
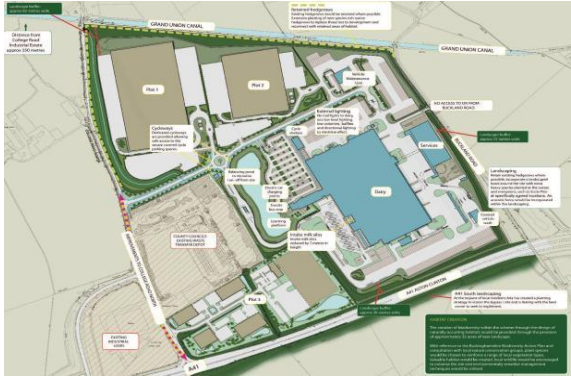



Site Reference Schedule	Page No
<b>ASTON CLINTON</b>	
Aston 41, South land East of College Road North, Aylesbury	
Arla, North land East of College Road North, Aston Clinton	
Arla, North West land East College Road North, Aston Clinton	
Aston Clinton MDA	
<b>AYLESBURY</b>	
Berryfields, Bicester Road, Aylesbury	
Gatehouse Way, Aylesbury	
<b>HADDENHAM</b>	
Haddenham Business Park, Haddenham	
<b>LONG CRENDON</b>	
Crendon Industrial Park,	
<b>PITSTONE</b>	
Pitstone Green Business Park	
<b>SILVERSTONE</b>	
Silverstone	
<b>WESTCOTT</b>	
Westcott Venture Park Western Development, Westcott	
<b>WINSLOW</b>	
Winslow Business Park, Winslow	



<b>Site Ref 4</b>	<b>Site Address - Aston 41, South land to East, College Road North, Aylesbury</b>	
Use – Design & Build Production / Warehouse Units	Development Size - 22,297sq.mtrs (240,000 sq.ft)	
Projected Job Numbers: 580 (from Arla application form)		
		
<b>Site Context</b>		
<p>This site is situated 4 miles south-east of Aylesbury offering direct access to the A41 dual carriageway via College Road North and is circa 15 mins from junction 20 of the M25. The site is one of the four phases of the Arla development – main dairy, South land (Aston 41), North West &amp; North. This site covers the Aston 41/ South land and is for a new production / warehouse build-to-demand development. It has outline planning consent for up to 22,297sq.mtrs (240,000 sqft) of development and offers a range of unit sizes between 1,745sq.mtrs (18,784 sq.ft) and 13,935sq.mtrs (150,000 sqft), designed to institutional standards, with secure yards on self-contained plots. The plots are available for freehold presale or leasehold pre-let to occupiers' specific requirements.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>The agent and developer report a challenging market with a limited number of enquires circulating at any one time. Although there have been a number of initial enquiries it has proven difficult to move these forward into firm offers although there has been more interest in unit 3, the largest unit of circa 13,935sq.mtrs (150,000 sqft), which if it were to progress could act as an important catalyst for the smaller units. In addition the Arla development (site ref 17) is nearing practical completion with an opening / launch date due in December. This may assist in highlighting Aston 41 (as well as the other employments sites in the area) as a viable employment location.</p>		
<b>Intervention Summary *</b>		
Is the market likely to deliver in a timely manner?	Is Public Sector Assistance Required?	
Yes	Yes	
<b>Nature of Public Sector Intervention *</b>		
<p>Flexibility in terms of planning maybe required if the demand does not meet the content of the outline planning permissions. In addition the Council should continue to promote the area as a strategic employment location using the delivery of the Arla development as a catalyst. The Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries.</p>		
<b>Contact Name &amp; Details:</b> Kirk Clifford (Brown, Lee & Clifford Billings) 01844 291291, Matt Sutton (Westhall Estates) 01844 291291		
<b>Current Position (at Nov. 13)</b>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.



