

Land at NW Bicester

Cherwell District Council

Workstreams

Scope

Prepared on behalf of P3Eco and A2Dominion

August 2010

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Ref: 18325/A5/IP/AC
Date: 5 August 2010

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1.0 INTRODUCTION

- 1.1 Land at NW Bicester is identified in the Supplement to PPS1 entitled 'Eco Towns' (July 2009) as a potential location for an Eco Town. The Supplement sets out a range of criteria against which Eco Town proposals should be assessed. The development of land at NW Bicester as an Eco Town has been promoted by P3Eco. P3Eco have selected A2Dominion as its development partner for the promotion and implementation of the exemplar scheme, and also as affordable housing partner in respect of the wider master plan scheme. The Council supports the development and the emerging Core Strategy identifies land at NW Bicester to provide for a total of 5000 dwellings, 3200 by 2026.
- 1.2 Barton Willmore are instructed as project town planners, whose role, in part, will be to co-ordinate the promotion of the site through the planning system and formulate the relevant planning applications.
- 1.3 To this end, Barton Willmore have prepared a note as to planning strategy, which sets out the strategy to be followed by A2D and P3Eco in promoting the site through the core strategy, by way of a master plan (and outline application) and through the formulation and submission of an exemplar application.
- 1.4 Central to this strategy is the identification of 6 work streams, addressing:
- Water, Energy and waste;
 - Design and Sustainable Construction;
 - Transport and Access;
 - Commercial and employment;
 - Social and community (incl. governance)
 - Green Infrastructure.
- 1.5 The purpose of the workstreams is to provide a mechanism for developing the response to the Eco Town standards, TCPA worksheets or any higher standard set out in the development plan, policy and best practice that can inform the planning strategy and submissions. The workstreams contained within this document relate initially to the masterplan scheme and within the exemplar scheme will be used as a stepping stone to achieving the overall masterplan objectives.

1.6 This note sets out our proposals for the workstreams in terms of:

- Aims and objectives;
- Consultation and engagement;
- Scoping and testing;
- Outputs and deliverables;
- Programme.

1.7 Appendix A sets out the proposals in respect of each topic.

Aims and Objectives

1.8 The aims and objectives are:

- To provide a vehicle to examine the definition of the Eco Town criteria;
- To consider the relationship to wider policy and best practice;
- To identify and examine policy and design response;
- To examine the effect and implications upon the scheme and implementation;
- To act as a vehicle for consultation and engagement in considering the above.
- To agree the overall approach and structure of the teams involved in the preparation of the individual work streams
- To define the brief, scope and role of each workstream
- To confirm the core members of each workstream including officers, government agencies and external partners
- To progress the project and feedback to the Project Steering Group and Strategic Delivery Board

Consultation and Engagement

- 1.9 The work-streams will provide the vehicle for focusing the views of all stakeholders and the community at large in relation to the key development issues that need to be addressed to ensure the beneficial development of the Eco Town. The workstreams will form an integral part of the wider consultation strategy. Obviously, the consultees will vary between each works stream as will the nature and form of consultation. However, it is intended that a range of workshops, focus group meetings and exhibitions will be used. Again, initial proposals are set out in respect of each topic at Appendix A. These proposals should be read in conjunction with the site wide consultation strategies dated April 2010 and July 2010 prepared by Pall Mall Consult.

Scoping and Testing

- 1.10 The first stage will be to agree with the Council and key stakeholders the scope of each topic, the criteria to be addressed, the potential responses (both in terms of policy, scheme formulation and technical response), the consultation strategy, the mechanism to test and programme. Again, initial proposals are set out in respect of each topic at Appendix A.

Outputs and Deliverables

- 1.11 The objective is to arrive at a mechanism, be it a design response, or technical solution (or combination), to respond to the Eco Town criteria, wider policy and best practice, which can inform the planning submissions. Again, initial proposals are set out in respect of each topic at Appendix A.

Programme

- 1.12 It is envisaged that the workstreams will continue throughout the lifespan of the project. Initially, the workstreams will serve to inform the preparation of the core strategy, masterplan and exemplar applications. However, it is hoped that they can also provide the vehicle to assist on not only the preparation of subsequent submissions, but also consideration by the Council, and potentially, post implementation monitoring and review.

