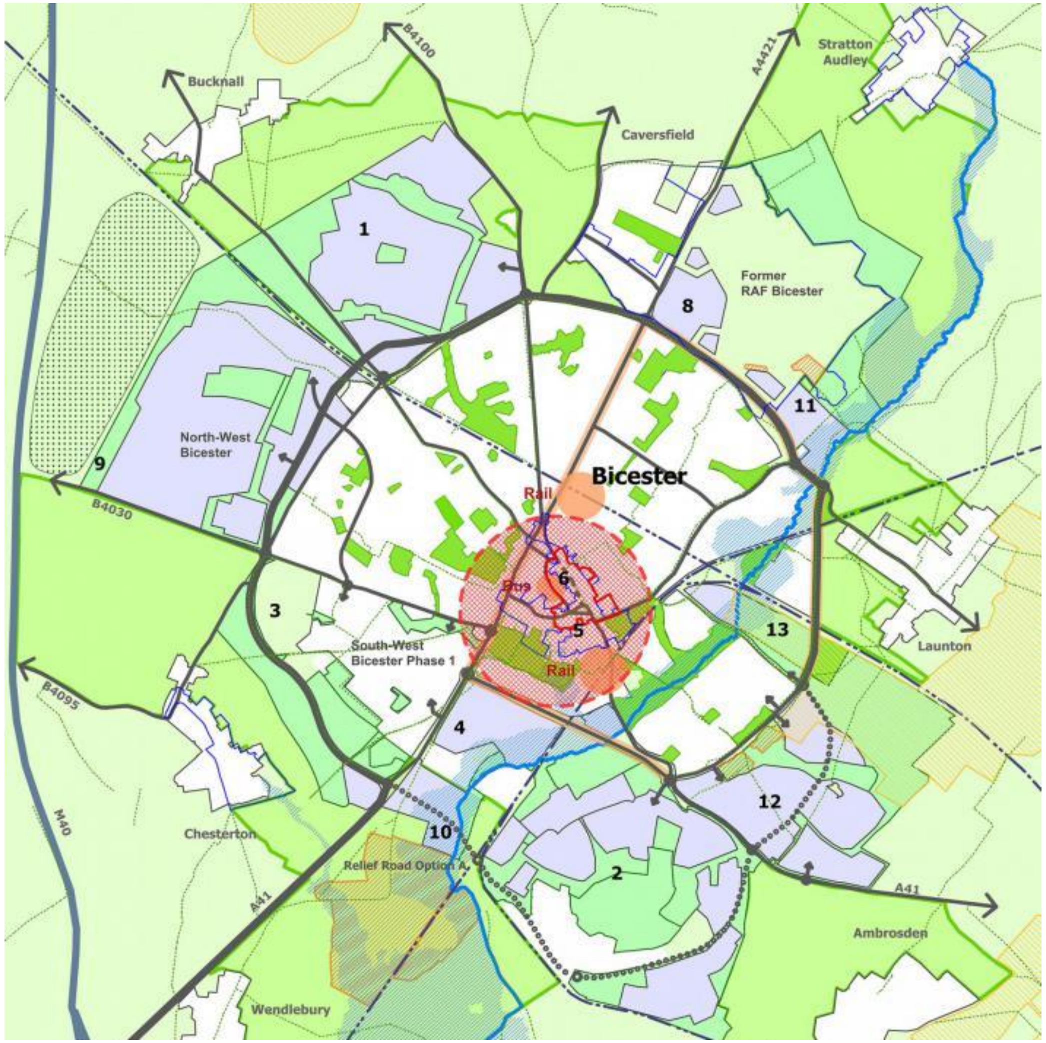
Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

BICESTER: ASSESSMENT OF INWARD INVESTMENT 2015 - 2017



MONTAGU EVANS

March 2018

CONTENTS

EXECUTIVE SUMMARY

Key findings from this study of inward investment in Bicester are:

- **778 residential units were completed in Bicester between Q4 2015 and Q4 2017.** Delivery rates remain far above those prior to 2013.
- The **value of this residential development is estimated at £228m**
- **Around 16,000 sq m of additional commercial floorspace** was delivered
- This commercial space is **estimated to be valued at £54m**

The total value of property led investment in Bicester delivered in the last few years is **estimated at over £280m**. This is a conservative estimate, and will be higher if other forms of inward investment such as infrastructure and capital investment in equipment were factored in, together with assessing the multiplier effect.

