

ECO TOWN REQUIREMENTS

Topic	Issues	Exemplar Scheme
ZERO CARBON		
Achieve a zero carbon development which must be demonstrated in each phase (para ET7.1)	Must be demonstrated in each phase.	The zero carbon development will be achieved through energy efficiency – Specification of high thermal performance buildings, high efficiency appliances within domestic and non-domestic properties; and Zero Carbon Energy – Provision of a District Energy Centre, use of renewable energy including building integrated PV. The zero carbon energy will also cover predicted electrical demand of vehicles.
Demonstrate the health and social care needs of residents. (para ET7.2)	Must be demonstrated in each phase.	Provision of community facilities, including a community centre, primary school and nursery. Provision of sports facilities and play space within the 40% green infrastructure, and the promotion of walking and cycling throughout the development and beyond.
Achieve the provision of locally produced energy. (para ET7.3)	Must be demonstrated in each phase.	Provision of a District Energy Centre, with gas fired CHP and utilising a biomass boiler to provide for the development's heat demand and generate clean efficient electricity. Building integrated PV, utilising roof space on all buildings to generate renewable electricity. Ground source heat pumps located in commercial centres to provide additional heating / cooling options. Will provide a carbon balance for all energy demands and supply
CLIMATE CHANGE		
Buildings should be designed to minimise future vulnerability in a changing climate. (para ET8.1)	Must be demonstrated in each phase.	Buildings are to be designed to meet best practice standards whilst incorporating a factor to allow for climate change thereby future proofing the dwellings.
Eco-towns should deliver a high quality local environment and meet the standards on water, flooding, green infrastructure and biodiversity. (para ET8.2)	Must be demonstrated in each phase.	Exemplar site Green Infrastructure exceeds the recommended allocation of 40%. Place making and quality of environment is an integral element of the design. Biodiversity net gain is being achieved through new habitat types and improved management of existing biodiversity assets.

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CLIMATE CHANGE		
Incorporate best practice in tackling overheating. (para ET8.2).	Must be demonstrated in each phase.	Building to have excellent insulation properties, solar shading and mechanical ventilation to enable control of temperature and regulate overheating. These aspects will form part of the CSH and BREEAM design principles of the residential units and non residential buildings respectively.
HOMES		
Achieve Building for Life Silver Standard and level 4 of the Code for Sustainable Homes as a minimum. (para ET9.1(a))	Must be demonstrated in each phase.	The scheme will meet Building for Life Silver standard and Code level 5 of Code for Sustainable Homes as a minimum.
Meet lifetime homes and space standards. (para ET9.1(b))	Must be demonstrated in each phase.	The scheme will meet lifetime homes and spaces standards
Have real time energy monitoring systems, real time public transport information, high speed broadband access and potentially use digital access to support assisted living. (para ET9.1(c))		High speed broadband and energy monitoring systems will be incorporated into each home. Real time public transport information will be available at bus stops and via the web / in house displays.
Provide at least 30% affordable housing. (para ET9.1(d))	?30% provision must be across the town as a whole rather than for each individual phase?	The scheme currently meets the 30% provision of affordable housing, the Masterplan also allows for this provision.
Demonstrate high levels of energy efficiency in the fabric of the building to incorporate updates in Building Regulations as they come in. (para ET9.1(e))	Must be demonstrated in each phase.	All homes will be designed to CSH level 5, requiring high levels of insulation and air tightness which will result in energy efficiency. Pre assessment of the design, will be undertaken to ensure home typologies can meet the appropriate CSH level.
Achieve carbon reductions of at least 70% relative to current Building Regulations (Part L 2006) (para ET9.1(f))	Must be demonstrated in each phase.	The energy efficiency measures that each home will possess, combined with the strategic renewable energy solution for the site will achieve 150% carbon reduction.

