

**Economy and Business Development**  
**Scrutiny Committee**  
**17 March 2015**

**UPDATE ON MAJOR EMPLOYMENT SITES**

**1 Purpose**

- 1.1 To provide Members with an update on the progress made since last years paper to members on Major Employment sites. It outlines the ongoing work carried out by the Economic Development team and details the findings of a series of meetings held with developers in bringing forward the development of a number of major employment sites that have planning permission or were allocated employment sites. Members will note that these developer meetings are still on-going.

**2 Recommendations**

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| 2.1 That the Committee notes the report and comments on the future programme of activity as set out in the report. |
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**3 Supporting information**

One of the Council's key priorities is to ensure that there is major growth in the local economy alongside the housing growth to ensure that the Vale grows in a sustainable way. The economic development team have been working with the planning team to address some of these issues including the Housing and Economic Development Needs Assessment (HEDNA) to establish the amount of housing and employment that must be provided to meet Aylesbury Vale's needs over the next 20 years.

- 3.1 The Economic Development Strategy recognises that quality infrastructure, ensuring the right mix of premises and appropriate availability of employment land provide the Vale with an opportunity to build a model for future growth. This includes the availability of a mixture of modern premises, ensuring the Vale continues to have a relevant, vibrant and robust economy which offers a wide range of employment opportunities to assist businesses in their growth and expansion plans. Otherwise, these businesses will not achieve their potential growth or may even leave the Vale to look for an alternative location that meets their needs.
- 3.2 It is one of the key aims of the economic development team look to assist to identify and promote existing and new employment sites, to ensure sufficient land is allocated for employment and that sites are unblocked and are then promoted and developed.
- 3.3 From 2013-2033, 12,900 future jobs are forecasted for the district using the Cambridge Econometrics. The Employment Land Review recently prepared by GL Hearn recommended there should be an employment land supply of 106-112 hectares of land. This makes it even more pertinent for AVDC to understand where this growth is coming from and to support jobs growth through its main key employment sites, working alongside developers and agents to ensure sites are developed.

- 3.4 The GL Hearn Assessment on Key Employment sites in September 2013 noted there were no significant obstacles or constraints that AVDC could unblock. However, there were some suggested interventions outlined that would assist AVDC in ensuring these development sites were being developed. These are outlined in their report, which is included in the appendices to this report. The full report however can be found on the [www.investaylesburyvale.com](http://www.investaylesburyvale.com) website at [www.investaylesburyvale.com/growing/general-support/planning-amp-relocation-support](http://www.investaylesburyvale.com/growing/general-support/planning-amp-relocation-support)

### **Market Trends**

- 3.5 GL Hearn reported that Aylesbury Vale has a strong demand for industrial units in the Vale and that this has held up better through the recession, than in other areas. Local agents have also reported a good take up of premises in the last 12 months, in some of the Vale's key employment locations and with increasing interest from prospective purchasers who see the area as an attractive location to invest in. Agents have reported interest in units from 500 sq. ft. to 50,000 sq. ft. with units from 1,500 sq. ft. to 25,000 sq. ft. being taken to accommodate small and medium size businesses. This fits in with Aylesbury Vale's micro business economy, with the majority of businesses employing only 5 people.
- 3.6 Local agents have also reported that very little speculative build within the Vale has got underway until recently, with encouraging signs due to a combination of factors where the land owner or developer has funding, planning consent and where there is a demand from existing occupiers, ensuring prospects of early lettings and rental growth.
- 3.7 Members will note that a number of actions followed from last years report including:

### **Promotion and marketing of schemes**

- 3.8 In the last 6 months, the economic development team have been working closely with developers/agents to ensure investment enquiries are directed appropriately and not lost to other areas. ED have been liaising with developers to ascertain their marketing plans, so sites are then promoted in the right channels to secure future investment. AVDC are currently waiting for marketing plans from Berryfields and Haddenham on how the sites will be marketed and will then in turn put the information on the website [www.investaylesbury.com](http://www.investaylesbury.com) and also forward information to both LEPS.
- 3.9 AVDC are also closely working with UKTI and the LEPS as part of its proposition building on its key sector strengths including; High Performance Technologies (HPT), with Silverstone at its core and working to ensure investment is attracted to the Silverstone Park and other employment areas with existing supply chains within the Vale; Food And Drink, playing in key Aylesbury Vale businesses including Arla, Puratos, McCormick and Natco into SEMLEP's Food and Drink proposition, linking in the key employment sites including the Arla site, Aston 41 and Haddenham as part of that offer; Information Technology Electronic Communications (ITEC) playing McAfee, Esri, University Centre Aylesbury Vale and Bucks UTC to ensure we receive inward investment enquiries to support our key employment sites.