Even following major infrastructure investment in recent years (for example M40 motorway capacity enhancements and phase 1 of the east west rail link) there has continued to be further infrastructure development in the last few years in Bicester. In particular, highways works and improvements to the Oxford Road Corridor together with a park and ride (completed 2017). Delivery of other infrastructure in the near term is also programmed for Bicester:

- **Market Square improvements:** £2-3m cost, earmarked for 2019/2020
- **Expansion of education facilities:** including at North West Bicester with costs of around £10m

Further ahead, programmed infrastructure for Bicester includes transport improvements, education, utilities and other amenities, such as open space. Known costs for infrastructure items is over £550m, with this figure set to increase.

Major housing sites are allocated for Bicester and have the capacity to deliver almost **8,000 units to 2031 - this equates to £2.3bn at today's values**.

1. INTRODUCTION

INTRODUCTION

Montagu Evans LLP have been commissioned by Cherwell District Council to assess the extent and value of inward investment in the Bicester area focussing on 2015 – 2017. It builds on the earlier reports, principally covering 2009 – 2014, and compares and contrasts inward investment over this timeframe.

Estimating the value of inward investment has regard to commercial property development and housing delivery. The value of completed schemes / residential units is provided as the proxy for total inward investment.

Key delivered and programmed infrastructure is also identified as well as future strategic development sites which will add to the value of inward investment in Bicester in the years ahead.

KEY TASKS

To meet the aims of the study, the key tasks undertaken are:

- Analysis of available completed development information – in particular, the Council's Annual Monitoring Reports and more detailed information which records scheme delivery throughout the Bicester area.
- Review of key developments occurring in the Bicester area for 2015 - 2017.
- Review of commercial and residential property market and associated values in the area.
- Liaison with the Council's Planning Officers

REPORT STRUCTURE

To meet the core aims of this study, this report is structured as follows:

- **Section 2 – Context and Approach to the Study**
- **Section 3 – Bicester: Inward Investment Review**

Supporting appendices provide additional detail and data.

2. CONTEXT AND APPROACH TO THE STUDY

BICESTER – SETTING THE CONTEXT

Bicester lies in a very strategic location, more or less equidistant between Birmingham and London, and within 10 miles of Oxford: a highly successful and fast growing city with a strong research and educational function. Bicester affords easy access to the M40, as well as the A34 and A41, allowing connections in a number of directions. Bicester also benefits from good rail connections and two stations. There is also substantial new rail improvements being progressed in the area, including the recent revamping of the station at Bicester Outlet Village. The Birmingham to London and the cross country Reading/Oxford/Northampton rail lines both run through the town. Birmingham and Heathrow Airports lie one hour's drive away.

The town has experienced considerable growth in recent years. Bicester's population in 2001 was 28,705. The 2011 Census put the town's population at 32,642. Bicester was designated as a Garden City in 2014: only the second in the UK, and if this proposal is completed this is forecast to double to population to around 60,000.

APPROACH TO STUDY

This assessment seeks to identify the amount of inward investment in terms of property development that has taken place in Bicester principally between 2015 and 2017. It considers commercial and residential development as well as briefly outlining future, key major infrastructure improvements.

STUDY AREA

To provide a consistent basis to the analysis the study area is defined as those areas referred to as 'Bicester' in Cherwell's Annual Monitoring Reports. This definition was adopted for previous Inward Investment Reports.