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EMPLOYMENT		
Create a genuine mixed use community to keep commuter trips to a minimum. Need to produce an economic strategy as to how access to work will be achieved. (para ET10.1)	Must be demonstrated in each phase.	An economic strategy for the exemplar will form part of the supporting materials for the planning application. It includes proposals for new economic activities which will generate jobs within the exemplar scheme, as well as elsewhere in Bicester related to the development of the exemplar.
Support job creation in the town and there should be access to one employment opportunity per new dwelling that is easily reached by walking, cycling and/or public transport. (para ET10.1)	Must be demonstrated in each phase.	The economic strategy explains how the exemplar will form an integral part of the whole Bicester economy and will support, directly and indirectly, the creation of at least one new job per dwelling, accessible by walking, cycling or public transport.
TRANSPORT		
Demonstrate how more ambitious targets than at least 50% of trips originating in eco-towns are made by non car means with the potential to increase to 60%. (para ET11.2(a))	Must be demonstrated in each phase.	For the exemplar scheme, in 2016 a modal share of 45% non vehicle modes is demonstrated, rising to 50% in 2026. The lower initial figure is due to the difficulty in providing a frequent bus service of more than 30 minutes prior to other masterplan site development taking place.
Follow good design principles drawing from Manual for Streets, Building for Life and community travel planning principles. (para ET11.2(b))	Must be demonstrated in each phase.	The site design is based on Manual for Streets principles with priority to walkers, cyclists and bus users. A community travel Plan is being prepared in accordance with appropriate principles.
Demonstrate how transport choice messages, infrastructure and services will be provided from day one of residential occupation. (para ET11.2(c))	Must be demonstrated in each phase.	There will be a designated travel plan co-ordinator in place 3 months prior to first occupation who will promote sustainable travel choices including providing personalised travel plans for each resident/ employee.
Demonstrate how the carbon impact of transport will be monitored. (para ET11.2(d))	Must be demonstrated in each phase.	Permanent traffic counters will be incorporated in the infrastructure. Traffic levels will be monitored annually and household trip patterns will be surveyed every 2 years.
Show how the travel plan will not result in congested parts of the new development by extending the travel plan to the surrounding areas. (para ET11.3(a))	Must be demonstrated in each phase.	The proposed bus route will benefit approximately 10,900 Bicester residents in providing a new bus connection to the rail stations and town centre/ bus station. The site travel plan will link to initiatives for the town as a whole.

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TRANSPORT		
If electric car schemes are proposed then need to demonstrate how sufficient energy headroom to meet the demand will be achieved and how this will not result in large numbers of private cars on the roads. (para ET11.4)	To be confirmed whether this is to be provided within the development	The proposed provision of parking spaces and road layout will serve to limit the number of private vehicles on the road.
Children should only have to walk 800m to schools save for where natural features affect this distance. (para ET11.5)	May not be possible in phase 1	All parts of the development are within 800m walking distance to the primary school. The nearest Bicester secondary school is 1500m from the site, which is an 11 minute cycle ride. In addition, Bicester Community College would be accessible via the proposed bus route.
HEALTHY LIFESTYLES		
The scheme should be designed to promote healthy and more active living. (para ET12.1)	Must be demonstrated in each phase.	<p>The Exemplar Site includes the provision of attractive and safe walking and cycling routes which will help reduce the need to travel by car and support the pursuit of healthy lifestyles. In relation to vehicular traffic, the road system will be designed to control vehicle speeds for the benefit of road safety.</p> <p>The provision of facilities including a primary school, nursery, community centre, convenience store, post office and pharmacy within walking/cycling distance should also help promote greater levels of physical activity. The provision of social infrastructure will also promote social interaction that will benefit overall well-being. Access to open space and play areas is also achieved through the green infrastructure strategy for the site.</p> <p>We are providing 40% open space 20% of which is public as a minimum. There will be NEAPs & LEAPs provided introducing creative play spaces. The roads will be designed to be cycle friendly and will be connected by cycle and pedestrian routes within the landscape of the scheme and too further local towns. Allotments are also being provided.</p>

