

Eco Bicester Strategic Delivery Board

Date of meeting: 24 July 2014	AGENDA ITEM NO: 6
Report title: Bicester Development Update	
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1. Purpose of Report

- 1.1 This report provides an update for Board Members on current proposals in the town, including the development activity and provides an update on the local planning policy position.

2. Background

- 2.1 Similar reports have been presented to the Board previously, most recently at the last meeting in April 2014. The importance of monitoring the development proposals and planning policy progress in the town has been recognised by the Board from an early stage.

3. Policy Development Cherwell Local Plan and Bicester Masterplan

- 3.1. The Cherwell Local Plan Examination hearings were suspended on 4th June 2014 for six months. This was to enable the Council to put forward proposed modifications to the plan involving increased new housing delivery over the plan period to meet the full, up to date, objectively assessed, needs of the district, as required by the National Planning Policy Framework (NPPF) and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).
- 3.2. The proposed modifications, including consequential modifications arising from the increase in new housing, will be subject to a full, six week, period of public consultation, together with an appropriate Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA), likely to be based on the draft timetable below, with the hearings currently expected to resume on 9th December 2014. The proposed timetable is as follows:

Preparation of evidence base, formulation of main modifications between 6th June and 11th August 2014

Proposed Main Modifications to Inspector, 11th August 2014

Consultation on Main Modifications, 18th August 2014

Review of consultation responses 29th September 2014

Full Council meeting to approve Main Modifications 20th October 2014

Submission of Main Modifications 21st October

Examination Hearings 9th December 2014

- 3.3. The Council has indicated that it considers the increase in new housing to be achievable without significant changes to the strategy, vision or objectives of the submitted plan. There are considered to be reasonable prospects of delivery over the plan period.

- 3.4. Supplementary Planning Documents including the Bicester Masterplan and North West Bicester masterplan will be prepared to align with the timeframe for adoption of the Local Plan. Further consultation on the Bicester Masterplan is taking place in July 2014. An initial five week consultation on the issues and options for the North West Bicester Masterplan Supplementary Planning Document end on 24th July 2014.

4. Current Development Proposals

- 4.1 This section of the report provides the Board with an overview the current position on the most significant development proposals affecting the town. The attached appendix to the report identifies the major schemes that have planning permission, those where a planning application has been submitted and finally those where there has been public consultation or screening or scoping for environmental impact assessment.

North West Bicester

- 4.2 The North West Bicester Steering Group Report (Agenda Item 4) sets out the progress on the development of the North West Bicester eco-town.

Graven Hill

- 4.3 An outline planning applications for masterplan proposals for the development of the Graven Hill site and for a building of C Site at Arncott (see attached schedule) has a resolution to grant planning permission. The S106 and S278 agreement is currently being negotiated with DIO and OCC.
- 4.4 Cherwell District Council has set up 2 company`s to ensure the vision for Graven Hill is delivered. The Graven Hill Village Holdings Company and The Graven Hill Village Development Company were incorporated in June 2014 with member and officers of the Council being appointed as Directors.
- 4.5 The completion of the land transaction with the MOD will take place before the end of July 2014 and it is proposed that the Board receives a presentation on the vision for Graven Hill in October 2014.

RAF Bicester

- 4.6 Proposals for RAF Bicester are being developed through the preparation of a masterplan and Heritage Partnership Agreement (HPA). A presentation on the proposals for the site will be given to the Board by Daniel Geoghegan, Managing Director of Bicester Heritage (Agenda Item 8).

Town Centre Redevelopment: Phase 2 - Community Building

- 4.6 The proposals for the redevelopment of Franklins Yard car park were set out in the April report and approved by Cherwell District Council in June 2014. The cost plan is being reviewed to enable the award of the construction contract. Work is expected to begin within the next 6 weeks and complete by Summer 2015.

Kingsmere (SW Bicester)

- 4.7 The Kingsmere development is the largest site in the town with planning permission and currently under construction. The original permission was for 1585 units and land parcels have been sold to a variety of different developers who continue to deliver new housing with over 300 units completed. The planning application for the second phase will be reported to the August planning committee of Cherwell District Council following its deferral from the June Committee.

Land at South Lodge, Fringford Road, Caversfield

- 4.8 Following the refusal of an outline planning application for up to 200 houses on the edge of Bicester at Caversfield, an appeal has been dismissed.

5. Recommendations

- 5.1 The Board is recommended to note the report.