INFORMATION SOURCES

The key information sources used are:

- Annual Monitoring Reports for 2016 and 2017
- Detailed tables providing breakdown of completed development space and housing units (provided by Cherwell Council) which inform the Annual Monitoring Reports.
- Discussions with Council Officers
- Property Market Data, including Zoopla, commercial transactions, Egi and Focus

The use of the Council's Annual Monitoring Reports – alongside the detailed supporting evidence – provides the main information that supports this analysis of inward investment. Even so, there are a number of supporting assumptions, caveats and limitations which are attached to the outputs, as referenced at Appendix A.

ESTIMATING INWARD INVESTMENT

The development value of projects is used as the basis for estimating the amount of inward investment into Bicester for 2015 - 2017. This is based on new housing and commercial floorspace delivery, as recorded by Cherwell Council. All the key commercial development types (referred to as Use Classes) and housing delivery (number of units) recorded in Cherwell's Annual Monitoring Reports are captured. Then, the value of this new development is estimated based on property market research. The approach uses:

- Net development values
- Property market values as at Q1 2018

Only completed developments are assessed: however, reference is made later to future developments and infrastructure investment which is understood to be likely to come forward. A full description of the approach to valuing property development is provided at Appendix A, together with a glossary of key terms.

The implications of the exercise are that if a greater amount of floorspace and housing delivery occurs - and therefore a greater amount of total inward investment – this points toward increased development and economic activity in the area. This excludes any multiplier effect arising as a result of this activity such as through construction job creation.

3. BICESTER: INWARD INVESTMENT REVIEW

This section sets out the headline information used to estimate the amount of inward investment accrued in Bicester for 2015 – 17 for housing and commercial development, with detailed calculations at Appendix A.

HOUSING DEVELOPMENT

Cherwell's Annual Monitoring Reports (AMRs) together with discussions with Council Officers identifies the following residential completions in Bicester from 2015 (Q4) to year end 2017.

Year	Total Homes
2015	140
2016	371
2017	267
TOTAL	***778***

*Figures for 2015 are for Q4 2015 / Q1 2016 to avoid double counting as previous 2016 report captured Q1-Q3 2015 housing delivery.
**Figures for 2016 cover Q2 2016 – Q1 2017.
***Figures for 2017 cover Q2-Q4 2017 and are draft figure.

Housing delivery in Bicester has continued at a strong pace, with an average delivery rate of around 85 units per quarter (or c340 per annum): in 2009 only 8 units were delivered.

COMMERCIAL DEVELOPMENT

The 2016 and 2017 AMRs have been reviewed to assess commercial development in recent years. No figures are currently available for 2017 (save for Q1: these are included in 2016).

The AMR completion figures for commercial space are split into 'town centre' and 'non-town' centre categories. For non-town centre completions the tables show development has been focussed on retail (A1). In the town centre there has been a wider spread of land uses delivered – though are of more modest scale

The vast majority of commercial space delivered at out of town locations relates to the expansion of Bicester Village and the linked relocation of the Tesco Extra. In town, the second phase of development at Manorsfield Road has been completed with a new civic centre library, council offices, hotel, gym and shops.

BICESTER: COMMERCIAL COMPLETIONS - NON TOWN CENTRE

Year	A1-A5	B1	B2-B8
2015	11,781	3,536	267
2016	263	540	568
Total area sq m	***12,044***	***4,076***	***835***

Source: Cherwell District AMRs 2016 and 2017

BICESTER: COMMERCIAL COMPLETIONS - TOWN CENTRE

Year	A1-A5	B1a	D2
2015	778	791	576
2016	0	0	0
Total area sq m	***778***	***791***	***576***

**Only Use Classes where net additional development is recorded in the 2016 and 2017 AMRs for Bicester is described in the tables above. The 2016 figures include Q1 2017 commercial development. No data available yet for Q2-Q4 2017.*

Total town centre	**2,145 sq m**
Total non town centre	**13,674 sq m**

The out of town commercial figures are dominated by development at the southern edge of Bicester: and in particular the relocation of the Tesco Extra Store (which then facilitated the Bicester Village expansion which is not captured yet in Cherwell's AMR figures, as it opened in late 2017).