- 1.13 A technical member of the client team (e.g. Farrells, Hyder or Barton Willmore) will be identified to lead a workstream topic, with Pall Mall Consult co-ordinating consultation and engagement. That consultant will be responsible for reporting to the client, the Council and other stakeholders, through Barton Willmore, who will act as the principal point of contact with the Council as local planning authority.

APPENDIX A
INITIAL PROPOSALS FOR EACH TOPIC AREA

ENERGY, WASTE & WATER

Lead Consultant: Hyder

Local Authority Lead: Sarah Green

Other LA work stream members: Ed Potter (CDC), Frankie Upton & Andrew Pau (OCC), Nicole Lazarus (Bio Regional), Jenny Barker, Gordon Hunt (OCC)

Key Stakeholders: CDC, OCC, EA, Thames Water, Utility companies and service providers, WRAP, DECC, Defra

A2D: Steve Jury, Steve Hornblow, John Turner

Aims and Objectives:

- To ensure that the proposals reduce energy consumption overall and utilise low and zero carbon (LZC) solutions.
- Achieve zero-carbon energy use across the development (as defined with PPS1 supplement Eco Towns).
- To establish an affordable and sustainable LZC energy solution(s) for the site.
- To ensure the proposals set residual waste levels, recycling levels and landfill diversion targets.
- Indicate how waste storage will be provided on site.
- To achieve zero construction waste to landfill
- Demonstrate that consideration has been given to using local waste as a fuel source
- To establish a strategy to meet water neutrality by considering the total resource zone and focusing on water efficiencies and re-use. To achieve at least Code for Sustainable Homes level 5 for water
- To maintain and promote improvements to water quality. To ensure no deterioration in water quality status as defined by the Water Framework Directive and that the biodiversity of the catchment is protected
- To reduce flood risk and identify suitable mitigation and adaptation measures including an exemplary sustainable drainage scheme and no surface water runoff to sewers
- To ensure the proposals for sewage treatment protect and improve where possible the environment
- To consider all appropriate environmental permitting requirements

Relevant Eco Town Criteria; Policy and Best Practice:

PPS1 supplement sections:

- ET7 Zero carbon in eco towns,
- ET8 Climate change adaption
- ET9 Homes

- ET14 Green infrastructure
- ET17 Water
- ET18 Flood risk management
- ET19 Waste

PPS1 Planning and Climate Change supplement

PPS25 Development and Flood risk

PPS10 Sustainable Waste Management

PPS22 Renewable Energy

Code for Sustainable Homes, targets

- Energy efficiency (CO2 savings) standards
- Water efficiency standards – 80 L/p/d

Demonstrate compliance with energy efficiency standards in Building Regulations

Achieve 70% carbon reductions relative to current Building Regulations (Part L 2006)

Making space for water

CABE - 'What makes an Eco Town'

SUDS Manual

Waste Strategy 2007

TCPA Eco Town Worksheets

Matters to be Tested:

- Carbon emission levels from all aspects of the development including all buildings but excluding carbon emissions from the construction process and transport
- Construction and operational waste targets
- Water quality, water resource and water infrastructure

Assessment Methods:

- Building Regulations
- Pre-design assessments relative to CSH
- Carbon emission calculations
- Standard Assessment Procedures (SAP assessments)
- Residual Waste targets
- WRAP Design out Waste
- Water Cycle Strategy
- Flood Risk Assessment
- Water services Infrastructure plan

Consultation Framework and Strategy:

Consultation will be based on:

1. Identifying and agreeing baseline characteristics

2. Determining suitable strategy for each component; set within an overarching sustainability strategy (use of Hyder Heartbeat)
3. Agree options for delivery of strategy
4. Determine appropriate delivery mechanisms
5. Incorporate solutions into scheme

Key Outputs:

Zero Carbon development
Local L2C energy provision
Affordable L2C energy solution

Site Waste Management Plan
Zero Waste Place

Water Cycle Study
Flood risk assessment
Surface water management plan

Overarching Sustainability Strategy

Programme:

See programme

MASTERPLAN, DESIGN AND SUSTAINABLE CONSTRUCTION

Lead Consultant: Farrells

LA Lead : Jenny Barker

Other LA workstream members: Linda Rand (CDC), Sarah Green (EA), Nicole Lazarus (Bio Regional), Martyn Swan (CDC) Jacqui Cox (OCC)

