG ARE SHOWN IN BOLD TEXT

Risk	Initial Status	Progress	Mitigation / Contingency	Revised Status
A. Project Environment				
Change of government resulting in uncertainty of position on Eco Towns	A	Government's views on Eco Towns are emerging. Likely to endorse development with local support, incentivising & rewarding communities where growth takes place and supporting the development of neighbourhood plans. Second round growth funding reduced by 50% but retention of funding reflects continuing commitment to growth in appropriate locations and the NW Bicester Eco Town.		G
1. Changes to national planning policies and regional structures resulting in uncertain planning context	A	Localism Bill, New Homes Bonus and LEPs will impact on existing planning system. Revisions to national planning system currently subject to debate and consultation, but full impact on Eco Town as yet unknown.	Respond to Government consultations as necessary, note any potential impacts on Eco Town and provide regular updates for the SDB so that all are aware of further developments.	A
2. Site assembly is not secured, threatening comprehensive approach to delivery of development	A	Land secured for Phase 1 application. Developers continuing to negotiate to secure further land. Could impact on phasing.	Site promoters to provide regular updates on land assembly progress and issues arising.	A
3. Insufficient funding from Government threatening ability of CDC / OCC to deliver project.	A	First round funding secured and received from CLG. DfE funding announced was not received. Announcement re 2 nd Round Funding received, now to be provided as block grant. Other sources of funding being explored.		G

4. Insufficient HCA Funding for affordable housing	R	HCA has much reduced funding available for affordable housing and previous assumptions about receipt of grant are no longer certain. Eco Town identified as a priority. Discussions ongoing with HCA and A2 Dominion re funding for affordable housing. Announcement has now been made that 2010/11 funding is available to satisfactorily progress the affordable housing on the Phase 1 development.	Ensure update report on Phase 1 application is reported to CDC's Development Control Committee in March (done) and that a final report goes before the Committee as soon as possible after that date (now anticipated June 16 2011), to meet HCA timescales. Continue discussions with HCA / A2 Dominion.	G
5. Risk that innovative responses to the challenge of creating a new form of development will not be successful	A	The Eco Town programme sought innovation in the development of new communities. There are risks that new solutions may fail for a variety of reasons including technical failure, lack of markets or investors. There are also risks that innovation will be limited due to the current market and caution of investors.	Eco Bicester Project Team to closely scrutinise emerging proposals from A2/P3 as well as other examples of innovation and best practice, to ensure the development applications meet the agreed Eco Town standards and aspirations contained in the One Shared Vision.	A
B. LDF				
1 Delay to LDF strategic allocation of NW Bicester	A	Consultation period on the Draft Core Strategy closed 19 April 2010. Localism Bill published but detail still to be confirmed pending its passage through Parliament - unlikely before November 2011. Announcement of single national policy framework and withdrawal of PPGs and PPSs anticipated 2012.	Work to continue on LDF Core Strategy, including encompassing the Shared Vision aspirations within the Strategy. A report on the Local Development Framework (including this specific issue) is being prepared for meeting of CDC's Executive on 23/5/11.	A

2. Competing sites being put forward for development	A	MOD land put forward for housing & employment and viewed by some as a brownfield alternative to NW Bicester. Representations have been made to the LDF draft Core Strategy and will be considered through that route. An outline planning application is currently anticipated to be submitted in Autumn 2011.	Eco Project team to liaise closely with CDC Planning Policy colleagues so they understand the emerging picture on this issue and provide updates as necessary to the SDB.	A
C. Development of Masterplan				
1. Development of masterplan required for the whole site fails to materialise	R	Programme now provided and consultants appointed to deliver a masterplan for the site. Steering Group meetings established between Local Authority and Developer team to ensure planning stays on track. Revised programme of work to deliver the masterplan from the site promoters awaited. Masterplan due for completion mid 2011.	New Planning Performance Agreement (PPA), to be prepared and signed by all parties to ensure there are agreed timescales and processes for the submission of the masterplan and outline application.	A
2. Consultation exercise does not meet Government expectations	A	First, second and third round consultation undertaken by P3/A2, outcome of consultation reported in Phase 1 application submission as part of the Statement of Community Involvement. Government expectations with regard to localism and engagement may not yet be fully met by existing developer approach to consultation. Discussions are on going with A2 / P3 regarding the next stages of consultation.	A joint Communications Strategy was approved at the January 2011 meeting of the SDB, devised by the Eco Bicester Strategic Community Engagement Manager to foster a coordinated and streamlined approach to all communications on the project. A Community Engagement Strategy is being developed to guide a joint approach to community engagement. Guidance has also been provided to A2 / P3 with regard to the standard of community engagement expected on the masterplan.	A

D. Masterplan Work Streams				
1. Energy and Waste	A	Further work required to develop a site wide energy & waste strategy to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A
2. Design and Sustainable Construction	A	Further work required to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A
3. Transport and Access	A	Further work required to develop a site wide transport strategy to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A
4. Commercial and Employment	A	Further work required to develop a site wide employment strategy to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A
5. Social and Community	A	Further work required to complete a site wide infrastructure plan to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A
6. Green Infrastructure	A	Further work required to complete a site wide bio diversity and green infrastructure plan to inform masterplanning.	Eco Bicester Project team to closely monitor and advise A2 / P3 on requirements for a robust approach that meets the Eco Town standards.	A