3. BICESTER: INWARD INVESTMENT REVIEW - KEY OUTPUTS

KEY OUTPUTS

The commercial floorspace and residential completions are assessed for their value. A fuller description of the calculations undertaken is set out at Appendix A. Key outputs of this exercise are:

- **778 residential units were completed in Bicester between Q4 2015 and Q4 2017. Delivery rates remain far above those prior to 2013.**
- **The value of this residential development is estimated at £228m**
- **Around 16,000 sq m of additional commercial floorspace was delivered**
- **This commercial space is estimated to be valued at £54m**

Thus, the total amount of **inward investment delivered** (i.e. value of completed residential units and commercial floorspace) **in Bicester is estimated at** c.**£280m - or c£125m per annum for the period reviewed**. This compares to £36.6m per annum for the period 2009 – 2013, and £75m for 2014-2015. This continuing – and accelerating growth story underlines the strength of Bicester as a very attractive location for developers and investors.

This figure is conservative as it does not capture other forms of investment, such as capital investment in equipment by businesses, as well as new businesses coming to the area in locations such as Bicester Village as well as other forms of development including the new park and ride. Infrastructure delivery is also not captured, which is programmed in forthcoming years for Bicester to be very substantial.

3. BICESTER: INWARD INVESTMENT - INFRASTRUCTURE

Bicester has a significant pipeline of infrastructure proposals, building on recent completions such as M40 motorway capacity improvements, park and ride facilities, and a new community hospital. This infrastructure development is supporting substantial growth in the Bicester area. And future infrastructure provision demonstrates the substantial scale of future development envisaged for Bicester over the next 10-15 years.

Future projects amount to well in excess of £500m, underlying the scale of investment programmed for Bicester. An abridged summary extracted from the Council's Infrastructure Delivery Plan is included at Appendix B.

Nine large / strategic residential development sites in the Bicester area have the capacity to deliver almost 9,000 units by 2031. At today's values this would amount to some £2.3bn – equivalent to around £175m per annum of further value added to Bicester's housing stock. With this increased housing will be a substantial population rise – and this population rise will generate economic benefits, such as increased available retail expenditure and jobs needed to service this growing community.

Infrastructure	Location/Site	Delivery Timeframe	Cost	Comment
M40 Motorway Capacity Enhancements	Junctions 9 & 10	2012-2016	£9.8m	Completed in 2015
Bicester Park and Ride	SW Bicester	2012-2016	£3.5m	Completed 2015.
East West Rail Phase 1 - Oxford to Bicester Village station, new station at Oxford Parkway	Various Bicester	2016-2031	£250 – 270m	Completed
Bicester Community Hospital	Bicester	2012 - 2014	£5m	Completed 2014
East West Rail Phase 2 Oxford to Milton Keynes, Bletchley to Bedford	Various	2020 - 2025	£300m	Funding secured.
Bicester Strategic Highway Improvements	Southern, Western and Eastern Corridors	2017-2031	Likely to be over £50m	-
Bicester Pedestrian and Cycle Links	Throughout Bicester	2017 - 2025	£10m	Covering links including between Kingsmere, Graven Hill, Bicester Village, town centre , Oxford Road to Field Street
Utilities Upgrades	Throughout Bicester	2017-2031	In excess of £130m	Includes works to improve water supply, sewerage, reinforcing electricity supply, CHP and broadband
Education	Throughout Bicester	2017-2025	In excess of £120m	Includes new and expanded schools at North West, South East, South West Bicester and Graven Hill

NB – Costs for infrastructure items are drawn from the Cherwell Infrastructure Delivery Plan (2017) and previous Inward Investment reports. No detailed assessment of these cost estimates has been undertaken in this study.

APPENDIX A – ASSUMPTIONS, CALCULATIONS & GLOSSARY

This appendix sets out the key assumptions used in assessing the total inward investment in Bicester for 2015 – 2017.