### **Flexible planning approach**

- 3.10 ED have been working closely with planning to address this approach which was also recommended by the GL Hearn's Employment Land Review, to

ensure 'flexibility to allow the redevelopment of employment floor space where it was redundant or in capable of meeting the needs of modern businesses' but also to allow schemes to evolve to meet specific business needs. This has been evidenced recently by supporting Land Improvement Holdings' planning application to reconfigure their employment land at Haddenham.

- 3.11 The team has recently held a series of developer meetings to ensure sites are properly marketed and promoted and to ensure that a flexible planning approach was being adopted by AVDC. Our priority is to ensure this engagement is maintained on a regular basis, so that there is regular communication on how sites are progressing, to ascertain if assistance is required by the developer for the development to come forward and to ensure there are no unintended consequences resulting from the councils actions, as well as looking for practical ways in which the council can facilitate or support the development.

### **Summary of Findings from developer meetings**

#### **Aston 41**

- 3.12 Aston 41 is situated 4 miles south-east of Aylesbury offering direct access to the A41 dual carriageway via College Road North and is 15 minutes from junction 20 of the M25. The site is one of the four phases of the Arla development. It offers design and build opportunities on an 18 acre site with outline planning consent for up to 240,000 sq. ft., with industrial/warehouse units between 18,784 sq. ft. and 150,000 sq. ft. being available.
- 3.13 We recently met with Westhall Estates, the developers of Aston 41 to understand the present position of the site and its availability for development. They advised they had received interest from a number of investors but the current configuration was hampering the prospects of this scheme from progressing. Economic Development have met with planning colleagues to see whether an alternative solution can be provided to assist the development and Westhall Estates are now looking at a number of solutions with our planning team. The Economic Development team will continue to progress this.

#### **Arla Site**

- 3.14 This site is one of four phases to the proposed Arla development, including the main dairy and the North West land which can deliver up to 41,806sq.mtrs (449,996sq.ft) of B2/B8 distribution and manufacturing floor-space.
- 3.15 Arla's senior director, advised us that the site would be entering phase 2 in April 2015 and would be starting to process 1 billion litres of milk by January 2016. The site currently provides 500 jobs to the Vale and at full capacity this would be around 748 jobs.
- 3.16 Arla will be shortly announcing a developer to develop the 48 acre north west site, with units being available from a minimum of 100,000 sq. ft. and above to ensure larger investors come into the Vale bringing higher value jobs. Once the developer is announced, the ED and planning teams will then look to work with the developer to ensure further investment is brought to the site.

#### **Berryfields**

- 3.17 Berryfields comprises a 187 hectare site, which when fully developed will provide up to 3,000 homes with two employment sites comprising of 6.2 hectares (15.3 acres) of land at The Parkway Train Station and 2.8

hectare (6.9 acres) adjacent to the District Centre. Berryfields is a strategic greenfield development area with outline planning permission, located 2 miles northwest of Aylesbury on the A41. It has good connections to Bicester, Oxford and the M40 motorway to London and the West Midlands and is directly opposite Aylesbury Vale Parkway rail station to London Marylebone. The scheme is being delivered by a consortium of developers including Kier, Taylor Wimpey, Martin Grant Homes and Banner Homes.

- 3.18 The team have recently met with the Consortium Project Manager and Savilles who have been undertaken to market the site. We were informed that that there had not been much interest in the site previously and that the site will be undergoing a hard marketing and soft marketing programme of activities. Savilles stated that they were now looking for AVDC support to get the commercial aspect of the site underway, including a master-plan for the site. A follow on meeting is planned with AVDC's senior team and economic development portfolio holder to take the site forward for commercial use.