E. Phase 1 Application				
1. Land Acquisition	A	Land for exemplar demonstration secured.		G
1. Slow progress on development and processing of planning application	A	Planning Application received & registered. Application being assessed. Amendments to the application in response to the formal consultation exercise were submitted in April 2011. The consultation on these amendments is due to end on 13 May 2011. The application is currently anticipated to be reported to CDC's Planning Committee on June 16 2011.	A PPA which covers the Phase 1 application is completed and signed by the local authorities and P3 / A2. Also updates on application progress and process regularly given to CDC and OCC councillors as well as to the SDB.	A
2. Lack of innovation in layout & design	R	Approach to housing design pursuing a primarily traditional appearance, based on identified Bicester market preference. 5-10% of dwellings to be architect designed to provide variety and innovation. Housing to Code for Sustainable Homes level 5 proposed. Zero Carbon energy solution submitted. Application proposals being assessed.	Close scrutiny of proposals and clear and constructive feedback to be given to A2 / P3 by Eco Project Team to ensure proposals meet the high quality design standards expected.	A
3. Failure for scheme to deliver appropriate levels of community infrastructure	R	Discussions ongoing with promoters concerning satisfactory provision of community infrastructure.	Open book approach to examining scheme financial viability to be agreed in principle with site promoters so that issues which could impact on community infrastructure provision can be explored and resolved jointly. Viability consultants have now been appointed to advise the Project Team on this matter.	A

4. Failure to provide primary school at early stage of development	A	Discussions on going with OCC / DfE and promoters regarding school site and funding. Gap funding has been identified to facilitate early delivery. However it is important to note that normal lead in time for school delivery makes it unlikely that the school will be in place when first families move to site.	OCC officers to explore alternative options to bring forward delivery of primary school as early as possible and ensure OCC / CDC councillors and the SDB are updated on progress.	A
F. Demonstration Projects				
1.Exhibition House				
Failure to deliver Exhibition House	A	Lease agreed with Bicester Town Council, license with P3 signed. Planning permission granted. Hoarding erected, start October 2010. Building specification provided. Completion Spring 2011. Opening confirmed May 2011. Development of programme of activities at the House is currently under preparation.	Eco Bicester Project team to keep close watch on progress to prevent slippage.	G
2. Cooper School				
Construction of building	G	Under construction. Due to open September 2011.	Eco Bicester Project team to keep close watch on progress to prevent slippage.	G
3. Bryan House				
Development of affordable housing	G	Planning permission granted and S106 completion.		G
NAHP funding	A	Bid for funding has been made and funding required for work to start. Announcement now received for funding 2010/11		G
4. Community Hall				
Construction of building	A	Planning permission granted. Work started June 2010 and progressing on site. Due for completion summer 2011. Launch anticipated September 2011.	Eco Bicester Project team to keep close watch on progress to prevent slippage.	G

5. Travel Behaviour				
Travel behaviour project to deliver modal shift within the town	A	Survey work undertaken in September - still to be reported, walking audits completed, cycling audits ongoing, car share database relaunched. Results of surveys awaited.	Eco Bicester Project team to ensure that findings are used to influence the promoters' transport proposals.	A
6. Construction Skills				
P3Eco establishing programme and accreditation for industry training and base for delivering skills required	R	Course accreditation agreed. Tim Fenn pursuing on behalf of Oxfordshire Construction Group.		A
Identify other opportunities for skills training	R	Employment & Community and Social Infrastructure working groups to identify opportunities. Consideration of WNDC approach re skills training. Further work required to progress this matter.		A
OCVC Skills Training	G	OCVC established Technology and Skills Centre to offer construction training.		G
7. Residential Retrofits				
Programme to encourage retrofitting within existing properties	A	Insulation scheme launched to provide insulation to existing properties that would benefit. Over 500 referrals, 225 completed to date. Community groups' referral incentive launched.	Eco Bicester Project team to continue to monitor take up of scheme and report to SDB.	G
G. Supporting Utilities Infrastructure				
Inadequate utilities infrastructure in Bicester to support NW Bicester	A	Exemplar application and outline application will contain measures to ensure there are environmentally acceptable ways of dealing with utilities provision, e.g. water recycling and conservation, on-site renewable energy generation, broadband installation, SUDs to deal with surface water run-off.	As details of the proposed measures evolve, Eco Bicester Project Team to ensure that there will be no net adverse impact on existing utilities capacity	G

Inadequate utilities infrastructure to support wider growth in Bicester	A	As part of the preparatory work on CDC's Infrastructure Strategy, an infrastructure audit will be carried out to assess the extent of capacity or otherwise in the utilities infrastructure serving Bicester.	As the infrastructure audit will be carried out as part of CDC's Development Plan process, it will allow these issues to be scoped out, understood and remediated so that new development is supported by adequate infrastructure, although this will depend to some extent on the utilities companies taking a positive response to the issue.	A
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