Despite the site being actively market there has been no specific progress on detailed planning work or other implementation. It is anticipated that this will be one of the first sites to be developed with its variety of units applied for and good access to the A41.

<b>Site Ref 17   Site Address - Arla, North land to East , College Road North, Aston Clinton</b>	
Use – B8 commercial uses	Development Size – 23,226sq.mtrs (250,000sq. ft.)
Projected Job Numbers: 300 – 470	
	
<b>Site Context</b> This site is one of four phases to the proposed Arla development – main dairy comprising 73,738sq.mtrs (793,709 sqft) of B2 floor-space and 3,493sq.mtrs (37,598 sqft) of B1a floor-space with potential to process over 1 million litre's of milk a year. As it will be completed by December 2013 it is not mentioned in this list. There are also Outline permissions for the South land / Aston 41, North West and North. This site covers the North land. Outline consent was also granted for delivery of a Regional Distribution Centre of 23,226sq.mtrs (250,000 sqft) B8 floor-space on land to the north of the dairy.	
<b>Key Barriers / Market Interest *</b> The operational side of the Arla development is approaching practical completion, with a launch date of December 2013. We understand that the company has focused its attentions on getting their operational business up and running but will now be moving forward plans for the none operational land to help recoup some of the initial financial outlay associated with the provision of infrastructure and build costs of the dairy.	
<b>Intervention Summary *</b>	
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?
Yes	Yes
<b>Nature of Public Sector Intervention *</b> Flexibility in terms of planning maybe required if the demand does not meet the content of the outline planning permissions. In addition the Council should continue to promote the area as a strategic employment location using the delivery of the Arla development as a catalyst. The Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries.	
<b>Contact Name &amp; Details:</b> Johnathan Dunbavin (Agent) 0113 243 6116	
<b>Current Position (at Nov. 13)</b> With the main dairy nearing completion it is hoped that more interest will be shown in the other sites. It is believed that a detailed planning application will be made on this site probably by the end of 2014.	

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.


<b>Site Ref</b>		<b>Site Address - Arla, North-West, College Road North, Aston Clinton</b>					
Use – B2/B8 commercial uses		Development Size – 41,806sq.mtrs (450,000sq. ft.)					
Projected Job Numbers: 530 - 1,230							
							
<p><b>Site Context</b></p> <p>As previous mentioned there are four phases to the planned Arla development – the main dairy, regional distribution centre, a light industrial development and this site (North West land). The intention for this site is to deliver up to 41,806sq.mtrs (449,996sq.ft) of B2/B8 distribution and manufacturing floor-space at the north-west of the site, which could in the medium-term support a milk processing and distribution facility as part of the firm’s longer-term growth plans.</p>							
<p><b>Key Barriers / Market Interest *</b></p> <p>The operational side of the Arla development is approaching practical completion, with a launch date of December 2013. We understand that the company has focused its attentions on getting their operational business up and running but will now be moving forward plans for the non operational land to help recoup some of the initial financial outlay associated with the provision of infrastructure and build costs of the dairy.</p>							
<p><b>Intervention Summary *</b></p> <table border="1" style="width:100%"> <tr> <td style="width:50%">Is the Market Likely to Deliver in a Timely Manner?</td> <td style="width:50%">Is Public Sector Assistance Required?</td> </tr> <tr> <td style="text-align:center">Yes</td> <td style="text-align:center">Yes</td> </tr> </table>				Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	Yes	Yes
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Yes	Yes						
<p><b>Nature of Public Sector Intervention *</b></p> <p>Flexibility in terms of planning maybe required if the demand does not meet the content of the outline planning permissions. In addition the Council should continue to promote the area as a strategic employment location using the delivery of the Arla development as a catalyst. The Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries.</p>							
<p><b>Contact Name &amp; Details:</b> Johnathan Dunbavin (Agent) 0113 243 6116</p>							
<p><b>Current Position (at Nov. 13)</b></p> <p>Efforts over the past two years have been concentrated on developing the main plant which will open in December. With that achieved it is planned to focus upon the rest of the site although it will probably be that this site may not come forward until the end and may even require a new application.</p>							