The key information relied upon is:

- Cherwell's Annual Monitoring Reports for relevant years and supporting information
- Cherwell Council's Planning application portal
- Discussions with Council Officers
- Property market research
- Research into the infrastructure delivery in the Bicester area.

While every effort has been made to ensure the information is as accurate as possible, limitations of the exercise are recognised:

- It is reliant on a wide spread of information and the accuracy of the recorded data.
- Not all development will be sold to realise the inherent value.
- The housing completion figures have not been fully complied by the Council for 2017 – therefore for 2017 draft figures provided by the Council have been adopted for Q2 – Q4.
- Commercial floorspace data is not yet available for Q2-Q4 2017.

Development Values - Commercial

To assess the development values of different types of uses, the following rents and yields are applied to the completed floorspace figures:

Use	Rent psm	Yield %
A1-A5	£215 – £242	4.5% - 6%
B1a	£188	7.5%
B1c	£107	7.0%
B2	£70	6.0%
D2	£86	7.5%

Notes:

Floorspace within A use classes can be rentalised in different ways. The retail space delivered in Bicester in 2015-2016 has been rentalised on a gross overall basis. The broad range shown in rents represents a spectrum from a foodstore to smaller unit retail.

The commercial rent and yields applied are based on research of Bicester's property market and wider data. Broad rents and yields are applied, and reflective of the type of space that has been delivered.

Purchasers' costs of 6.8% are deducted from the gross development to provide the net development value.

Commercial floorspace figures are not available for Q2-Q4 2017. These have not yet been prepared by the Council. In this period the expansion of Bicester Village has taken place, but is not yet recorded in the AMR published figures.

Development Values – Residential

The following residential sales values per unit are adopted:

Private Sales Values: **£345,062**
Affordable Sales Values: **£172,531**

Private residential values are based on desktop based analysis, with the average value adopted from house sales in Bicester in the last 12 months, encompassing c.700 properties (Zoopla Q1, 2018)

Notes:

A proportion of the sales undertaken are for affordable homes. No recorded split is available in terms of social rented, intermediate or other more recent forms of affordable tenure. A broad approach is taken to valuing affordable homes – at 50% of the private sales value.

For 2017, a full record of housing completions has not yet been finalised by the Council for Bicester. An indicative figure provided by the Council for 2017 (Q2-Q4) has been used. Assumptions are also made in part on the private / affordable housing split (affordable housing assumed to make up 30% of housing delivered for figures where this is not explicitly disaggregated or known– a policy compliant position).

APPENDIX A – ASSUMPTIONS, CALCULATIONS & GLOSSARY

RESIDENTIAL COMPLETIONS: BICESTER 2009 - 2017

Year	*Total Homes*	*Affordable Homes*	*Private Homes*
2009	8	0	8
2010	23	3	20
2011	66	4	62
2012	130	69	61
2013	170	35	135
2014	223	61	162
2015	367	46	159
2016	371	111	260
2017	267	80	187
Total Units 2015-2017	***1005***	213	***792***

2015 - 2017	*Private*	*Affordable*
Average Value per Home	£345,062	£172,531
Total Stock Value*	£188,024,284	£40,216,976

*excludes the value of 227 units from 2015, as previously accounted for in June 2016 Inward Investment Report.

Total residential value 2015 - 2017: £228,241,260

COMMERCIAL NON TOWN CENTRE DEVELOPMENT: BICESTER 2009 – 2016 (SQ M)

Year	A1 – A5	B1 a	B1b	B1c	B2	B8	B Mix
2009	-	5	-	-	-	2,950	11,321
2010	-	387	-	-	3,927	-	-
2011	-	425	-	-	152	839	83
2012	-	205	-	328	232	1,468	-
2013	-	856	-	-	-	6,007	486
2014	1,405	359	-	-	-	-	-
2015	11,781	3,281	-	255	267	-	-
2016	263	0	-	540	568	-	-
Total Area sq m 2015-17	***12,044***	***3,281***	***0***	***795***	***835***	***0***	***0***

Note: no confirmed figures available yet for 2017 (Q2 – Q4): estimate for 2017 provided. Other data drawn From Cherwell Annual Monitoring Reports. Based on completions. Where there is a loss in space in any category this is excluded from figures.

