

Bicester Strategic Delivery Board

Date of meeting: 29 October 2020	AGENDA ITEM NO: 10
Report title: Development Update	
Authors: Bicester Delivery Team	

1. Purpose of Report

1.1 This report provides the current position on planning applications submitted. Updates are shown in **bold**.

2. Recommendation

2.1 The Board is asked to note the report.

Local Plan Site	Site Name	Development Area	Planning Application Submitted	Resolution to grant	Planning permission	Housing/ Employment	Commentary	Owner (source)
Bicester 1	North West Bicester Eco-Town	390 ha	10/01780/HYBRID	Yes	Yes	393 houses	Phases 1&2 complete. Construction underway on phases 3/4. Residential occupations are taking place.	Caroline Ford
			14/02121/OUT	Yes	Yes	1,700 homes, retirement village (C2), flexible commercial workspace (A1, A2, A3, A4, A5, B1, C1, D1), social and community	Early discussions re: first phase of development (formal pre-app required and	Caroline Ford

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					facilities (D1), primary school (D1)	the Design Code needed in advance)		
			14/01384/OUT	Yes		2,600 homes, commercial floorspace (A1-5, B1, B2), social and community facilities (D1), primary school (D1)	Resolution to grant planning permission subject to S106 Agreement. Officers seeking withdrawal due to change in land ownership and lack of progress.	Caroline Ford
			14/01461/OUT	Yes		900 homes	Resolution to grant planning permission subject to S106 Agreement. Officers seeking withdrawal due to change in land ownership and lack of progress.	Caroline Ford
			14/01675/OUT	Yes	Yes	OUTLINE - 53,000 sqm of floor space to be for B8 and B2 with ancillary B1 employment area of 9.45ha; a new access off the Middleton Stoney Road (B4030); temporary access of Howes Lane pending the delivery of the realigned Howes Lane; 4.5ha of residential land.	Reserved matter application issued and works commenced. Second reserved matters application submitted for consideration. Residential cannot progress until Howes Lane realigned.	Caroline Ford
			14/01968/F	Yes	Yes	Realigned Howes Lane and Crossing under the railway	Planning permission granted. OCC seeking	Caroline Ford

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							to deliver the tunnel and underpass within next 12 months. Start on site Oct 20.	
			18/00484/OUT			Outline 75 homes	Awaiting agreement to HOTs and a commitment to zero carbon. Officers seeking withdrawal due to change in land ownership and lack of progress.	Caroline Ford
			19/00770/F		Yes	Pedestrian Underpass	Permitted 22/7/19 OCC seeking to deliver the tunnel and underpass within next 12 months. Start on site Oct 20.	Caroline Ford
			19/01036/HYBRID	Yes		North Arcade At Bicester Eco Town Exemplar Site Charlotte Avenue Bicester	Resolution to grant planning permission subject to S106 Agreement.	Caroline Ford
Bicester 2	Graven Hill	241 ha	19/00937/OUT (previously 16/01802/OUT, 15/02159/OUT & 11/01494/OUT)	Yes	Yes	1,900 homes, employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm	Delivery of first phase underway. Pre-app discussions taking place re: viability. LDO due to expire December 2020. New	Rebekah Morgan

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							LDO process commenced. Application for the employment access road (EMR) received. Application for spine road expected soon.	
			20/00342/REM	Yes	Yes	Reserved Matters to 19/00937/OUT - new Primary School (Two Form Entry)	Reserved matters approved. Implementation likely to be delayed; discussions with OCC.	Rebekah Morgan
			20/01830/F			Proposed roundabout junction.	Application for Pioneer Roundabout has been made. Planning Committee deferred application, likely to return to committee December 2020.	Rebekah Morgan
			19/02788/PREAPP			Proposed Health Hub	Preapp advice issued. Negative. Kingsmere the preferred site for locating a health hub.	Rebekah Morgan
Bicester 3	South West Bicester Phase 2	29 ha	18/01721/OUT	Yes		57 homes & safeguard land for a doctor's surgery	S106 HOTs agreed. Drafts being exchanged. Health hub land to be secured until end of	Linda Griffiths

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							Local Plan Period (2031).	
			13/00847/OUT	Yes	Yes	OUTLINE - Residential development within use Class C3, Extra care facility, primary school, retail	Under Construction. Various reserved matters approved. Development commenced and number of dwellings now occupied. Community Woodland land now transferred to CDC.	Linda Griffiths
			16/02505/OUT	Yes	Yes	9,242 m2 (A1, A3, D2)	Bicester Retail Park. Under Construction; nearing completion. Development complete, units now occupied and open for business	Linda Griffiths
Bicester 4	Bicester Business Park	29.5 ha	17/02534/OUT	Yes	Yes	60,000 m2 B1	Permission issued and S106 completed.	Caroline Ford
Bicester 8	Bicester Motion (formerly Heritage)		18/01253/F	Yes	Yes	Erection of hotel and conference facility with associated access, parking, and landscaping	Permission issued and S106 completed.	Rebekah Morgan
			20/00832/F (latest S73 to original ref: 18/01333/F)	Yes	Yes	Extension to existing Technical Site to provide new employment units comprising flexible B1(c) light industrial, B2 (general industrial), B8 (storage or distribution) uses	Permission issued and S106 completed. Development substantially complete and first	Rebekah Morgan

