



APPENDIX D

OCC Model Information – Uncertainty Log

EMPLOYMENT

ID	Development Name	Description	Location	Dev Type	Complete by Year (Units, sqm, beds) Cummulative. Red text indicates jobs instead of Sqm			Certainty
					2021	2026	2031	
Emp101	NW Bicester	17/01090/OUT - Development of B1 B2 and B8 (Use Classes) employment buildings including landscaping; parking and service areas; balancing ponds and swales; and associated utilities and infrastructure. Construction of a new access off Middleton Stoney Road (B4030); 53,000 sq metres of flexible employment provision covering an area of 9.45ha. Part superseded by 17/01090/OUT (eastern part).	Bic 1 - OS Parcel 4200 Adjoining And North East Of A4095 And Adjoining And South West Of Howes Lane Bicester	B8/B1/B2	26,500	53,000	53,000	Near Certain
Emp102	Graven Hill	11/01494/OUT - 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. employment floorspace comprising up to B1(a) 2160sqm B1(b) 2400sqm B1(c) and B2 20520sqm and B8 uses up to 66960sqm. Erection of a 70400sqm fulfilment centre on 'C' s.	Bic 2 - Site C Ploughley Road	A1/A2/A3/A4/A5/D1/C1/B1a/B1b/B1c/B2/B8		46,619	93,238	Near Certain
Emp103	Bicester Business Park	17/02534/OUT (Not determined) - The construction of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace. High Growth scenario could be 103,250 in 2031 in line with the local plan employment trajectory.	Bic 4	B1	30,000	60,000	60,000	More Than Likely
Emp104	Bicester Gateway	16/02586/OUT - 14 972 sq m (Gross External Area) of B1 employment based buildings plus a hotel (up to 149 bedrooms). 63,000 would be a high growth scenario from 2026	Bic 10	B1 and hotel	14,972	14,972	14,972	Near Certain
Emp105	NE Bicester Business Park	15/01012/OUT - OUTLINE - Development of up to 48,308sqm of employment floorspace (Class B1c B2 B8 and ancillary B1a uses.	Bic 11	B1ac/B2/B8	48,308	48,308	48,308	Under Construction
Emp106	Wretchwick Green	16/01268/OUT - up to 18ha of employment land for B1 and/ or B8 uses, 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 D2 and/ or B1 and/ or uses considered as sui generis. This could be viewed as a high growth scenario as is currently being adapted, but it is likely that something will come forward and so Local Plan employment trajectories have been used, less symetry park.	Bic 12	B1(c)/B8	-	38,646	77,292	More Than Likely
Emp107	SE Bicester	16/00861/HYBRID (not determined) -Full planning permission for 18,394 SQM (198,000 SQ FT) of logistics floor space within class B8 with ancillary class B1 (A) offices. Outline planning permission for up to 44,314 SQM (477,000 SQ FT) of logistics floor space within class B8 with ancillary class B1 (A) offices.	Bic 12: Symetry Park	B8 plus ancillary B1a	62,708	62,708	62,708	Near Certain
Emp108	Canalside		Ban 1	Town centre/commercial uses (not including B use classes)	-	-	-	Reasonably Foreseeable
Emp109	Land West of M40	10/01816/HYBRID - 24,005sq meters B2 (Industrial) and/or B8 (warehouse/distribution) uses. Could assume a high growth scenario of 122500 in 2031 in line with Local Plan trajectory. 24k sqm completed prior to June 2016 65k LP allocation	Ban 6	B1/B2/B8		32,736	65,472	Reasonably Foreseeable
Emp110	Land East of M40		Ban 15	B1/B2/B8	22750	45500	45500	Reasonably Foreseeable
Emp111	Former SAPA Site	Completed pre June 2016		B1, B2 and B8	0	0	0	Reasonably Foreseeable
Emp113	Kingsmere	Superceded by Kingsmere retail	Bic 3	B1				Near Certain
Emp114	Bicester Village Phase 4	15/00082/F - 5,181 sqm (GIA) retail floorspace and 118sqm ancillary toilet floorspace	Bicester Village	A1	5181	5181	5181	Near Certain
Emp115	Bicester Gateway (Kingsmere Retail)	16/02505/OUT A1 - 7832sqm, A3 - 443sqm, D2 - 967sqm			9242	9242	9242	Near Certain
Emp116	McDonalds Drive-thru	17/00889/F Two storey drive-thru restaurant (class A3/A5) - 548sqm		A1/A5	548	548	548	Near Certain
Emp117	Heyford Park Consented	2016 = 1,509 2021 onwards = 1,700			191	191	191	Near Certain

