

ADDENDUM TO ECONOMIC DEVELOPMENT STRATEGY NORTH WEST BICESTER: EXEMPLAR LOCAL CENTRE AT ELMSBROOK

Bidwell's have been requested to provide an overview of likely employment generation numbers on the proposed Exemplar Local Centre at Elmsbrook, North West Bicester, as a supplement to its original June 2019 report and in support of planning application reference 19/01036.

The need for this assessment has arisen as a result of a discussions between Council Officers and representatives of A2Dominion following submission of the application.

The original employment/economic development provisions for the centre were approved in July 2012, as part of a hybrid application (Council Ref: 10/01780/HYBRID). A revised application (Council Ref: 15/00760/F) for the Local Centre was subsequently approved in July 2016, proposing a mix of residential and non-residential uses.

The current submission retains a mix of residential and non-residential uses. However, it has been agreed with Officers to pursue a phased approached to delivery as follows:

Full permission for Local Centre Community floorspace (Use Class D1 with ancillary A1/A3), with a total GIA of 552 sqm, and 16 residential units (use class C3) with associated access, servicing, landscaping and parking. Outline consent is sought for Local Centre Retail, Community or Commercial Floorspace (flexible Use Class A1/A2/A3/A4/A5/B1/D1 of circa 3000m²).

The land to the north of Charlotte Avenue (Phase 1) seeks permission in full. The land to the south of Charlotte Avenue (Phase 2) seeks outline consent. Phase 1 remains as applied for in the original June 2019 submission and therefore our conclusions in relation to employment generation on land to the north as set out in our original report remain valid. The proposed Class D1 community use with a café./bar/shop would provide space for up to 12 jobs, depending on the nature of the Community D1 use.

In relation to Phase 2, it is not known at this stage what the breakdown of uses would be but Bidwells have been asked to provide an approximation of the likely jobs that such a flexible development could accommodate.

Using the latest national job density figures contained within Homes & Communities Agency Employment Densities Guide (3rd Edition) 2015 and assuming a 85% Gross Internal Area, the jobs created by the proposed circa 3000m² of floorspace could range from 212 for B1 office use, through to 159 jobs for A1/A2/A3/A4/A5 use and 106 jobs for D1 use.

It is considered unlikely however that one particular use will occupy the full 3000m² over the proposed ground, first and second floors, but on a floor by floor basis, assuming a 85% Gross Internal Area, each B1 floor could provide space for 70 jobs, A1/A2/A3/A4/A5 floors 53 jobs and D1 floors 35 jobs.

Based on these national job density figures it can be demonstrated that that with a greater amount of commercial space now proposed on Phase 2 of the Elmsbrook Local Centre there would more employment numbers generated than originally estimated in the original Bidwells Economic Development Strategy.