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

<b>Site Ref 12</b>	<b>Site Address – Aston Clinton MDA</b>	
Use – MDA - 17.65 ha (44 acres) of land	Development Size – 25,776sq.mtrs (277,451 sq.ft)	
Projected Job Numbers: 1550 - 2000 (Estimate from floor-space)		
		
<b>Site Context</b>		
<p>The Aston Clinton Major Development Area (MDA) is located on the eastern side of Aylesbury, north of the A41 Aston Clinton Road. The site is one of a cluster of employment sites in Aston Clinton, which benefits from its close access to the A41 dual carriageway. The site is a short distance from the Arla &amp; Aston 41 developments as well as the College Road North Business Park. A planning application was submitted for development of a business park on 17.65 ha (44 acres) of land in 2007. This proposed development of 25,776 sq.mtrs (277,451sq.ft) of office floor-space and ancillary uses, to provide up to 2000 jobs. However the application was not progressed.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>Aston Clinton MDA represents a strong potential location for future employment development within Aylesbury given its strong strategic road access, located close to the end of the A41 Dual Carriageway the potential for local services to be delivered alongside major development and public transport access to Aylesbury Town Centre. We understand that a deal was close to completion with a major industrial developer prior to the crash in 2007. The site is owned by a private trust and we have been informed that bringing forward development for commercial use at this current time would not provide a sufficient return to them. We understand that there is no short term proposal to reconsider this position and therefore delivery timescales are currently uncertain.</p>		
<b>Intervention Summary *</b>		
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	
No	Yes	
<b>Nature of Public Sector Intervention *</b>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.



<p>The Employment Land review further reinforces Aston Clinton Road as a sustainable location for further employment development. Specifically the study recommends a 15 hectare (37 acres) allocation of land to provide a modern high quality business park which could support 50,000sq.mtrs (538,196 sq.ft) or more of B1 floor-space. The Council should continue to engage with the landowners / agents periodically to monitor the situation and the current economic climate improves.</p>
<p><b>Contact Name &amp; Details:</b> John Leggatt (Thomas Hickman Charity) 01296 318501</p>
<p><b>Current Position (at Nov. 13)</b></p>
<p>Since the original application the site has not been marketed and the applicant has shown no desire at this time to go further with the development of the site.</p>

<b>Site Ref 7</b>	<b>Site Address – Berryfields MDA, Aylesbury off A41</b>					
Use – Employment Allocations (Various)	Development Size – 9ha (24.7 acres) / 33,000sq.mtrs In 2 plots 6.2 ha & 2.8 ha.					
Projected Job Numbers: 1110 (Assumes equal split to B1/B2/B8 using current floor-space data)						
						
<p><b>Site Context</b></p> <p>The construction of housing at Berryfields began in July 2010 after public sector intervention and the use of growth funds to assist with the provision of upfront infrastructure. The MDA comprises a circa 187 hectare site and once fully developed will accommodate circa 3,000 homes. The scheme is being delivered by a consortium of developers including Kier, Taylor Wimpey, Martin Grant Homes and Banner Homes. The Parkway Train Station is open along with a new Academy, Primary School, Nursery and 650+ residential units. In addition to the residential content the proposals include 6.2 hectares (15.3 acres) of land around the Parkway and 2.8 hectares (6.9 acres) adjacent to the District Centre for employment use. In addition a 2.6 hectares has been allocated for the district centre comprising a food store, smaller retail units. In terms of the employment to date the consortium has not brought forward any of the employment allocation and is not actively marketing the sites.</p>						
<p><b>Key Barriers / Market Interest *</b></p> <p>We understand that the consortium has been reluctant to bring forward the employment allocation until there is a sufficient critical mass of residential development. We also understand there are concerns in relation to the level of demand and the viability of employment use and specifically in relation to office use in the area. We understand the consortium is keen to bring forward alternative employment use and specifically leisure uses which are more likely to benefit the marketability of the remaining residential units.</p>						
<p><b>Intervention Summary *</b></p> <table border="1"> <tr> <td>Is the Market Likely to Deliver in a Timely Manner?</td> <td>Is Public Sector Assistance Required?</td> </tr> <tr> <td>Yes</td> <td>Yes</td> </tr> </table>			Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	Yes	Yes
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?					
Yes	Yes					
<p><b>Nature of Public Sector Intervention *</b></p> <p>The Council will have an important role to play in the delivery of the non-residential allocations of the MDA and specifically the office content. We understand that that there is a requirement under the S106 agreement to market the employment allocations. We would recommend that the Council enter into dialogue with the consortium to fully understand the barriers and continue to promote the area as an accessible and medium term employment opportunity.</p>						