Commercial Non Town Centre: Total Inward Investment Value 2015 -2016

TOTAL INVESTMENT GROSS	£52,204,743
TOTAL INVESTMENT NET	£48,654,821

Note: Total Inward Investment is calculated by applying the rent assumptions to the floorspace figures and capitalizing these at the assumed yields to estimate the total gross inward investment. Purchaser's costs are then deducted to determine total net inward investment.

APPENDIX A – ASSUMPTIONS, CALCULATIONS & GLOSSARY

COMMERCIAL TOWN CENTRE DEVELOPMENT: BICESTER 2009 – 2016

Year	A1 – A5	A2	B1a	D2	Other (D1)
2009	3,572	10	-	330	-
2010	3,974	0	-	-	105
2011	0	0	211	-	-
2012	14,079	0	205	2,026	-
2013	1,643	108	-	-	-
2014	1,541	62	-	62	-
2015	471	306	791	576	-
2016	0	0	0	0	-
Total Area sq m 2015-16	***471***	***306***	***791***	***576***	**-**

Note: no figures available yet for 2017 (Q2 – Q4). Q1 2017 figures included in 2014. Drawn From Cherwell Annual Monitoring Reports. Based on net completions. Where there is an overall loss in space in any category this is excluded from figures.

COMMERCIAL TOWN CENTRE: TOTAL INWARD INVESTMENT 2015 – 2016

TOTAL INVESTMENT GROSS	£5,780,178
TOTAL INVESTMENT NET	£5,387,126

Note: Total Inward Investment is calculated by applying the rent assumptions to the floorspace figures and capitalizing these at the assumed yields to estimate the total gross inward investment. Purchasers' costs are then deducted to determine the total net inward investment value.

BICESTER: TOTAL COMMERCIAL INWARD INVESTMENT 2015 – 2016

TOTAL NON TOWN CENTRE	£48,654,821
TOTAL TOWN CENTRE	£5,387,126
TOTAL COMMERCIAL INVESTMENT	£54,041,947

GLOSSARY OF KEY TERMS

Inward Investment: for the purposes of this report Inward Investment is assumed to be the total market value of all housing and commercial development once completed.

Rent: the amount assumed to be paid by an occupier for different types of commercial space.

Use Classes: the definition of property uses as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Value: The estimated market value of commercial and housing development. The aggregate of this value is estimated total inward investment.

Yield: The basis of the capitalisation rate used to calculate the gross value of commercial property. The lower the yield the greater the capitalisation rate. A lower yield also means the investment is considered to be a less risky asset with greater prospects of rental growth.