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						with ancillary offices, storage, display and sales, together with associated access, parking and landscaping.	units being fitted out for occupiers.	
			19/02708/OUT	Yes		Outline:- Provide new employment units comprising B1 (Business), B2 (General Industrial), B8 (Storage) and D1 (Education) uses with ancillary offices, storage, display and sales, with all matters reserved except for access.	Resolution to grant planning permission subject to S106 Agreement.	Rebekah Morgan
			20/02519/PREAPP (follow up to 19/02091/PREAPP)			Experience quarter (brand experience centre). Automotive experience centre comprising B1 (business), B2 (light industrial) and D2 (Leisure) uses with ancillary spectator facilities comprising D1 (Non-residential), Sui Generis (workshop/ showrooms), A3 (restaurants and cafes) and offices, storage, display and sales.	Initial pre-app advice issues supports the principle of this type of development on the site, subject to detailed design. Follow up pre-app focussing on aviation issues and heritage. Outcome pending.	Rebekah Morgan
Bicester 10	Bicester Gateway	18 ha	16/02586/OUT	Yes	Yes	Phase 1 of the proposed new business park up to 14,972 sq m (Gross External Area) of	Development commenced on hotel	Caroline Ford

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					B1 employment , plus a hotel (up to 149 bedrooms),		
			20/00293/OUT	Yes	Outline application (Phase 1B) including access (all other matters reserved) for up to 4,413 sqm B1 office space (47,502 sqft) GIA, up to 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards.	Resolution to grant planning permission subject to S106 Agreement. Final HOTs to be reported to Planning Committee for approval Oct 2020.	Caroline Ford
			19/01740/HYBRID	Yes	'Phase 2 - Hybrid' planning application comprising: - Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped	Permission issued and S106 completed.	Bernadette Owens

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						areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.		
			19/01746/OUT	Yes		Phase 2 - Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works.	Permission issued and S106 completed.	Bernadette Owens
Bicester 11	Employment Land at North East Bicester	15 ha	15/01012/OUT	Yes	Yes	48,308 m2 (B1, B2, B8)	Phase 2 nearing completion, Phase 3 permission issued	
Bicester 12	South East Bicester	155 ha	18/00091/F & 19/00388/F	Yes	Yes	29,350 m2 (B8+ ancillary B1)	First two buildings completed, third under construction at Akeman Park	
			20/00530/F	Yes	Yes	DPD	Permission granted and S106 completed.	
			16/01268/OUT	Yes		1,500 homes, 7 ha employment land	Resolution to grant planning permission subject to S106 Agreement.	Bernadette Owens

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Bicester 13	Gavray Drive	23 ha	20/01309/PREAPP 20/02469/SCOP			Pre-Application Enquiry - Residential development and ancillary uses including affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting.	Appeal Dismissed 16.07.2018. Preapp discussions at early stage. Scoping submission to be issued October 2020 to confirm the scope of the EIA. Application expected Autumn 2020.	Caroline Ford/ Bernadette Owens
n/a	Land at Bessemer Close/Launton Road	3.35 ha	17/01253/REM	Yes		70 Homes	Development commenced	
n/a	Skimmingdish Lane/Buckingham Road		17/01428/F	Yes	Yes	64 bed car home (C2)	Development nearing completion.	
n/a	Bicester Sports Association The Tudor Jones Building Akeman Street Chesterton		19/00934/F	No	No	Change of Use of Agricultural land and extension of the existing Bicester Sports Association facilities for enhanced sports facilities	Refused planning permission at Planning Committee June 2020.	
n/a	Part Land East And Adj To Roundabout At Junction Of Bicester Road Launton		19/00163/F	Yes	Yes	Erection of accommodation building and associated ancillary external works to accommodate gas fuelled demand response electric generation facility to support the National Grid	Appeal Allowed	
n/a	Euro Garages, Oxford Road, Bicester OX26 1BT		18/01822/F		Yes	redevelopment of the existing service station including the retention of the existing Petrol Filling Station	Appeal Allowed 2 main issues the effect of the proposal on the	

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						<p>(PFS) and kiosk; demolition of existing restaurant building and construction of a Drive-Thru coffee-shop; construction of a restaurant building on land currently used for HGV parking; associated parking provision; retention of existing vehicular access from Oxford Road</p>	<p>character and appearance of the area;</p> <ul style="list-style-type: none"> • whether the proposal would provide suitable and safe access for pedestrians and cyclists. <p>The Inspector stated 'I conclude that the proposal would not have an adverse effect on the character and appearance of the area.'</p> <p>The Inspector supported the need for enhanced walking and cycling provision and a revised plan was agreed with OCC and a condition imposed re details</p>	
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