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.





<b>Contact Name &amp; Details:</b> Stuart Grant (Cooper Grant - Agents) 07779 220082
<b>Current Position (at Nov. 13)</b>
Since the development commenced there has been little interest shown for the employment land which the agent believes is a sign of the current market and lack of interest in speculative building. It is not believed any commencements will be forthcoming for at least 2-3 years. The developer has not indicated any desire with the LPA about alternative employment / leisure uses that were mentioned to consultants.

<b>Site Ref 42</b>	<b>Site Address – Gatehouse Way, Aylesbury</b>	
Use – Mixed Use	Size - 3.7 ha (9.14 acres) 10,660sq.mtrs (114,743sq.ft)	
Projected Job Numbers: 430 – 480		
		
<p><b>Site Context</b></p> <p>The Gatehouse Way development opportunity is one of the largest regeneration opportunities in Aylesbury on land that was transferred to the AVE Joint Venture Partnership in 2009. The first phase of the development, AVDC's new Council Offices, is now complete and plans have been permitted for future phases that creates a mixed-use scheme including up to 10,660sq.mtrs (114,743sq ft) of office floor-space (gross), 100 residential units, live-work provision and a multi-storey car park on the land which extends to 3.7 hectares (9.14 acres) in size. The scheme will involve the loss of Aeroprint factory but will give a net gain of 5,800sq. mtrs of employment.</p>		
<p><b>Key Barriers / Market Interest *</b></p> <p>This development comprises a significant quantum of office floor-space but as noted in a number of the site assessments there are particular concerns in relation to the viability of office development in the area. However, there are a number of successful standing office developments including Alton House, Target House (which has recently been let to McAfee) and the AVDC's Council offices.</p>		
<p><b>Intervention Summary *</b></p>		
Is the Market Likely to Deliver in a Timely Manner?		Is Public Sector Assistance Required?
Yes		Yes
<p><b>Nature of Public Sector Intervention *</b></p> <p>Importantly the Council already have a delivery role via their JV partners AVE. The site represents one of the largest regeneration sites in Aylesbury. The successful delivery of the Council offices can act as a catalyst for further phases of development. Despite current difficulties with the delivery of office development, given the surrounding area, office use as part of a mixed use scheme remains appropriate in this location. The Council role is to continue to promote employment development on this site and work with AVE is establishing a viable development solution, which incorporates a critical mass of office development.</p>		
<p><b>Contact Details:</b> James Latham (Aylesbury Vale Estates) 020 7881 1914 / Chris Allwood (Agent) 020 7937 8020</p>		
<p><b>Current Position (at Nov. 13)</b></p>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

It has taken time to bring all parts of the development site together now that this has been achieved work will commence with the first phase of the housing development with completions planned for late 2014. At this time it is not certain when work will commence on future phases but hopefully they will be in succession.

