

Eco Bicester Strategic Delivery Board

Date of meeting: 23 January 2014	AGENDA ITEM NO: 8
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 in the town particularly 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 October 2013. 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

Local Policy: Cherwell Local Plan

- 3.1. The Cherwell Local Plan continues to be progressed towards submission to the Secretary for State on 24th January 2014. The Examination is expected to take place between 21st April and 10th May 2014 with adoption of the Local Plan within six months of the Examination. Once adopted the Local Plan will provide the policy framework for planning decisions. Supplementary Planning Documents including the Bicester Masterplan and North West Bicester eco development will be prepared to align with the timeframe for adoption of the Local Plan.
- 3.2. The Annual Monitoring Report (AMR), including a review of the District's five year housing land supply position, was approved by Cherwell District Council's Executive on 6th January 2014. The information contained in the AMR will be used to inform policy, planning consultation responses and decision making on planning applications.

Bicester Masterplan

- 3.3. Further consultation on the Bicester Masterplan will take place in early 2014 following submission of the Local Plan.

4. Development Proposals

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.

Graven Hill

- 4.2 There is a resolution to grant planning permission for the development of the Graven Hill site and for a building of C Site at Arncott (see attached schedule). The S106 and S278 agreement is currently being negotiated with DIO and OCC.
- 4.3 Cherwell District Council is currently undertaking a due diligence process on the site in order to inform a report to Council on whether to pursue with the purchase of the site. The process is going well and reports are due to be taken to the Executive meetings in February and March 2014.
- 4.4 It is proposed that the Board receives a presentation on the vision for Graven Hill at the next Board meeting

RAF Bicester

- 4.5 Proposals for RAF Bicester are being developed through the preparation of a masterplan and Heritage Partnership Agreement (HPA). The Director (Bicester) has visited the site and can report that Bicester Heritage have made good progress in preliminary works and encouraging businesses onto the site. It is proposed that the Board received a presentation on the site in Summer 2014.

Town Centre Redevelopment: Phase 2 Community Building

- 4.6 Proposals for the redevelopment of Franklins Yard are progressing and include a community building accommodating the relocated library, civic offices, a hotel and retail units. Public consultation is taking place in the town centre on 16th and 17th January 2014 with a planning application expected in February 2014.
- 4.7 A design and build contractor has been appointed and subject to planning permission construction is due to commence in May 2014 and completion anticipated within 52 weeks.

Park & Ride Site

- 4.8 The planning application for the Park and Ride proposals at land south west of the junction of the A41 and Vendee Drive was approved on 13th January 2014.

Bicester Sports Village

- 4.9 At the CDC Executive meeting in June 2013, it was agreed that regular progress reports would be presented to the Executive. The first of these progress reports was presented to the Executive in September 2013 and the progress was noted. The latest meeting of the Executive earlier this month also noted the progress on the Phase 1 construction of the sports pitches. In summary the grass pitch works are now in the establishment period and the base layer for the perimeter track has been completed.

Land at South Lodge, Fringford Road, Caversfield

- 4.10 An appeal has been submitted following the refusal of an outline planning application for up to 200 houses on edge of Bicester at Caversfield. An inquiry will take place in April 2014.

5. Recommendations

- 5.1 The Board is recommended to note the report.