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HEALTHY LIFESTYLES		
		The incorporation of LEAPs and NEAPs as an integral part of the green infrastructure will encourage children and young people to interact with their environment and use the landscape as a creative learning activity. CDC have specifically required LEAPs and NEAPs be designed without formal play equipment, which will encourage greater levels of imaginative play.
LOCAL SERVICES		
Facilities such as leisure, health, social care, education, retail, arts, culture, library services, sport and play facilities along with community and voluntary sector facilities should be proportionate to the development that is proposed. (para ET13.1)	May not be entirely possible in phase 1	The quantum of development is limited in the exemplar phase and therefore the non residential uses required to support that use is limited. Through negotiations with key stakeholders facilities will be provided in the exemplar phase with a commitment that further additional facilities will be provided throughout the masterplan site area.
GREEN INFRASTRUCTURE		
40% of the eco-towns total area should be allocated to green space of which half should be public and linked to the wider countryside. The space should be multi-functional. (para ET14.1)	Only partially viable for first phase (If homezones are deemed exempt by CDC)	<p>Based upon design freeze layout Green Infrastructure potentially exceeds 42%, with public exceeding 35%, which includes some homezone areas in accordance with GI guidance. These figures do not include back gardens. Importantly, the existing landscape features of greatest biodiversity are the hedgerows, which have been retained and augmented with supporting habitat and management. They form a skeletal framework for the green infrastructure, together with the river corridors and local topography. The landscape infrastructure is designed in sympathy with the local landscape character, but also incorporates the philosophy of minimising dominance of cars by claiming streets for people and creating extensive areas of homezones</p> <p>A Soil Resources Plan should be set out early identifying the soil resource across the site, and identifying how soils will be re-used to maximise their potential. For example, surplus nutrient-rich soils from existing arable land should be used in the creation of allotment or commercial garden plots. Surplus nutrient-poor soils should be used in areas of habitat creation.</p>

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GREEN INFRASTRUCTURE		
Land should be provided to allow the local production of food from the community, allotment and/or commercial gardens. (para ET14.2)	Has been incorporated into the design to exceed CDC requirements	<p>CDC requirement is for 0.31 hectares of allotments per 1,000. There is a designed 0.46 hectares of allotment provision against an assumed 1022 people based on 393 units at general assumption of 2.6 people per unit but with higher assumption for affordable housing). Local food production has been considered from the outset, and in addition to allotment provision there are localised orchards, natural foraging areas and a wider aspiration for a productive natural landscape. All of this has the potential for a collective social enterprise or local market garden which could be expanded with additional phases of the Masterplan area.</p> <p>Advice to be provided on soil management and crop growth to encourage home food production and the uptake of allotment plots.</p>
LANDSCAPE AND HISTORIC ENVIRONMENT		
Demonstrate that the application has adequately considered the impact on the local landscape and historic environment. This can be achieved through landscape character assessments. (para ET15.1)	Must be demonstrated in each phase.	<p>A local landscape character assessment has been undertaken as part of the landscape and visual impact assessment (LVIA) for Bicester Eco-town. This provides the landscape baseline to which the design responds and against which landscape impacts assessed.</p> <p>The key element of the historic landscape at the Exemplar site is the layout of the historic field systems. The design of the Exemplar site development retains the lines of the historic field boundaries within the development area, and in places hedgerows are retained along these boundaries.</p>
Proposals should seek to conserve and enhance heritage in terms of both their assets and their settings. (para ET15.1)	Must be demonstrated in each phase.	<p>A historic landscape character assessment and archaeological assessment has been undertaken to ensure that the design accounts for sensitive historical cultural setting.</p> <p>Some of the key heritage assets in the vicinity of the Exemplar site are the Listed Buildings, including the Grade II* listed St Lawrence's Church and the Grade II listed buildings at Home Farm. The design of the Exemplar site is structured in such a way that a key sightline from St Lawrence's Church to the south west is not interrupted by the development. Also the setting of Home farm is preserved by the boundary of development area being located to the south of the farm buildings with open space being retained between the farm and the development.</p>