MONTAGU EVANS

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

APPENDIX B – BICESTER: MAJOR INFRASTRUCTURE PROJECTS

Key Projects in Bicester	Phasing *Short Term (2017- 2020)* *Mid Term (2020 – 2025)* *Long term (2025 – 2031)*	Costs (where known)	Main Delivery Partners	Delivery status / comments
Transport & Movement				
Charbridge Lane crossing- Conversion of current level crossing of A4144	Short term	TBC	East West Rail Consortium Network Rail OCC	Will be fully funded through EWR Phase 2.
London Road level crossing vehicular solution	Medium term	c. £100m	TBC	
Northwest Bicester Ecotown railway crossings (underpass) 2 crossings:	Short tem	TBC	Network Rail OCC Private sector developers	To be delivered by developer through S38.
Improvements to A41 corridor: Infrastructure improvements and bus priority to enable greater reliability on the A41 corridor	Short to Medium	c. £10m	OCC Private sector developers	Pending scheme option assessment.
Highway capacity improvements to peripheral routes: eastern corridor	Medium term	£16,837,894	OCC	Modelling work to better understand the benefit is being undertaken
Charbridge Lane dualling south of new bridge to Gavray Drive, including additional capacity required under the railway.	Short to medium term	c.£2.2m	Private sector developers OCC	To be delivered through S106s and LGF.
Highway capacity improvements to peripheral routes: southern corridor	Medium term	TBC	OCC	To be delivered though S38 / S106 but gap funding required.
Highway capacity improvements to peripheral routes: Western corridor. Changes and improvements to Howes Lane/Bucknell Road Junction	Short to medium term	£12,226,444	OCC Private sector developers	Commencement of works expected in 2019/2020
Highway capacity improvements to peripheral routes: Western corridor. Provision of a new tunnel under the railway at Howes Lane / Bucknell Road	Short to medium term	TBC	Private sector developers Network Rail OCC	Bid for marginal funding submitted by CDC in September 2017
Highway capacity improvements to peripheral Banbury Road Roundabout Improvements (junction of A4095 and B4100)	Medium term	TBC	Private sector developers OCC	Contributions to be secured through NW Bicester planning applications plus additional funding sources
Central corridor: Kings End and Queens Avenue through to Field Street. Public realm improvements.	Medium to Long term	c. £850k	OCC Private sector developers	Strategic approach and options will be funded through additional garden town capacity funding (Capacity funding secured Oct. 2017)
Bicester pedestrian and cycle links	Short to Medium term	c. £10m++	OCC CDC Private sector developers	
Market Square improvements	Short term	c. £2-3m	OCC CDC	S106 secured but gap funding needed Scheme was put on hold While options feasibility study was carried out for the London Road level crossing replacement. Estimated delivery 2018/19.

APPENDIX B – BICESTER: MAJOR INFRASTRUCTURE PROJECTS

Projects in Bicester	Delivery Timeframe	Costs (where known)	Main Delivery Partners	Delivery status / comments
Education				
Primary School 2 FE (NW Eco Town)	TBC	c. £9.4m	OCC Education providers Private sector developers	Funding to be secured as part of Ecotown development phases. 4 Primary Schools needed to meet the needs arising from the entire site capacity (6,000 dwellings)
Primary School 2 FE (NW Eco Town)	TBC	c. £9.6m		
Primary School 2FE (NW Eco Town)	Long term	c. £9.4m		
1 FE Zero Carbon Primary school - South West Bicester Phase 2	Medium term	c. £6.1m		Application received for South West Bicester Phase 2 has now a resolution to approve.
Primary School - South East Bicester	Medium Term	c. £9.4m	OCC Education providers Private sector developers	Planning application under consideration
Up to 3 FE Primary School - Graven Hill	Short term	c.£13.7m	OCC Education providers Private sector developers	Expected to open in 2019 Developer is direct delivering 2.5 FE core with 2FE classrooms.
New secondary school provision to accommodate growth to 2031: New Secondary School - North West Bicester	Medium term	c.£35m	OCC Education providers Private sector developers	Contributions secured towards secondary school provision as part of Northwest Bicester Phase 1
New secondary school provision to accommodate growth to 2031: New Secondary School – South West Bicester -	Short term	c. £16.4m	OCC Education providers Private Sector developers	Sponsor identified for SW Bicester secondary school – White Horse Federation