<b>Site Ref 2</b>	<b>Site Address – Haddenham Business Park, Haddenham</b>	
Use – Light Industrial and Office	Development Size – 26,822sq.mtrs (288,709 sq.ft) / 10,219sq.mtrs & 16,603sq.mtrs	
Projected Job Numbers: 1000 (Assumes equal split to B1/B2/B8 using current floor-space data)		
		
<b>Site Context</b>		
<p>Haddenham Business Park covers 14.4 hectares (35.6 acres) in size and is on the northern edge of Haddenham off the A418 with good access to Haddenham &amp; Thame Parkway on the Chiltern Mainline. The former airfield site was acquired by Land Improvement Holdings in 1999. The existing estate was sold to Rockspring but Land Improvement Holdings retained the undeveloped land. The site is adjacent to residential development being built out by Persimmon. Approvals and infrastructure are in place for one part of the Business Park expansion which extends to 10,219sq.mtrs (110,000 sqft) of light industrial space. The second part for self-contained buildings ranging from 929sq.mtrs to 2,787sq.mtrs (10,000 sqft to 30,000 sqft) totaling 16,000sq.mtrs can be procured on a pre-let basis.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>The agents report that there has been limited enquiries for the design and build opportunities but this is more a reflection of the economic climate since 2007. Agents do not envisage there being a longer term issue finding occupiers for the available sites.</p>		
<b>Intervention Summary *</b>		
Is the Market Likely to Deliver in a Timely	Is Public Sector Assistance Required?	
Yes	Yes	
<b>Nature of Public Sector Intervention *</b>		
<p>Several plots are available on a design and build basis and therefore the Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries.</p>		
<b>Contact Name &amp; Details:</b> James Stone (Lands Improvement Holdings) 020 7222 5331/ Rod Mordey (Rockspring Property Investments) 020 7761 3300		
<b>Current Position (at Nov. 13)</b>		



\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

As stated previously there has been interest shown in the sites but none of this has come to fruition and the applicants are unlikely to build speculatively at this time. It should be noted that there is currently an outline application on part of the site for housing which is not yet determined.



<b>Site Ref 8</b>	<b>Site Address – Long Crendon Industrial Park, Long Crendon</b>	
Use - Mixed Industrial Estate	Size - 12.95 hectares (32.0 acres)	
Projected Job Numbers: 90 (Assumes net gain using equal split to B1/B2/B8 using current floor-space data)		
		
<b>Site Context</b>		
<p>Long Crendon Business Park is located 2 miles north of Thame on the B4011 between Thame and Bicester. The site is located relatively close to the M40 (5 miles to the west) and is three miles from Haddenham and Thame Parkway Rail Station. It supplies a 12.95 hectare (32.0 acres) employment site which contains both industrial and office developments by Canmoor Estates. The site accommodates approximately 100 businesses, with a mix of office and industrial uses. Overall there are an above average proportion of higher-tech occupiers. The Crendon Business Centre provides 54 individual office suites available on flexible terms. There is a total of 41,800 sq.m (449,931 sqft) of floor-space in units ranging from 70.0sq.mtrs to 3,716sq.mtrs (753 sqft to 40,000 sqft). There is evidence of recent investment, including construction of medium-sized hybrid units off Drakes Drive providing 7,572sq.mtrs (81,537 sqft) of floor-space. This was constructed speculatively in 2008 and is well let. Four further sites have been identified for redevelopment to provide 8,361sq.mtrs (89,997 sqft).</p>		
<b>Key Barriers / Market Interest *</b>		
<p>The estate is being proactively marketed and the new phase of development (Drakes Drive) have received steady interest with only one unit remaining. 3 further phases are available as design and build opportunities comprising 1 plot of 743 – 929sq.mtrs (8,000 to10,000 sqft) and 2 plots of 2,787sq.mtrs (30,000sq.ft). Contrary to the standing units demand has been very limited for the design and build opportunities.</p>		
<b>Intervention Summary *</b>		
Is the Market Likely to Deliver in a Timely	Is Public Sector Assistance Required?	
Yes	Yes	
<b>Nature of Public Sector Intervention *</b>		
<p>The Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries. In the medium term consideration should be given to the opportunity for further allocations of land building on the area's success.</p>		
<b>Contact Name &amp; Details:</b> Rob Large Canmoor Estates (Applicants) 0207 495 4115 / Jeremy Hadfield, Hamiltons Architects (Agents) 0207 706 6406		
<b>Current Position (at Nov. 13)</b>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