Key Stakeholders: CDC, OCC, Bio Regional, CABE, HCA, GOSE, EA, HA, Natural England, Parish Council, local residents groups, Sport England, LEA, SEEDA, NHS(PCT)

A2D: Steve Jury, Chris Swordy, Steve Hornblow

Aims and Objectives:

- Create a vision for the eco town and sustainability objectives
- Follow urban design best practice to promote healthier lifestyles
- A masterplan framework to integrate workstream outputs
 1. Energy ,waste and water;
 2. Design and Sustainable Construction;
 3. Transport and Access;
 4. Commercial and employment;
 5. Social and community (incl. governance)
 6. Green Infrastructure.
- Meet lifetime home standards and space standards (which?) and building for life at least silver standard
- Provide for community and employment ? buildings and infrastructure that is within walking distance (800m) of homes
- Follow urban design best practice to promote healthier lifestyles
- Achieve Code 6 of the Code for Sustainable Homes unless standards increase in policy
- Achieve BREEAM EXCELLENT for all non residential buildings
- Achieve high quality design reflecting the location on the edge of Bicester
- To address the relationship with Bicester & the surrounding countryside
- To ensure individual buildings include measures necessary to deliver water neutrality
- To ensure buildings are equipped with smart metering and RTI
- Multi functional, long life, buildings
- Identification of opportunities for habitat creation in the design of buildings

- Emphasis on Design for deconstruction , reuse of materials, Lower embodied energy
- To consider and address comments provided by Cabe during design review

Relevant Eco Town Criteria; Policy and Best Practice:

PPS1 provisions ET9 (Homes), ET11 (Transport) and ET12 (Healthy Lifestyles), ET, and ET19 (Waste) ET 17 (water), ET8 (climate change),TCPA worksheets, PPS1 provisions ET20 (Masterplan), Design Codes DCLG/ CABE (2006)

Matters to be Tested:

- Infrastructure that is walking distance (800m) of homes
- Transport network and modal shift
- Employment creation and balance
- Connections to existing infrastructure
- Residential mix and capacity
- Phasing for delivery
- Place - based analysis of local region
- Water conservation and quality
- Use land and flood zone
- Layout density and scale related to passive design
- Code for Sustainable Homes
- HCA affordable housing standards
- Water neutrality
- Density to support achievement of PPS standards
- Achieve as a minimum Building for Life Silver Standard
- Demonstrate compliance with high levels of energy efficiency standards in Building Regulations
- Achieve 70% carbon reductions relative to current Building Regulations (Part L 2006)
- Habitat creation and net biodiversity gain
- Delivery of 40% greenspace to achieve excellent public open space for all ages

Assessment Methods:

- Code for Sustainable Homes standards
- Building Regulation standards
- BREEAM excellent
- PPS 1 – Eco Town standards
- Viability and cost
- Research of best practice examples
- Building for life

Consultation Framework and Strategy:

- Stakeholder review – see programme
- Workstream review – bi weekly review at CDC
- Communities consultation - Focus group workshop
- Wider public consultation prior to exemplar application submission and before completion?

Key Outputs:

- Zero Carbon development
- Water neutrality
- Smart metering & RTI
- 30% affordable housing

- Sustainability appraisal for design and construction
- Framework for monitoring use of resources and carbon footprint
- Constraints Plans scale 1: 5000
 - Movement, Green, Water plans
 - Red line drawing
- Design concepts & vision
 - Character and precedents
 - Sustainability approach
- Masterplan framework
 - Spatial structure scale 1: 5000
 - Links to surroundings scale 1:10,000
- Infrastructure layouts scale 1: 5000
 - Movement plan
 - Green layout
 - Water layout
- Mix of development scale 1: 5000
 - Residential numbers and mix
 - Community and social facilities
 - Employment and commercial facilities
 - Phasing
- Views and landscape scale 1: 10000
 - Landscape character
 - Views analysis
- Phasing and ownership plan scale 1: 5000
 - Land ownership
 - Phasing
- Detail spatial scenarios scale 1:500
 - Layout density and scale
 - Relate to passive design
 - Plot layout and massing
 - Public private spaces
 - Parking options
 - Home zones