### **Haddenham**

- 3.19 Haddenham Business Park provides 14.4 acres of employment space and is one of the most successful employment locations in the District. Accommodation is largely let, with steady demand when units become available. There are a number of high value businesses operating at the park including McCormick, one of the Vale's largest employer. The site is strategically located off the A418, with good connection to the M40 corridor and has strong rail accessibility at Haddenham, with regular trains to London and Birmingham.
- 3.20 In 2006 planning consent was given by AVDC for expansion of the business park but the site has remained undeveloped for a number of reasons, including the economic recession and developers have reported that the current configuration does not meet the demands of business needs. AVDC recently met with Land Improvement Holdings who stated that an application to reconfigure the site was to be submitted to ensure flexibility of the employment land to meet investor needs. Economic Development have supported their planning application to ensure the site is developed. The reconfiguration will enable the expansion opportunities for existing businesses within the Vale and will enhance the Vale as an employment location for further investment and will support future jobs growth. It will also create a number of temporary jobs over a period of time from construction of the employment units, retail, care home and housing.

### **Silverstone**

- 3.21 AVDC continues to work with MEPC to position the site for Inward Investment, brand marketing, and is represented on the High Performance Technologies and Motorsport showcase sector group together with 6 LEPs including both SEMLEP and BTVLEP and South Northants District Council to attract further investment into the area, including working as a collective on an Inward Investment event for the Grand Prix in 2015.
- 3.22 AVDC recently met with the Commercial Director at MEPC, who reported that from the 78,000 sq. ft. in floor space available from the Aylesbury Vale employment area, only 28,000 sq. ft. remains, with recent Inward Investment from EDM Precision, a CNC milling company, supplying the F1 supply chain and some other high end engineering businesses. Silverstone currently houses over 50 companies with over 500 employees.

- 3.23 MEPC informed us that some existing clients were are also looking to extend current premises and as a result an initial application to further develop the park was imminent to speculatively build other units, in line with the approved masterplan.

#### **Westcott Venture Park**

- 3.24 Westcott Venture Park is a secure business park, located off the A41 between Aylesbury and Bicester and home to over home to over 60 businesses and managed by Rocksprings AVDC previously granted planning consent for 10.5 hectares (26 acres) for further development, which has now lapsed. More recently the park has experienced some examples of speculative build including 22,000 sq. ft. of warehouse plus office space for FedEx, which opened in January 2014. Furthermore, AVDC has recently granted planning permission for the 45,000 sq. ft. speculative warehouse/distribution development at Westcott.
- 3.25 This is the Vale's first speculative scheme in more than five years and is set to include a first phase of 24,000 sq. ft. of accommodation comprising seven units. Century Court will comprise of two terraces of industrial units offering space from 2,000 sq. ft. to 6,000 sq. ft. Local agents have reported considerable interest in the first phase of development at Century Court, which is currently being constructed and will be ready for completion in mid 2015, with the second phase following on immediately after. We have been informed that Rocksprings will be then commencing development of the detached industrial and office building, approximately 25,000 sq. ft.
- 3.26 The site contains a mixture of businesses, including precision engineering, rocket testing and logistics businesses and that the main market for the site is Bicester/Buckingham/Aylesbury along the M40 corridor. We are aware that a number of existing businesses are looking to take on larger units at the site.
- 3.27 MOOG ISP is at the centre of testing rocket propulsion and are working closely with a consortium of rocket testing companies, the UK space agency, BTVLEP and academia to develop the Westcott Venture Park as a national test facility for space propulsion. This includes an innovation centre with lab space, offices and meeting room space.

#### **Long Crendon**

- 3.28 Long Crendon Business Park is located 2 miles north of Thame, with close links to the M40. It currently supplies 12.95 hectares (32.0 acres) of employment space for both industrial and office use and accommodates over 100 businesses with a number of high tech businesses operating from there.
- 3.29 Economic Development have not recently had the opportunity to visit the development site but local agents have reported further speculative industrial development is planned in the future on Crendon Industrial Park. It is proposed that this business park is the next area on the team's schedule to engage with.