Little interest being shown in new units at this time and unlikely to build speculatively. It is not believed that there will be a commencement on the site before 2015/2016.

<b>Site Ref 16</b>	<b>Site Address – Pitstone Green Business Park (data processing centre)</b>	
Use – Data Centre	Size - 4.7 hectares (11.61 acres)	
Projected Job Numbers: 130 - 150		
		
<b>Site Context</b>		
<p>Pitstone Green Business Park is a modern business park developed by Chartmoor Estates which accommodates B1, B2 and B8 activities. The subject site is a large area of vacant land, 4.7 hectares in size, which has planning consent for a 16,000sq.mtrs (172,222 sqft) data centre over two linked single-storey buildings. The site is located approximately 2 miles from the A41 via the B488 and B489. The site adjoins the largest occupier in the area Goodrich Aerospace, an American owned aerospace firm and one of the Vale's key employers. The building will provide a total of 16,000sq.mtrs (172,000 sqft) of technical space in sixteen 1,000sq.mtrs (10,760 sqft) halls. The building is based on the Galileo Connect modular design with independent electrical distribution, UPS and generation per 2,000sq.mtrs (21,530 sqft) of technical space. Individual data halls from 1,000sq.mtrs (10,760sqft) are available for lease. Galileo has appointed Careys to undertake Phase 1.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>The site is being developed by Gallileo Connect, who we understand have laid foundations for Phase 1 but development has ceased whilst funding is sought for the remaining build. The agents have informed us that the delivery timescales remain uncertain.</p>		
<b>Intervention Summary *</b>		
Is the Market likely to deliver in a timely manner?	Is Public Sector Assistance Required?	
No	Yes	
<b>Nature of Public Sector Intervention *</b>		
<p>Given that discussions with agents indicate that there remains significant uncertainty around delivery timescales the Council should engage with the owners at an early stage. Given the success of the wider area discussions in relation to possible alternative employment uses on the site should be entered into if current proposals for the Data Centre do not progress in the short to medium term.</p>		
<b>Contact Name &amp; Details:</b> Stuart Annetts / Les Ingram, Galileo Connect (Developers) 020 7531 1111		
<b>Current Position (at Nov. 13)</b>		
<p>Power to the site will not be connected until the site becomes operational which at this time is at least three years away.</p>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

<b>Site Ref 6</b>	<b>Site Address – Silverstone (various plots)</b>					
Use – Mixed Employment Site	Development Size – 115,000sq.mtrs (1,237,850 sqft)					
Projected Job Numbers: 3,860 (Using equal split to B1/B2/B8 using current floor-space data)						
						