APPENDIX B – BICESTER: MAJOR INFRASTRUCTURE PROJECTS

Projects in Bicester	Delivery Timeframe	Costs (where known)	Main Delivery Partners	Delivery status / comments
Utilities				
Water supply links and network upgrades	Short term	Costs to be determined as individual development comes forward	Thames Water Private sector developers	Some scoped in the Thames Water 2015-2020 business plan and other are being scoped as part of 2020-2025 business plan period.
Bicester STW Upgrade	Short term	TBC	Thames Water Private sector developers	Expected start on site during 2017.
Reinforcement of existing electricity network: East Claydon to Bicester	Short term	c. £24m	SEPD Private developers	Completion estimated for early 2019. Funded by SSE
CHP and use of heat from Ardley Energy Recovery Facility: North West Bicester	Medium to Long term	c. £40m	CDC, Private developers, OCC, DECC, VIRIDOR, EA	Currently developing business plan
Extension of North West Bicester use of heat from Ardley Energy Recovery Facility to the rest of the town	Long term	c.£61m	CDC, Private developers, OCC, DECC, VIRIDOR, EA	Currently developing business plan
Countywide Superfast broadband	Short term	c. £10 m	OCC, CDC, BT, Central Government	90 % of Oxfordshire covered by December 2015 and 95% by end of 2017
Emergency and Rescue Services				
Relocation of Bicester Fire Station	TBC	(c.£19m +land	OCC Thames Valley Fire Control Services	TBC
New surgery (7GP) to serve North West Bicester for the growth anticipated via Northwest Bicester Masterplan.	Medium to Long term	c. £1.5m	OCCG Bicester Health Centre, Alchester Medical Group, Montgomery House Surgery	
Community Infrastructure				
Expansion of existing Bicester Leisure Centre.	Long term	c.2.2m	CDC, OCC, Bicester TC Private sector developers Sports clubs/ organisations Schools, Sports England	Feasibility study and indicative plan completed in 2017
Others community Infrastructure includes: ▪ **Community facilities** ▪ **Older People's Resource Centre** ▪ **Early Years Facilities** ▪ **Early Intervention Hub** ▪ **Burial site provision**	Short to long term	-	-	
Open Space, Recreation and Biodiversity: there are a range of initiatives proposed, for short to long term including allotments, woodland, play areas and nature reserves, among others. Costing generally to be confirmed alongside funding.				

APPENDIX C – BICESTER: STRATEGIC DEVELOPMENT SITES

Site	Status
Gavray Drive	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 300 dwellings (Bicester 13). Application (15/00837/OUT) for 180 dwellings was refused on 22 June 2017.
Graven Hill	Allocated in the adopted Local Plan 2011-2031 Part 1 for 2100 dwellings (Bicester 2). Outline application (11/01494/OUT) granted on 8 August 2014 for redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Graven Hill will be a large scale self-build housing development; the intention being to create the UK's first self-build community. Infrastructure is in place and the site is now under construction. The first 10 demonstrator plots are making good progress with 2 plots being completed to date
Kingsmere (South West Bicester) - Phase 1	Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 11/01052/OUT (46). Countryside Properties joint venture. There are currently 4 developers on site (Bovis Homes, Bellway Homes, Linden Homes and Persimmon Homes).
Land at Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings. A planning application (15/02074/OUT) for demolition of existing industrial buildings and erection of 21 affordable dwellings and 49 open market dwellings was allowed on appeal on 3 May 2017.
Land South of Talisman Road	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18 August 2011. The site is currently under construction by Mulberry Homes.
North West Bicester Eco-Town Exemplar Project	The site was identified in Annex A of the Eco- Towns PPS (2009). First stage of Council endorsed eco-development. Full approval (10/01780/HYBRID) for 393 residential units, an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco- Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. (Approved 10 July 2012). The site is currently under construction by A2Dominion.
North West Bicester Phase 2	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 and at least a further 3293 to be delivered in Phase 2 by 2031 Application 17/00455/HYBRID for highways and residential development (150 dwellings) was approved on 7 August 2017, however a previous application 14/01675/OUT for a similar scheme is currently at appeal. Resolutions to approve: 14/01641/OUT for 900 dwellings (2015), 14/01384/OUT for 2600 dwellings (March 2015) and 14/02121/OUT for 1700 dwellings (July 2017). The first 100 dwellings during 2018/19 are expected
South East Bicester	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 1500 dwellings (Bicester 12). A planning application (16/01268/OUT) for up to 1500 dwellings, up to 18ha of employment land for B1 and/or B8, a local centre with retail and community use to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2A and/or B1 and/or uses considered as sui generis, up to a 3 Form Primary School was received on 28 June 2016.
South West Bicester Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 726 dwellings (Bicester 3). Application 13/00847/OUT for 709 dwellings was approved on 30 May 2017. Countryside Properties joint venture. There are currently 4 developers on site