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LANDSCAPE AND HISTORIC ENVIRONMENT		
		<p>Sympathetic design of the new buildings at the development allows the new development to blend in with the important historic buildings in the area.</p> <p>Extensive archaeological investigations undertaken during the EIA process demonstrated that there were no archaeological assets within the Exemplar site that would require conservation.</p>
BIODIVERSITY		
<p>Proposals should demonstrate a net gain in local biodiversity and not impact on internationally designated nature conservation sites or SSSIs through an appropriate strategy. (para ET16.1)</p>	<p>Must be demonstrated in each phase.</p>	<p>There are no sites of International or European importance for nature conservation within 10km of the Exemplar site, it is not envisaged that development within the site will have an affect on any site of International or European importance.</p> <p>There are 3 SSSIs within 5km of the Exemplar Site. These are Ardley Cutting and Quarry, Ardley Trackways and Stratton Audley Quarries. Two of these sites are geological SSSIs and it is not envisaged the development on the Exemplar site would have an impact on the special interest features of these site. Ardley Cutting and Quarry is a biological SSSI. At its closest point this site is 1.6km from the Exemplar; this part of the SSSI is within private railway land. It is considered that development within the Exemplar site would not have any direct or indirect impacts on this SSSI.</p> <p>In order to ensure a net gain the Masterplan layout has sought to retain those habitats and features of greatest value to biodiversity, these comprise the hedgerow network and the stream corridors. Fragmentation of these features is inevitable but these effects have been kept to a minimum through careful design. Sections of hedgerow that would be lost will be translocated to ensure that there is no loss in the length of hedgerow and to maintain habitat links across the site. The hedgerows are retained with buffers of semi-natural vegetation and wherever possible these buffers have been widened to incorporate other areas of open space including new tree and shrub planting, sustainable drainage system (SuDS) features, allotments and areas of diverse (calcareous) grassland.</p>

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BIODIVERSITY		<p>The stream corridors have been retained within wide buffers of semi-natural vegetation. New habitats of value to nature conservation will be created within these stream corridors, these include woodland planting, areas of diverse grassland and SuDS features. Neither the stream corridors nor the hedgerows would be lit and low-level directional lighting will be used where necessary to ensure that these features would be retained as dark corridors to avoid disruption to the movement of light sensitive fauna. The badger sett has been retained within an area of open space. The tree that supports the confirmed bat roost has been retained within the stream corridor and other trees that have the potential to support roosting bats have also been retained within the stream and hedgerow corridors. The majority of the site currently supports species-poor grassland and arable land (grassland leys) of limited value to wildlife. Habitats that have the potential to support or be of value to wildlife that would be created as part of the Exemplar Site design which would enhance the value of the site and achieve a net gain in biodiversity are summarised below:</p> <ol style="list-style-type: none"> 1. Areas of diverse (calcareous grassland) of potential value to invertebrates and bats, and birds that are insectivorous. Prior to development there were no areas of diverse grassland within the site. 2. New woodland planting that provides a buffer between the retained farmland and the development also provides a link between the retained hedgerows and stream corridor. Elsewhere the planting would widen the tree-lined stream corridor and form part of the buffer to retained hedgerows. This planting will be of benefit to invertebrates and the species that forage on them and provide nesting sites for birds. Prior to development there were no woodlands within the site.

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BIODIVERSITY		<ol style="list-style-type: none"> 3. SuDS features comprising permanently wet habitats, damp marshy grassland and dry habitats. These will support a range of wetland plant species and a diversity of fauna, primarily invertebrates and the species that feed on them. Prior to development the watercourses were the only wetland features on the site. 4. Areas of long grass will be created alongside the hedgerows in order to maintain their value as wildlife corridors and to provide habitat of value to invertebrates, reptiles and hedgehogs. Prior to development there were few areas of semi-permanent long grass habitat, the permanent grasslands were grazed and the grassland leys were regularly cut for silage. 5. Bird boxes will be installed on the commercial buildings and on the retained trees to provide nesting opportunities for birds that have been recorded on the site and species which are not currently present on the site due to the lack of natural nest sites. 6. Bat boxes will be installed on the retained trees to provide roosting opportunities for bats. Prior to development there were few natural roost sites. 7. The SuD system will ensure that the surface water from the site is balanced and treated before it is returned to the natural watercourses. Thus avoiding any adverse effects to downstream habitats and ensuring that the catchment maintains its natural water supply. 8. Although the primary role of the allotments will be for the benefit of the community, a secondary benefit will be their benefits to wildlife. The 'scruffy' habitats that will be created when areas are left fallow, when compost heaps are created or when crops are not gathered, coupled with any deliberate interventions to create wildlife habitats will provide habitats of value to fauna. Species and groups that are likely to benefit include invertebrates, reptiles, amphibians, birds and potentially bats.