INFRASTRUCTURE							
ID	Name	Description	Dev Type	Complete by Year (Units, 100sqm, beds) Cummulative			Certainty
				2021	2026	2031	
Inf101	London Road level crossing	Closure time was a total of 16 minutes during the 2016 base surveys. Do Minimum to assume total closure every hour for 31 minutes from 2026.	Infrastructure	No	Yes	Yes	Near Certain
Inf102	NW Bicester Interim Scheme	Need to confirm this with OCC	Infrastructure	No	N/A	N/A	Hypothetical
Inf103	NW Bicester Infrastructure	See MasterPlan	Infrastructure	Partial	Partial	Yes	More Than Likely
Inf104	SE Bic Wretchwick Green	Associated Infrastructure	Infrastructure	Partial	Partial	Partial	More Than Likely
Inf105	SE Bic Additional Area	Access Arrangements	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf106	Proposed new Garden Town motorway junction	(location to be determined)	Infrastructure	No	No	No	Hypothetical
Inf107	A41 infrastructure improvements and bus priority	Potential bus priority improvements on A41 from Jn 9 to Boundary Way.	Infrastructure	No	No	No	Hypothetical
Inf108	Vendee Drive improvements	To be determined	Infrastructure	No	No	No	Hypothetical
Inf109	Western peripheral corridor:	realigning the A4095 Howes Lane, including a new tunnel under the railway	Infrastructure	Yes	Yes	Yes	Near Certain
Inf110	Western peripheral corridor:	improvements to Lord's Lane / B4100 roundabout	Infrastructure	No	Yes	Yes	More Than Likely
Inf111	Eastern peripheral corridor:	replace level crossing with road bridge as part of EWR Phase 2 (Charbridge Lane)	Infrastructure	No	Yes	Yes	Near Certain
Inf112	Eastern peripheral corridor:	upgrade the A4421 Charbridge Lane to dual facility plus junction improvements - to Charbridge Lane/ Bicester Rd roundabout	Infrastructure	No	No	No	Hypothetical
Inf113	Eastern peripheral corridor:	upgrade the A4421 Skimmingdish Lane to dual facility plus junction improvements (to A4421/Bicester Rd roundabout)	Infrastructure	No	No	No	Hypothetical
Inf114	Eastern peripheral corridor:	a link through the SE development site to aid connectivity and provide capacity	Infrastructure	No	Yes	Yes	More Than Likely
Inf115	Pioneer Road roundabout improvements		Infrastructure	No	Yes	Yes	More Than Likely
Inf116	Southern peripheral corridor:	a new south east link road - route options	Infrastructure	No	No	No	Hypothetical
Inf117	London Road level crossing solution		Infrastructure	No	No	No	Hypothetical
Inf118	Oxford Rd/ Pingle Drive - upgraded signalised access	Bicester Village?	Infrastructure	Yes	Yes	Yes	Completed
Inf119	A41/ Neunkirchen Way Roundabout (Rodney House)		Infrastructure	Yes	Yes	Yes	Near Certain
Inf120	A41 Oxford Rd/ Boundary Way roundabout improvement scheme	Bicester Village?	Infrastructure	Yes	Yes	Yes	Completed
Inf121	Upper Heyford improvements. Split into more detail below		Infrastructure				
Inf122	Bus Route S5/X5	Inter Urban 8ph (2 pk via Kingsmere) need to change IP	Infrastructure	Yes	Yes	Yes	Near Certain
Inf123	Bus Route 25A (Now renamed 250)	ThIS IS AS PER 2016	Infrastructure	1ph	1ph	1ph	
Inf124	Bus Route E1	NW Bicester NE	Infrastructure	2ph	No	No	More Than Likely
Inf125	Bus Route E2	NW Bicester SE	Infrastructure	2ph	2ph	6ph	More Than Likely
Inf126	Bus Route E3	NW Bicester NE	Infrastructure	No	4ph	6ph	More Than Likely
Inf127	Bus Route 21	Highfield 2ph	Infrastructure	Yes	Yes	Yes	Near Certain
Inf128	Bus Route SEB	SE Bicester 2ph	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf129	Bus Route GH	Graven Hill 2ph	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf130	Bus Route 26	Kingsmere 2ph	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf131	Reading – Bedford with a headway of 60 minutes all day;	East West Rail comprises four new services:	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf132	Reading – Milton Keynes with a headway of 60 minutes all day;	East West Rail comprises four new services:	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf133	Bletchley – Milton Keynes with a headway of 60 minutes all day;	East West Rail comprises four new services:	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf134	Milton Keynes – Marylebone with a headway of 60 minutes all day.	East West Rail comprises four new services:	Infrastructure	Yes	Yes	Yes	More Than Likely
Inf135	Evergreen3 from Chiltern Railway	consists in the creation of a new service between Oxford and London Marylebone, with a headway of 30 minutes all day.	Infrastructure	N/A	N/A	N/A	Completed
Inf136	Kingsmere Retail Mitigation Scheme	16/02505/OUT	Infrastructure	Yes	Yes	Yes	Near Certain
Inf137	Bicester 10 transport mitigation	16/02586/OUT	Infrastructure	Yes	Yes	Yes	Near Certain
Inf138	Bicester 11 Transport Mitigation	15/01012/OUT	Infrastructure	Yes	Yes	Yes	Near Certain
Inf139	Skimmingdish Lane housing site mitigation	14/00697/F	Infrastructure	Yes	Yes	Yes	Near Certain
Inf140	Shipton Junction A4095/A4260	Quarry site access requirements	Infrastructure	No	No	Yes	Near Certain
Inf141	Heyford Park 2016 Infrastructure	This is what is on the ground at 2016	Infrastructure				
Inf142	Heyford Park Existing Permission Infrastructure	This is the access roads required to allow connection to the highway network only e.g. access junctions on Camp Road.	Infrastructure	Yes	Yes	Yes	Near Certain
Inf143	Heyford Park Existing Permission Mitigation	Includes S278 mitigation schemes that are not access (i.e. narrowing on Camp Road) and consented scheme at Middleton Stoney and Camp Road/Chilgrove Drive	Infrastructure	Yes	Yes	Yes	Near Certain

