

Uncertainty Logs for the 2026 Reference Case

ID	Name	Description	Dev Type	Completion by	Certainty
				2026	
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.	C3Dwellings	14	Near Certain
Res102	Highways Depot	Completed prior to June 2016	C3Dwellings	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.	C3Dwellings	180	More Than Likely
Res104	Bicester 2 (Graven Hill)	See 2017 AMR for planning information	C3Dwellings	1571	More Than Likely
Res105	Kingsmere	See 2017 AMR for planning information	C3Dwellings	950	Near Certain
Res106	Land at Skimmingdish Lane	Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	C3Dwellings	46	Near Certain
Res107	Land south of Church Lane (Old Place Yard and St Edburges)	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.	C3Dwellings	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.	C3Dwellings	125	Near Certain
Res109	NWB Eco-town Exemplar	Completion data in accordance with the 2021 AMR	C3Dwellings	396	Near Certain
Res110a	NWB Phase 2 (Himley Village)	Completion data in accordance with the 2021 AMR	C3Dwellings	500	Near Certain
Res110b	NWB Phase 2 (remainder)	Completion data in accordance with the 2021 AMR	C3Dwellings	0	More Than Likely
Res111	SE Bicester (12) (Wretchwick Green)	A strategic allocation in the adopted Local Plan 2011-2031 for 1500 dwellings (Bicester 12). Please see 2017 AMR for planning information. A revised outline planning application is expected soon.	C3Dwellings	1175	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	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.	C3Dwellings	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.	C3Dwellings	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	174	
Res116	Bessemere Close/Launton Rd	Non-statutory allocation for 70 dwellings. See 2017 AMR for details	C3Dwellings	70	More Than Likely
Res117	Cattlemarket	Non-statutory allocation for 40 dwellings. HELAA264. See 2017 AMR for details	C3Dwellings	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	C3Dwellings	665	Near Certain
Res119	Upper Heyford Allocated	Mixed used redevelopment site 1600 additional dwellings (total 2839 based on PBA drawings) See Figure 5	C3Dwellings	845	Reasonably Foreseeable

RESIDENTIAL DEVELOPMENTS

South East Bicester (RES 111) – over 1,025 dwellings assumed in 2026 Reference Case that aren't being delivered

2017 AMR Housing Delivery Monitor (total to 2026 = 1,175 dwellings)

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 29 June 2016 and is pending consideration.	40	G	0	0	0	0	25	150	200	200	200	200	200	150	150	25	0	0	1500	Site promoted by Boyer Planning on behalf of Redrow Homes/Wates. Pre-application community and stakeholder consultation was taken place during 2015. Planning application (16/01268/OUT) is pending consideration. Agents (Boyer Planning) advised (October 2017) that progress on the planning application is slower than expected. There are some outstanding issues to resolve. Redrow Homes and Wates Developments are fully committed and are keen to start on site. Expected delivery rates should remain unchanged.
----------------------------	---	----	---	---	---	---	---	----	-----	-----	-----	-----	-----	-----	-----	-----	----	---	---	------	--

2021 AMR Housing Delivery Monitor (total to 2026 = 150 dwellings)

South East Bicester (Wretchwick Green)	Local Plan allocation (2015) - Bicester 12	40		Outline - 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 approved on 25 October 2018 subject to legal agreement.	Agents (Boyer Planning) advised that the S106 is currently subject to ongoing discussions with the Council before it can be finalised and the associated outline planning permission issued. The timescale for issuing the S106 will strongly impact the delivery timescales (owing to ecology surveys time periods, etc). This is now in the process of being finalised.	Site is promoted by Boyer Planning on behalf of Redrow Homes/Wates. The Council is in ongoing dialogue with the agents on finalising the legal agreement. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Outline and Reserved Matters approvals and construction.	0	0	0	0	0	50	100	150	150	200	200	200	450	1050
---	--	----	--	--	---	--	---	---	---	---	---	----	-----	-----	-----	-----	-----	-----	-----	------

Graven Hill 2 Bicester (RES 104) over 725 dwellings assumed in 2026 Reference Case that aren't being delivered

2017 AMR Housing Delivery Monitor (total to 2026 = 1,571 dwellings)



Appendix 2 - 2017 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
Graven Hill	Allocated in the adopted Local Plan 2011-2031 Part 1 for 2100 dwellings (Bioester 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 1356sqm, 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. Local Development Order for 198 dwellings (16/02197/LDO) approved in January 2017. A Reserved Matters application for demonstrator plots was approved on 19 December 2016. The remaining 200 homes will be provided on land at Langford Park.	207.23	PDL	1899	1	30	140	200	200	200	200	200	200	200	200	200	129	0	0	2100	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 dwellings (Bioester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. The MoD is contractually obliged to transfer the land in two phases. Phase 1 - 2015 and Phase 2 - 2019. Lead housebuilder - Graven Hill Development Company Ltd. 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. A revised Local Development Order for 198 plots was approved in January 2017 which will help facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. Expected delivery rates provided by the housebuilder (November 2017). The Development Company expects a 10 year build-out but a longer period has been allowed for in the interest of caution.

2021 AMR Housing Delivery Monitor (total to 2026 = 846 dwellings)



Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the 5 year land supply	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
Graven Hill	207.23	PDL	1899	1	30	140	200	200	200	200	200	200	200	200	200	129	0	0	2100	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 homes (Bioester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. Lead housebuilder - Graven Hill Development Company Ltd. Infrastructure is in place and the site is now under construction. A revised Local Development Order for 276 plots was approved in December 2017 which helped facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. The remaining 200 homes will be provided on land at Langford Park. This is a self-build development with primarily 1 housebuilder. There were 176 completions during 2020/21 with slightly lower rates of delivery expected in the short term. Typical build out rates are about 90dpa. It is anticipated that planning permissions for the first-phase development of 797 homes will be granted by 8 August 2022. The expected delivery rates takes this into account along with information from the development company and the Council's latest monitoring data.