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BIODIVERSITY		
		9. The retained and newly created habitats will be managed in accordance with a Nature Conservation and Landscape Management Plan to ensure the value to wildlife of the habitat and features is realised. Monitoring will form part of this plan to ensure that management is modified if required to ensure that its aims are achieved.
If there is an impact on Biodiversity a Biodiversity Action Plan is required to include mitigation and compensation to minimise the effects. (para ET16.3)	Must be demonstrated in each phase.	A Biodiversity Strategy will accompany the planning application.
WATER		
Schemes should be ambitious in terms of water efficiency across the whole development. (para ET17.1)	Must be demonstrated in each phase.	Specification that all housing and facilities will need to install water efficient devices, use rainwater harvesting for non-potable uses, and should be metered. Propose to reduce water demand to CSH Level 5/6 (80 l/person/day).
Applications need to be accompanied by a water cycle strategy that provides details on necessary water services infrastructure improvements. (para ET17.2)	Must be demonstrated in each phase.	Water Cycle Strategy prepared through discussion with Thames Water and the EA as part of the planning application providing details of supply proposals and improvements to the water service infrastructure.
Proposals need to assess the impact that the proposed development will have on water demand and demonstrate the proposed measures which will limit additional water demand from both new housing and new non-domestic buildings. (para ET17.2(a))	Must be demonstrated in each phase.	A Water Cycle Strategy has been prepared to assess the impact of the proposed development on water demand and to assess opportunities for limiting additional water demand. Specification that all housing and facilities will need to install water efficient devices, use rainwater harvesting for non-potable uses, and should be metered. Propose to reduce water demand to CSH Level 5/6 (80 l/person/day).
Demonstrate that the development will not result in a deterioration in the status of any surface or ground waters affected by the eco-towns. (para ET17.2(b))	Must be demonstrated in each phase.	Ponds and other SUDS elements used to improve quality of surface water runoff, providing treatment at source prior to discharge into the watercourse or infiltration to ground.

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WATER		
Set out proposed measures for improving water quality and avoiding surface water flooding. (para ET17.2(c))	Must be demonstrated in each phase.	Provision of SUDS infiltration systems to control water quantity and improve water quality. Treatment trains have been assessed in terms of their control of water quantity, and water quality using a matrix based on guidance provided within CIRIA publication C697 The SUDS Manual.
Incorporate measures in the water cycle strategy for improving water quality and managing surface waters or ground waters to prevent surface water flooding. (para ET17.3(a))	Must be demonstrated in each phase.	As above.
Incorporate SUDS along with a strategy for the long term maintenance, management and adoption of the SUDS. (para ET17.3(b))	Must be demonstrated in each phase.	SuDS incorporated into the landscape design from the outset, for biodiversity habitat creation, public amenity and surface drainage / overland flow attenuation. Soakaways and drainage features conveying and discharging runoff from adopted highways would be offered for adoption by the Highway Authority. Soakaways serving buildings and paved areas would not be adopted by the Water Authority and would therefore be the responsibility of the individual property owners or private management company.
Proposals in areas of water stress should be designed to limit the new development on water use and will meet water consumption requirements of level 5 Code for Sustainable Homes. (para ET17.5))	Must be demonstrated in each phase.	Specification that all housing and facilities will need to install water efficient devices, use rainwater harvesting for non-potable uses, and should be metered. Propose to reduce water demand to CSH Level 5/6 (80 l/person/day).
FLOOD RISK MANAGEMENT		
Proposals should reduce and avoid flood risk wherever practicable and should not increase the risk of flooding elsewhere. (para ET18.1)	Must be demonstrated in each phase.	Any ground raising within the floodplain will be compensated for on a level for level basis but no works are anticipated. Surface water runoff from the site to the watercourse will be limited to existing Greenfield rates through the use of SUDS attenuation and infiltration systems.