<p><b>Site Context</b></p> <p>The Silverstone Circuit is located in the north of the District and falls partly in Aylesbury Vale and part in South Northamptonshire District. The site is accessed via Dadford Road from the A43 which links to both the M1 and M40. A Development Brief has been jointly prepared by the two Councils to guide the future development of the circuit. This envisages the development of the circuit as a centre for automotive and high-tech excellence, leisure and hotel development and improvements to the circuit infrastructure to enhance the visitor experience. It includes proposals for development of an education campus and sport and leisure facilities. Site K identified in the development falls within the Aylesbury District. An outline planning application was submitted in 2011 which provides for development of offices, workshop and distribution facilities, and education campus, three hotels and leisure and cultural facilities, as well as improved access from the A43. The Business Park is located with Aylesbury Vale District and expected to deliver 115,000sq.mtrs (1,237,850 sqft) of employment space, comprising predominantly B8 activities with some B1 and B2 uses along Dadford Road. Delivery is expected over a 20 year timeframe.</p>						
<p><b>Key Barriers / Market Interest *</b></p> <p>A major barrier has been the cost of required infrastructure and specifically utilities. A £4.4m grant has now been secured to assist the delivery of infrastructure but we understand funds have not been drawn down to date. Silverstone has recently been sold by the British Racing Drivers Club (BRDC) to MEPC, a property group owned by the BT pension fund. It is understood the site would be leased back to Silverstone’s present owner, the British Racing Drivers’ Club (BRDC), which would use the funds from the sale to invest in the running of the circuit and to facilitate commercial development opportunities.</p>						
<p><b>Intervention Summary *</b></p> <table border="1"> <tr> <td>Is the Market Likely to Deliver in a Timely Manner?</td> <td>Is Public Sector Assistance Required?</td> </tr> <tr> <td>Yes</td> <td>Yes</td> </tr> </table>			Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	Yes	Yes
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?					
Yes	Yes					
<p><b>Nature of Public Sector Intervention *</b></p>						

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It is clear that Silverstone provides an important focus for the motorsport industry at a sub-regional level and national level and is a site of national significance to the sector. The sale to a property company will represent a major step forward but the new owners will require time to assess their investment priorities. The public sector has already played a key role in moving forward the proposals for Silverstone and will continue to play a leading role in its delivery alongside the new owners. Specifically the Council through AVA will need to ensure that the business space as well as the retail and leisure aspirations is implemented in timely manner. The Council should engage with MEPC at an early stage in respect of their marketing plans so that the Council can support when they receive inward investment enquiries.

**Contact Name & Details:** Neil Trollope, Terence O'Rourke (Agents) 01202 421142

**Current Position (at Nov. 13)**

Work has commenced on site with an Academy being built along with a temporary hotel. Applications are in for an extension to the Driving Experience track and building (All non B Class uses). It is hoped applications will be made during the next year with the aim of commencing in 2015/2016. Close dialogue has been established with MEPC and the long standing cross authority implementation group has re-affirmed support for MEPC's implementation plans.

<b>Site Ref 1</b>	<b>Site Address – Westcott Venture Park</b>	
Use – Industrial / Warehouse	Size – Various Plots	
Projected Job Numbers: N/A		
		
<b>Site Context</b>		
<p>Westcott Venture Park is a secure business park which has been developed on the former 650 acre RAF airfield and is currently home to over 60 businesses including distributors, fabricators, plant hire companies, technology companies, automotive specialists, from small start-ups to multi-national corporates. The site fronts the A41 between Aylesbury and Bicester. Rockspring, owners of Westcott Venture Park, have completed construction of major infrastructure works that has created access to the estate. As part of the on-going site development, planning consent has been granted for 10.5 hectares (26 acres) of development in the south-west corner of the site ('the Solids area.'). The outline consent, dating from May 2009, provides for 6,165sq.mtrs (66,359 sqft) of B1b development, 9,290sq.mtrs (99,996 sqft) of B1c light industrial floor-space, 4,645sq.mtrs (49,998 sqft) of B2 industrial floor-space and 13,935sq.mtrs (149,995 sqft) of B8 warehousing/ distribution floor-space. This consent lapsed in May 2012.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>The agents report a good level of demand for standing units and advised that the estate is currently fully occupied. An example of the demand is design and build opportunity for FedEx, which opened took occupation in Jan of circa 2,044sq.mtrs (22,000 sqft) of warehouse plus office space. We have been advised that Rockspring are in discussion with existing occupiers about expanding current premise and if that was to come to fruition consideration would be given to bring forward a small industrial unit speculative scheme in parallel, which would be the first in the District for a number of years.</p>		
<b>Intervention Summary *</b>		
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	
Yes	Yes	