Programme:

First meeting	12th July 12.00	at Farrells London offices
Meetings/workshops	early August	at venue TBC
	early October	at venue TBC
	early November	at venue TBC
	early December	at venue TBC

TRANSPORT AND ACCESS

Lead Consultant: Hyder

LA Lead; Jacqui Cox

Other LA workstream participants: Andrew Bowe (CDC), Daniel Round (OCC), James Drew (OCC), David Taylor (OCC), ATLAS

Key Stakeholders: HA, OCC, CDC, Chiltern Rail, Sus Trans, Bus operators

A2D: Steve Jury, Gerry Walker, Denise Stewart

Aims and Objectives:

- To assist the preparation of a transport assessment for the exemplar and transport strategy to support the masterplan process.
-
- Provide for at least 50% of travel movements from eco-town by non car means
- Provision of transport choice messages, infrastructure and services
- Ensure key connections don't become unduly congested
- Promote walking and cycling for all
- Provide for efficient and effective public transport
- Provide sufficient energy headroom to meet electricity demand for charging electric cars
- Integrate the development with the existing town
- Identify parking standards

Relevant Eco Town Criteria; Policy and Best Practice:

PPS1 provisions ET11 (Transport)
TCPA Worksheets

Matters to be Tested:

Impact on the strategic road network particularly junction 9 of the M40 motorway
Accessibility of site from surrounding area and within the development;
Interconnectivity to Bicester, jobs, retail facilities etc;
Relationship with adjoining strategic road network;
Compliance with highway legislation;
How carbon impact of transport will be monitored.
Success of measures to promote walking & cycling
Provision of effective public transport

Assessment Methods:

Manual for streets
Building for Life
Community Travel Planning Principles
Modal shift
Vehicular movements

Travel plan targets

Consultation Framework and Strategy:

Meeting undertaken with OCC in order to agree scope of Transport Assessments and Travel Plans. This clarified level of detail required for key outputs and programme.
Further consultation with stakeholders will take place as programme continues

Key Outputs:

Scoping of TA
Travel Plan & monitoring
Agreed contributions required to provide infrastructure for the development
Modal shift
Approach to car parking (link to sustainability & design work stream)
Exemplar Scheme Transport Assessment
Exemplar Scheme Travel Plan
EcoTown Transport Assessment
EcoTown Travel Plan
Agreed parking solutions

Programme:

There are risks to the programme associated with the following:

- Validity of the COTM prepared by Halcrow
- Sufficient count data being collected prior to the school summer holiday – being actioned

See main programme for further information

Initial meeting 29/6/2010

COMMERCIAL AND EMPLOYMENT

Lead Consultant: P3Eco

LA Lead Andrew Bowe

Other LA workstream participants Steve Newman (CDC) Dave Waller (OCC) Warren Ralls (SEEDA)

Key Stakeholders: BTC, CDC, OCC, SEEDA, GOSE, Bicester Vision, Bicester Chamber of Commerce, Hyder (as transport lead), BioRegional, Green Infrastructure consultant lead (ICT development)

Other Stakeholders: House developers, commercial developers, other commercial and potential commercial entities

A2D: Simon Hall, Gerry Walker, Steve Hornblow, John Allan

Aims and Objectives:

- To assist in the preparation of the economic strategy and inform the masterplanning in terms of commercial and employment uses
- To meet the PPS standard of 1 job per dwelling provided
- To demonstrate how the development helps create a centre for green jobs in Bicester
- To ensure that the proposals provide access to jobs and employment;
- To assess and test the viability and deliverability of the employment and commercial strategy;
- To ensure that the proposals integrate with Bicester;
- To ensure that the employment strategy is consistent and complementary with the wider proposals, including transport;
- To consider the local workforce's ability to take advantage of employment opportunities arising from the Eco Town and support for local skills development

Relevant Eco Town Criteria; Policy and Best Practice:

PPS1 Supplement section ET10 (Employment)

Policy:

- Regional Economic Development analysis (SEEDA)
- OCC Economic Assessment (draft due summer 2010)
- OCC Bicester Profile 2008 (currently in process of update)
- CDC Economic resilience assessment (final draft due)
- CDC Skills Audit 2008, being updated with Bicester focus
- CDC Economic Development Strategy (draft outline available July, for adoption January 2011)