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FLOOD RISK MANAGEMENT		
It is anticipated all built areas will be in Flood Zone 1 and flood zone 2 should where possible be used for open space. There should be no development in flood zone 3. (para ET18.2)	Must be demonstrated in each phase if relevant.	All housing development to take place in Flood Zone 1. Hydraulic modelling of the local watercourses to be undertaken to clearly define areas prone to flooding.
WASTE		
Proposals should set targets for residual waste levels, recycling levels and landfill diversion all of which should exceed 2007 national Waste Strategy targets. (para ET19.1(a))	Must be demonstrated in each phase.	Residual waste and recycling targets have been set within Sustain Waste and Resource Plan that significantly exceed the 2007 national Waste Strategy targets.
Proposals should demonstrate how the above targets will be made including the provision of waste storage arrangements with separate collection of each of the seven priority waste materials. (para ET19.1(b))	Must be demonstrated in each phase.	The Sustainable Waste and Resource Plan identifies measures to enable the low residual waste and high recycling targets (70% initially rising to 80%) can be met.
Demonstrate that consideration has been given to the use of locally generated waste as a fuel source for CHP. (para ET19.1(c))	Must be demonstrated in each phase.	The Sustainable Waste and Resource Plan and Energy Strategy demonstrate how the use of waste has been considered relative to potential energy generation.
Developers should demonstrate that no construction, demolition and excavation waste is sent to landfill except where this is the least environmentally damaging option. (para ET19.1(d))	Must be demonstrated in each phase.	A Site Waste Management Plan will set appropriate construction waste targets; including zero construction waste to landfill and measure and report progress against these targets. The promotion of waste minimisation through the design process, materials selection and construction techniques, include promoting the use of local materials (including materials with a higher level of recycled content) in line with CSH and BRE's Green Guide to Specification.

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MASTER PLANNING All applications should include an overall master plan and supporting documentation. (para ET20.1)	Must be demonstrated in each phase.	<p>The masterplan creates four new local centres or villages, each grouped around a distinctive landscaped open green space. Each village provides housing and non residential uses, including village shops and pubs, eco business centres, schools, nurseries and community facilities. The developments are surrounded and integrated with green infrastructure which comprises 40% of the land area and will provide open sports pitches, parks and recreation areas, play spaces, allotments, woodland cemetery, SUDS and natural landscape. The masterplan takes into account the constraints and opportunities of natural features and ecology. The green infrastructure incorporates existing species rich hedgerows, woodlands and watercourses which will be linked to larger green areas such as proposed village greens and other amenity space and together will achieve a net increase in biodiversity. The existing farm buildings will be retained to provide a diversity of uses and character.</p> <p>The exemplar development provides approx a third of the houses in the first village, grouped around the first local centre with village shops, eco pub, eco business centre, school, nursery and community facilities. The exemplar will have a local bus service and offsite pedestrian and cycle routes linking to the town centre along Banbury Road. In further phases the masterplan will provide additional local services and employment uses to extend the exemplar local centre with further footpath and cycle routes to link to Bure Park and to the later phases of the NW Bicester development. The exemplar is designed to enable these facilities to extend and achieve a balanced and cohesive development with adjacent phases.</p> <p>The total development area in the masterplan accommodates 5000 houses in four villages of approximately 1250 homes, with half of the homes north of railway and half south of the railway. New footpath and cycle networks are provided which will link all four parts of the development together and equally important to link to the existing town centre and adjacent residential neighbourhoods and facilities. The proposed new access points to the development on Howes lane and Lords lane include crossing</p>