#### **Infrastructure Support for employment sites**

##### **Eastern and Western Link Road**

- 3.30 The recent award to BTVLEP for £48m for road infrastructure improvements to the Eastern Link road and the opening of the Western Link Road will together provide improved connectivity, linking the A418 and A41 and East West around Aylesbury, connecting the major development areas with the

town centre and main road network and also increase the marketability of the employment parks in and around Aylesbury.

### **East West Rail**



- 3.31 The delivery of East West Rail will help businesses in the Vale benefit from being located between the Oxford and Cambridge axis and from improved strategic rail connection to London. It will also improve the wider connectivity to the North of England and improve access to different markets, which should support the future economic development of the district.
- 3.32 Finally, leading on from these series of meetings with developers of major employment sites within the Vale, a Developers Forum is scheduled for later in the spring. Developers, commercial agents and stakeholders will be invited to see how we can work together to ensure employment sites are marketed and promoted throughout the Vale and then developed to bring in the necessary investment into the area.

Contact Officer: Mena Caldbeck, Business Relationship Officer, ext 5657

Background Documents: None

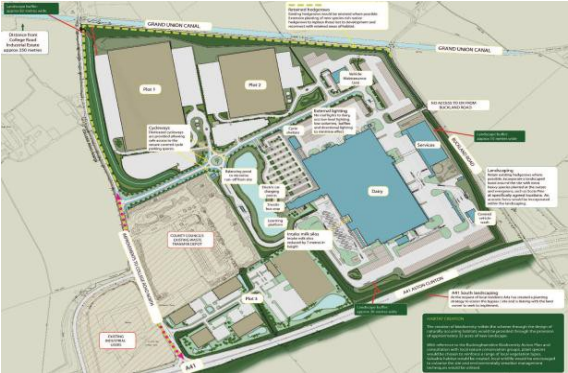

## Appendix 1

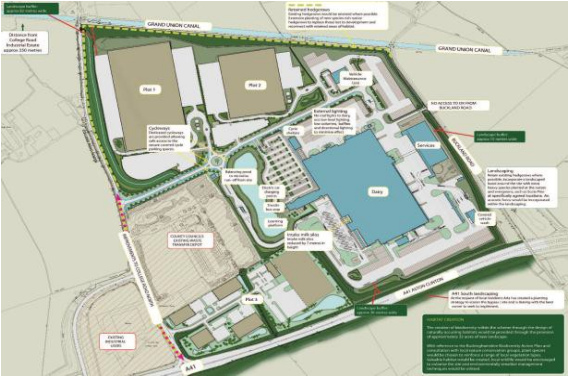

Site Reference Schedule	Page No
<b>ASTON CLINTON</b>	
Aston 41, South land East of College Road North, Aylesbury	
Arla, North land East of College Road North, Aston Clinton	
Arla, North West land East College Road North, Aston Clinton	
<b>AYLESBURY</b>	
Berryfields, Bicester Road, Aylesbury	
<b>HADDENHAM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

<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>		



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</b>		<b>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>			
<p>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.</p>			
<b>Key Barriers / Market Interest *</b>			
<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 none operational land to help recoup some of the initial financial outlay associated with the provision of infrastructure and build costs of the dairy.</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> Johnathan Dunbavin (Agent) 0113 243 6116			
<b>Current Position (at Nov. 13)</b>			
<p>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.</p>			

<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"> <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>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>						

<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)



**Site Context**

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.

**Key Barriers / Market Interest \***

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.

**Intervention Summary \***

Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?
Yes	Yes



**Nature of Public Sector Intervention \***



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.

**Contact Name & Details:** Stuart Grant (Cooper Grant - Agents) 07779 220082

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

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 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>		
<p>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.</p>		

<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 . m t r s (8,000 to10,000 sqft) and 2 plots of 2,787sq . m t r s (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>		

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 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)		



**Site Context**

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.

**Key Barriers / Market Interest \***

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.

**Intervention Summary \***

Is the Market Likely to Deliver in a Timely Manner?	Is Public Sector Assistance Required?
Yes	Yes



**Nature of Public Sector Intervention \***

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		
		
<p><b>Site Context</b></p> <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>		
<p><b>Key Barriers / Market Interest *</b></p> <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>		
<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>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>