RESIDENTIAL										
ID	Development Name	Description	Note	Dev Type	Total Dev Units/ Area	Complete by Year (Units, 100sqm, beds) Cumulative			Certainty	
						2021	2026	2031		
Res101	Bicester Community Hospital	Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012.	OX26 6DU	C3Dwellings		14	14	14	Near Certain	
Res102	Highways Depot	Completed prior to June 2016		C3Dwellings		0	0	0	Completed	
Res103	Bicester 13 (Gavray Drive)	A strategic allocation in the adopted Local Plan 2011-2031 for 300 dwellings (Bicester 13). HELAA273. Application (15/00837/OUT) for 180 dwellings was received on 11/5/2015 and is at appeal.	300 dwellings should be applied in a 2031 high growth scenario	C3Dwellings		180	180	180	More Than Likely	
Res104	Bicester 2 (Graven Hill)	See 2017 AMR for planning information	2100 in 2031 high growth scenario	C3Dwellings		571	1571	1900	More Than Likely	
Res105	Kingsmere	See 2017 AMR for planning information	950 taken from 2016 AMR	C3Dwellings		950	950	950	Near Certain	
Res106	Land at Skimmingdish Lane	Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.		C3Dwellings		46	46	46	Near Certain	
Res107	Land south of Church Lane (Old Place Yard and St Edburgs)	Non-Statutory allocation for 15 dwellings. Development principles approved in June 2007. Permission for 11 units (16/00043/F) on either side of the former Bicester Library and is currently under construction. The former Library site is site HELAA080. Total units expected on site is 16.	OX26 6AU. 16 should be applied to 2031 high growth scenario.	C3Dwellings		11	11	11	Near Certain	
Res108	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. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13 February 2014.	The site was completed in March 2018	C3Dwellings		125	125	125	Near Certain	
Res109	NWB Eco-town Exemplar	See 2017 AMR for planning information		C3Dwellings		213	303	303	Near Certain	
Res110	NWB Phase 2	See 2017 AMR for planning information		C3Dwellings		405	1505	2605	More Than Likely	
Res111	SE Bicester (12) (Wretchwick Green)	A strategic allocation in the adopted Local Plan 2011-2031 for 1500 dwellings (Bicester 12). HELAA261. Please see 2017 AMR for planning information. A revised outline planning application is expected soon.	Could be seen as a high growth scenario as no houses have permission.	C3Dwellings		175	1175	1500	More Than Likely	
Res112	South West Bicester Phase 2 (Bicester 3)	A strategic allocation in the adopted Local Plan 2011-2031 for 726 dwellings (Bicester 3). Resolution (7 August 2014) to approve 709 homes (13/00847/OUT) subject to legal agreement.		C3Dwellings		190	709	709	Near Certain	
Res113	St Edburg's School, Cemetery Road	Development principles approved in October 2008. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable land ownership issues to be resolved. HELAA262.	OX26 6BB	C3Dwellings		10	10	10	More Than Likely	
Res114	Winners Bargain Centres, Victoria Road	Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, carparking and landscaping was approved on 15 June 2015.	OX26 6QD. Completed in September 2016	C3Dwellings		42	42	42	More Than Likely	
Res115	Windfall allowance	Windfall allowance at Bicester is 10 units for the start of the trajectory and then reduced to 5 towards the end Please note this allowance cannot be included in the model due to lack of location details.		C3Dwellings		134	174	199		
Res116	Bessemere Close/Launton Rd	Non-statutory allocation for 70 dwellings. See 2017 AMR for details		C3Dwellings		70	70	70	More Than Likely	
Res117	Cattlemarket	Non-statutory allocation for 40 dwellings. HELAA264. See 2017 AMR for details		C3Dwellings		0	40	40	More Than Likely	
Res118	Upper Heyford Consented	574 dwellings by 2016. Additional 665 by 2031 (1239 total) Based on PBA drawings See Figures 1 and 2	Permitted development	C3Dwellings		665	665	665	Near Certain	