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MASTER PLANNING		
		<p>points to humanize the ring road for cyclist and pedestrian connections between new and existing residential, employment and community uses. A cyclists and pedestrian crossing of the rail line is to be provided as bridge or tunnel to link the north and south parts of the development.</p> <p>The layout ensures that all homes are within close walking distance of local centres and bus stops and direct links for pedestrians and cyclists will support modal shift from car based transport. Public transport will be provided through out the development and bus routes will link with and complement the existing bus routes and improve services with stronger connections to the town centre and railway stations.</p>
Local Authorities should consider the use of design codes to facility high design delivery. (para ET20.1)	To be noted.	Noted
Should be a high level of engagement/ consultation with prospective and neighbouring communities. (para ET20.1)	Must be demonstrated in each phase.	The masterplan has been progressed in parallel with the exemplar development and developed with regular reviews between the designers and stakeholders: covering design and sustainable construction, green infrastructure, transport and access, energy, water and waste, employment, training and local community facilities.
There should be a presumption in favour of the first permitted master-plan and any future applications which negatively impact on the integrity of the original master-plan should be refused. (para ET20.2)	To be noted.	Noted
TRANSITION		
A report should be provided to show a detailed timetable of delivery of neighbourhoods, employment and community facilities and services. (para ET21(a))	Must be demonstrated in each phase.	An Assimilation Strategy and an Implementation Brief have been prepared to demonstrate how the scheme can be delivered in a phased matter but with adequate provision to support any residential units.
A plan for operational delivery of priority core services to underpin the low level of carbon emissions, such as public transport infrastructure and services for when the first residents move in. (para ET21(b))	Must be demonstrated in each phase.	An Assimilation Strategy and an Implementation Brief have been prepared to demonstrate how the scheme can be delivered in a phased matter but with adequate provision to support any residential units.

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TRANSITION		
Demonstrate progress in and plans for working with the PCT to address health and social care. (para ET21(c))	Must be demonstrated in each phase.	Negotiations with OCC and the PCT have revealed that provision will be required in the masterplan of a doctors surgery but it is not required at this stage for the exemplar phase.
Demonstrate how developers will support the initial formation and growth of communities through investment in community development to enhance well-being and provide social structures. (para ET21(d))	Must be demonstrated in each phase.	The joint applicants are committed to assisting in facilitating a the creation of an appropriate governance structure. The exact structure needs to evolve when the community are in situ as we consider as set out in the Governance document that this should be a bottom up formation of an organisation.
How developers will provide information and resources to encourage environmentally responsible behaviour. (para ET21(e))	Must be demonstrated in each phase.	The developer will be promoting the specific benefits of the site to all future residents and businesses by seeking to get them to sign up to a Sustainability Charter that promotes responsible behaviour. They will also run a programme of events and education campaigns. They will feedback monitoring results so that residents are empowered to make the best environmental choices
Demonstrate the specific metrics which will be collected and summarised annually to monitor, support and evaluate low carbon living. (para ET21(f))	Must be demonstrated in each phase.	The supporting documents relating to energy, waste, water etc set out how monitoring will be undertaken. Furthermore, negotiations are being undertaken with service providers about the ability for retail time information to be provided in homes.
Demonstrate how carbon emissions resulting from the construction of the development will be limited, managed and monitored. (para ET21(h))	Must be demonstrated in each phase.	The applicant is committed to providing a zero carbon development for which the strategies are set out within the supporting application documentation.
COMMUNITY AND GOVERNANCE		
Demonstrate appropriate governance structures are in place to ensure that standards are met, maintained and evolved to meet future needs. (para ET22.1(a))	Must be demonstrated in each phase.	A strategy for the formation of a governance structure through a bottom up approach involving all key parties has been set out in the governance strategy document.
Demonstrate there is continued community involvement to develop social capital. (para ET22.1(b))	Must be demonstrated in each phase.	The community are the focus of the governance of the site and the social capital strategy is being evolved in conjunction with negotiations with key stakeholders including the respective Councils.
Demonstrate that sustainability metrics are agreed and	Must be demonstrated in each	The measures and metrics for managing these have formed part

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monitored. (para ET22.1(c))	phase.	of our submission and we anticipate will form part of any section 106 agreement attached to our permission.

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COMMUNITY AND GOVERNANCE		
Demonstrate that future development will continue to meet eco-town standards. (para ET22.1(d))	Must be demonstrated in each phase.	The masterplan as submitted sets out how the exemplar scheme links into the masterplan and the requirement to meet eco-town standards for which the supporting strategy is submitted with this application.
Ensure that community assets are maintained.	Must be demonstrated in each phase.	A strategy for the formation of a governance structure through a bottom up approach involving all key parties has been set out in the governance strategy document.