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

<p><b>Nature of Public Sector Intervention *</b></p> <p>The standing units in the Park are now fully let however there are a number of design and build opportunities. Several plots are available on a design and build basis and therefore the Council should also engage with the developer / their agent in respect of their marketing plans so that the Council can support when they receive inward investment enquiries. The developer is in the process of amending the existing masterplan to reflect emerging requirements. Therefore flexibility in terms of planning maybe required if the demand does not meet the existing masterplan.</p>
<p><b>Contact Name &amp; Details:</b> Rod Mordey (Applicant) 01296 651233 / Christine Beavon (Agent) 01844 218268</p>
<p><b>Current Position (at Nov. 13)</b></p> <p>This site is identified as a strategic Employment Site in the Vale of Aylesbury Plan. Since the last major permission lapsed there has not been a major B Use application with the developer looking at a new Masterplan, it is unlikely there will be movement on the site for at least 12 months.</p>

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

<b>Site Ref 5</b>	<b>Site Address – Winslow Business Park</b>	
Use – Development Site	Development Size – 15,000sq.mtrs / 04.75 hectares (11.73 acres)	
Projected Job Numbers: 374 - 838		
<b>Site Context</b>		
<p>The proposed Winslow Business Park is located to the north of Winslow town centre on a greenfield site of approximately 4.75 ha (11.75 acres) which has outline consent for 15,000sq.mtrs (161,460 sqft) of employment uses: Class B1 (offices, research and development, and light industrial), B2 (general industrial), and B8 (warehouse and distribution). Winslow Business Park is split into two zones: Zone 1 can provide office accommodation close to the proposed railway station and with frontage close to Buckingham Road. Unit sizes range from 929sq.mtrs (10,000 sqft) to 4,180sq.mtrs (45,000 sqft). Zone 2 will provide manufacturing and storage accommodation to the north of the site providing units from 1,858sq.mtrs (20,000 sqft) up to a total of 10,684sq.mtrs (115,000 sqft). The site adjoins the railway line and is the preferred location of a new station to serve the East / West Rail proposals, which is scheduled to be operational by 2017. The site is also in close proximity to the Bellway Homes The Glade Residential development, which comprises 116 (family) residential units.</p>		
<b>Key Barriers / Market Interest *</b>		
<p>We understand that the owners have been reluctant to bring forward the site for employment uses. We understand that demand has been limited and employment land values would not provide the land owner with a sufficient return on his investment in the current market. We are aware, however, that discussions between the owner and Network Rail are on-going in respect of acquiring circa 1 hectare (2.5 acres) of the site to facilitate the construction of the new station and for associated station car parking</p>		
<b>Intervention Summary *</b>		
Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?	
Yes	Yes	
<b>Nature of Public Sector Intervention *</b>		
<p>As highlighted in the Employment Land Update study 2012 there is a robust case for further employment land development associated with the growth of the settlement, to support localised living and working and sustainable travel patterns. While the town is located at some distance from major economic centres and key road corridors, its accessibility will potentially be enhanced through delivery of east-west rail. The consented employment development could meet much of the demand for employment land at Winslow over the plan period. Should this site not come forward the Council might look to consider whether an alternative site should be identified.</p>		

\*Taken from Key Employment Sites Assessment – Final Report September 2013 as prepared by GL Hearn.

**Contact Name & Details:** Huw Mellor, Kemp & Kemp (Agents) 01865 240001 Or 07739 519195.

**Current Position (at Nov. 13)**

As in the past no certainty can be given to when completions will happen on site especially as there is a now a new application to the same specification on the site but with another agent. This has not yet been determined and asks for reserved matters to be approved in 5 years not the usual 3 mainly to allow for a decision to be reached on East/West Rail. The future development of this site is closely linked to the emerging Winslow Neighbourhood Plan which is in an of preparation.