RETAIL

This tab is for shopping trips. Jobs are covered under employment

Complete by Year (Units, sqm) Cummulative

ID	Development Name	Description	Location	Dev Type	2021	2026	2031	Certainty
Ret1	Bicester Village Phase 4	15/00082/F - 5,181 sqm (GIA) retail floorspace and 118sqm ancillary toilet floorspace		A1	5181	5181	5181	Near Certain
Ret2	Bicester Gateway (Kingsmere Retail)	16/02505/OUT A1 - 7832sqm, A3 - 443sqm, D2 - 967sqm	Bic 3		9242	9242	9242	Near Certain
Ret3	McDonalds Drive-thru	17/00889/F Two storey drive-thru restaurant (class A3/A5) - 548sqm		A1/A5	548	548	548	Near Certain

SCHOOLS

ID	Development Name	Notes	Dev Type	Complete by Year (Units, 100sqm, beds) Cumulative			Certainty
				2021	2026	2031	
Sch101	Bicester – SW (Kingsmere)	Due to open 2019	600-place secondary	600	600	600	Near Certain
Sch102	Bicester – SW (Kingsmere)	Possibly +420 places, most likely after 2021 but by 2026	Primary – prob 2fe	0	420	420	More Than Likely
Sch103	Bicester – S (Graven Hill)	Possibly +210 places by 2021 and another +420 places by 2026	Primary – 2-3fe	210	630	630	Near Certain
Sch104	Bicester – NW (Ecotown)	+210 places in 2017; probably another +210 places by 2021; by 2026 say another +420 places; another +420 places possible by 2031 or might be later.	3-4 primaries	420	840	1260	More Than Likely
Sch105	Bicester – NW (Ecotown)	Assume +600 by 2026; possibly another +600 by 2031	Secondary – size tbc	0	600	1200	More Than Likely
Sch106	Bicester – SE	Possibly +420 places, most likely after 2021 but by 2026	Primary – 2fe?	0	420	420	More Than Likely
Sch107	Longfield	Longfield increase this year from 1.5fe to 2fe	Primary	58	79	101	Completed
Sch108	Launton	Launton is looking at going up from 175 to 210 places from 2017, subject to consultation	Primary	35	35	35	Hypothetical
Sch109	St Edburgs	St Edburg's is now 2fe in its new location, with actual pupil numbers still to rise.	Primary	169	348	528	Completed
Sch110	Upper Heyford committed	These are additional places as part of the existing permission	Primary			280	Near Certain
Sch111	Upper Heyford committed	These are additional places as part of the existing permission	Secondary – size tbc			180	Near Certain