- Bicester & District Chamber of Commerce 'Evolution of a Market Town 2010-2030' (draft available, final version to be published summer 2010)

Best practice:

- TCPA 'developing effective economic strategies for eco-towns'
- Northstowe Economic Strategy (provided by CDC)
- Oxford Innovation – various
- Other (TBC)

Matters to be tested:

- The ability to attract employers and employment/business opportunities to the development.
- The integration of the scheme within Bicester, and relationship to town, district and regional economic development.
- Ability to keep pace with the development.
- Ability to create mixed employment which sustains beyond construction phase.
- Accessibility of development to jobs and employment on site or locally.

Assessment Methods:

- Initial base line assessment of the economic, employment and skills scene and trends in the town, district and region.
- Research of potential lead economic drivers and routes to promote inward investment and business development.
- Research of options to deliver mixed and inclusive employment.
- Research of best practice examples.
- Consultation with stakeholders to underpin strategy development and respond to gaps in baseline assessments.

Consultation Framework and Strategy:

- To understand and build relationships with existing networks and opportunities.
- Identify roles for existing networks and potential additional work required.
- Respond to gaps in baseline assessments and local economic development literature.
- To identify emerging employment opportunities linked to the development.
- Identify marketing message(s) and routes to promote inward investment.

Key Outputs:

- Information to inform the exemplar application and masterplan in terms of employment land and premises requirements.
- Economic strategy to support planning applications.
- Survey of emerging employment creation.
- Identification of long term impact assessment.

Programme:

Three layer:

- Masterplan strategy development: ongoing to year end 2010.
- Exemplar strategy and delivery: ongoing to submission Autumn 2010.
- Existing town: immediate and ongoing.

SOCIAL AND COMMUNITY

Lead Consultant: Barton Willmore

LA lead: Linda Currie

Other LA work stream participants Jenny Barker (CDC) Martyn Swann (CDC) Howard Cox (OCC)

Key Stakeholders: CDC, Town Council, local residents groups, OCC; NHS (PCT), Sport England, BTC, OCV College, TVP

Other Stakeholders: Ramblers Association, Oxfordshire Playing Fields Association

A2D: Simon Hall, Laurinda Hornblow, Steve Michaux, Denise Stewart, Steve Hornblow, Jim Smith

Aims and Objectives:

- To identify and prepare the strategy to provide for a mixed and balanced community.
- To understand the population profile.
- To identify the needs of the community and the level of facilities that are required.
- To understand the range & scale of demand for services, the timing of required provision & mechanisms for their delivery.
- To act as the vehicle for testing the deliverability of services and facilities, funding and organisational requirements.
- To demonstrate a long term consultation plan to ensure the social capital is maintained.
- To formulate proposals for the governance of the Eco Town and identify the necessary legal and organisational requirements.
- To set out criteria to highlight how any future development will meet the Eco town requirements.
- To demonstrate how priority core services will underpin low level carbon emissions.
- To deliver 30% affordable housing to meet local needs.

Relevant Eco Town Criteria; Policy and Best Practice:

PPS1 Supplement sections ET13 (Local Services), ET21 (Transition) and ET22 (Community and Governance).

PPS1

CABE 'What Makes an Eco-Town'

Matters to be Tested:

- Population profile.
- The accessibility to local facilities and the integration of facilities into the surrounding area.
- The needs generated by the development and existing deficiency and surplus in provision (taking into account other planned and permitted developments), both in total and on a phased basis.
- The options for service delivery, both on and off site that reduce the need to travel by private car.
- Phasing of infrastructure.
- The role of differing levels of Government, charities and volunteers both in funding and operating services and facilities.
- The level of engagement and support that can be expected from future residents and the existing community.
- The level of financial support required to support a Community Development Trust or similar.
- The legal and contractual implications/requirements.
- The relationship of the proposals to the phased implementation of the scheme.
- Delivery of 30% affordable housing

Assessment Methods:

- Initial base line assessment of existing needs and service delivery.
- Modelling of needs generated by the proposed development.
- Research of delivery options/strategies.
- Research of best practice examples.
- Consultation with stakeholders as to the use of modelling.

Consultation Framework and Strategy:

Consultation will be based upon two core objectives:

- To identify and agree the impacts of the scheme and the needs arising; and
- To agree the options for delivery and mechanisms.

To be achieved by:

- Workshops and focus groups.
- One to one meetings with key stakeholders and service providers.
- Creation of a Community Development Forum.

Key Outputs:

- Schedule of social and community facilities and cultural requirements; including phasing strategy and baseline assessment.
- A strategy for delivery, with clear requirements of funding streams and risks to delivery.
- Statement of compliance with Eco Town standards.
- Community plan to demonstrate how continued community involvement and engagement will be provided in perpetuity, including a community governance strategy, including legal and organisational requirements.

Programme:

- Months **xxx** to **xxx**: Baseline assessment and consultation with key stakeholders.
- Months **xx** to **xxxx**: Impact assessment and scenario testing.
- Month **xxxx**: Identification of proposed strategies and plans and testing.
- Month **xxx**: Set up Community Development Forum.

GREEN INFRASTRUCTURE

Lead Consultant: Farrells + Landscape Architect?

LA Lead: Jenny Barker

Other LA workstream participants; Sue Marchand (CDC), Paul Almond (CDC), Phil Rolls (CDC), Linda Currie (OCC), Camilla Burrows (OCC), Becky Micklem (BBOWT), Chris Johnson (BTC), Nicole Lazrus (Bio Regional) Barry West (OCC)

Key Stakeholders: CDC, OCC, BTC, BBOWT, NE (Charlotte Frizzell), EA, Sport England, Oxfordshire Playing Fields Assoc, (David Campbell TVP), Chris Baines, Natural England

A2D: Jim Smith, Steve Jury, Gerry Walker

Aims and Objectives:

- To prepare the green space strategy for the development in its entirety.
- To demonstrate the different types of green space to be provided and their context including:
 - Community forests
 - Wetland areas
 - Public parks
 - Play areas
 - Community allotments
- To identify long term strategies for provision and maintenance.
- To provide 40% of the Eco towns overall area as green space.
- To assist net water neutrality and quality enhancement.
- To protect existing natural assets.
- To provide cycleways and footpaths
- To incorporate effective SUDS that enhance the environment.
- To provide biodiversity gains.
- To support facilities for the encouragement of healthy life styles

Relevant Eco Town Criteria; Policy and Best Practice:

- PPS1 Supplement – section ET14 (Green Infrastructure), ET15 (Historic Environment), ET 16 (Biodiversity), ET 17 (Water), , E18 (Flood Risk management)
- T CPA Worksheet
- Sport England toolkit
- ANGSt

Matters to be Tested:

- The adequate provision of green space
- The multi functional use of the green space
- The accessibility and usability of the green space
- Contribution to Urban cooling
- Contribution to flood management
 - Conservation and enhancement of Heritage assets
 - Management and Governance of open space
 - Net gain in biodiversity
 - Adverse impacts on nature conservation and SSI 's
 - Open space in Flood Zone 2 and 3
 - Arrangements for long term ownership and management (Link to social and community infrastructure)

Assessment Methods:

- Landscape Character assessment
- Historic landscape characterisation
- Viability and cost
- Research of best practice examples
- Consultation with stakeholders

Consultation Framework and Strategy:

- Stakeholder review – see programme
- Workstream review – bi weekly review at CDC
- Communities consultation - Focus group workshop

Key Outputs:

- Green Space Strategy.
- 40% Green Space including outdoor sport, informal space, allotments, accessible natural areas, Children's play provision, cemetery.
- SUDS scheme.
- Measurable bio diversity gain.
- Framework Plan including:
 - Links to country side
 - Links to urban green spaces
 - Cycle ways and footpaths
 - Sustainable urban drainage layout
 - Biodiversity enhancements
 - Local food production – community allotments
 - Recreation areas
 - Cemetery, Green burial area
- Phasing Plan.
- Strategy for conserving and enhancing local biodiversity.
- Management plan for green infrastructure involving residents, community Local Authority.

Programme:

First meeting	12th July 12.00	at Farrells London offices
Meetings/workshops	early August	at venue TBC
	early October	at venue TBC
	early November	at venue TBC
	early December	at venue TBC