

2. APPROACH TO EIA

Introduction

- 2.1 This Chapter outlines the approach adopted within this ES in assessing likely significant effects. It describes how the scope of the ES was established, and details the methodology adopted in each of the Technical Chapters. Detailed assessment methodologies, assumptions and limitations for each technical topic are further outlined within each of the Technical Chapters of this ES.
- 2.2 **Table 2.1** below provides a breakdown of the information required in an ES under Regulation 18(3) of the EIA Regulations and Schedule 4, and where this information can be located in this ES.

Table 2.1 - Information required by the EIA Regulations, and its location within the ES

Regulation 18(3)	Required Information	Location within ES
(a)	A description of the Proposed Development comprising information on the site, design, size and other relevant features of the development	Chapter 4
(b)	A description of the likely significant effects of the Proposed Development on the environment	Technical Chapters 7-18
(c)	A description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment.	Technical Chapters 7-18
(d)	A description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.	Chapter 5
(e)	A non-technical summary of the information referred to in subparagraphs (a) to (d).	See Non-Technical Summary
(f)	Any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.	See Appendices, Technical Chapters 7-18, and Chapter 19.

Scope of the ES

- 2.3 The EIA Regulations require that where significant environmental impacts are likely to occur, they should be considered through the EIA. In order to determine the scope of the EIA, a request for a Scoping Opinion was prepared and submitted to the LPA in August 2023 in accordance with Regulation 15(1) of the EIA Regulations. A copy of the Scoping Report can be found at **Appendix 2.1**.
- 2.4 As part of the Scoping Request, the following topics were identified as having the potential to result in significant environmental impacts:
- Landscape and Visual;

- Ecology and Nature Conservation;
- Cultural Heritage and Archaeology;
- Transport and Access;
- Noise and Vibration;
- Air Quality;
- Lighting;
- Flood Risk and Drainage;
- Socio-Economics;
- Climate Change; and
- Waste.

2.5 A Scoping Opinion was received on 29th September 2023 (**Appendix 2.2**) which set out the LPA’s opinion on the scope of the ES. The inclusion of the above topics was agreed by CDC within the Scoping Opinion. In addition to the above, CDC requested that the impacts associated with terrorism be scoped into the ES. As such, Major Accidents and Disasters has been scoped in.

2.6 It has been agreed by the LPA that it is unlikely that significant environmental effects will arise in regard to Human Health, Soils, Land Quality and Ground Conditions. As such, these topics have been scoped out of the ES. A summary of why matters have been scoped in and out of the ES is provided in **Table 2.2**, but full justification is detailed within the Scoping Report and Scoping Opinion (**Appendix 2.1 and 2.2**).

Table 2.2 – Summary of why matters that have been scoped in and out

Discipline	Scoped in/out	Summary of why matters have been scoped in/scoped out
Air Quality	In	Construction works for the Proposed Development have the potential to lead to the release of dust and particulate matter, as well as emissions to the air from construction traffic. In operation, the Proposed Development will generate additional traffic in particular during match days and during other large events that may occur at the stadium as well as traffic associated with the hotel and wellbeing facilities amongst others. Therefore, there is the potential for significant air quality effects to occur. As such, this topic has been scoped in.
Climate Change	In	Existing guidance from the Institute of Environmental Management and Assessment (IEMA) stresses that climate change should be integrated within the ES. Based on the information provided to date, the scale of development and the nature of the proposals, there is the potential for likely significant effects and therefore it has been scoped in. Given the undeveloped nature of the Site, the Proposed Development will result in a significant increase in GHG emissions compared to the baseline, and therefore GHG Emissions are scoped in for both construction and operational phases. In respect of climate resilience, the construction phase is scoped out of the climate resilience assessment due to the short construction period during which climate is not anticipated to change significantly from the present day. The operational phase has been scoped in due to the potential for adverse risks from future climate

		change and a need to incorporate resilience measures to mitigate these risks.
Cultural Heritage and Archaeology	In	There is the potential for currently unrecorded archaeological remains to occur within the Site. The Proposed Development has the potential to result in a significant adverse effect upon any such remains. The Proposed Development also has the potential to alter the setting of a number of designated heritage assets. As such, cultural heritage and archaeology is scoped in. This will be accompanied by an Archaeological Desk-Based Assessment and Heritage Settings Assessment.
Ecology and Nature Conservation	In	The baseline survey work undertaken highlights that there is potential for likely significant effects. Alongside this, given the site's proximity to statutory and non-statutory designated wildlife sites, Ecology and Nature Conservation is scoped in.
Human Health	Out	The Proposed Development does not comprise uses or activities, and is not located within the vicinity of any activities or uses, that would pose a significant risk to human health. Human Health is already being considered by other technical chapters within the ES, as well as technical reports being prepared as part of the application. As such, this topic has been scoped out; however, a standalone Health Impact Assessment will be submitted with the planning application.
Flood Risk and Drainage	In	The Proposed Development will require site preparation and construction works which will have the potential to change flood risk in the vicinity of the Site through temporary works, landform / topographical changes and changes to existing watercourses and drainage paths. In operation, the Proposed Development will have the potential to change flood risk in the vicinity of the Site through permanent topographical changes and changes to the existing drainage paths. As such, flood risk and drainage are scoped in.
Land Quality and Ground Conditions	Out	A Phase 1 Study has been completed. It is considered that there is no potential for significant effects related to ground conditions during development of the Site, or that is likely to affect residents once operational. It is proposed that the assessment of land quality and ground conditions is scoped out of the ES. This issue can be dealt with at appropriately at the application stage or via conditions.
Landscape and Visual	In	The topic of Landscape and Visual Impact will be scoped into the ES on the basis that there is potential for significant effects. This will include a Landscape and Visual Impact Assessment (LVIA) of the Site and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the Proposed Development.
Lighting	In	The Proposed Development will include changes to current lighting levels and additional lighting provisions during both the construction and operation phases; these additional lighting elements have the potential to increase obtrusive light levels. As such, lighting is scoped in. An Environmental Lighting Impact Assessment (ELIA) will be provided as a technical appendix to the ES and will identify and assess the likely significant effects of obtrusive light from the Proposed Development on receptors that surround the Site.
Major Accidents and Disasters	In	It is anticipated that the Proposed Development will be regulatorily compliant and, therefore, mitigation measures will be in place to minimise significant effects during the construction and operational periods for each of the identified potential risks associated with major accidents and disasters. As such, no significant effects are anticipated in relation to the majority of major accidents and disasters. However, as part of the Scoping Opinion, the LPA highlighted that the impact on terrorism should be included. As such, a proportionate assessment is therefore scoped in.
Noise and Vibration	In	The Proposed Development has the potential to result in temporary and permanent noise and vibration impacts due to a variety of sources during the construction and operational phases. There are various residential and non-residential sensitive receptors in the area surrounding the Proposed Development. Therefore, there is potential for adverse effects to arise

		and a requirement for these to be assessed to identify potential significant effects so that the scope to mitigate them can be considered. Noise and vibration is therefore scoped in.
Socio-Economics	In	Given the scale of development and new employment creation, the Proposed Development has the potential to result in significant positive effects in terms of socio-economic matters. It is therefore scoped into the ES.
Soils	Out	None of the land required is likely to be considered best and most versatile land (BMV); therefore, no BMV would be removed from production. It is not considered that there would be any significant effect on soils or agricultural land resources during construction or operation and it is therefore scoped out.
Transport and Access	In	From reviewing available data sources, and given the scale of the development, the Proposed Development has the potential to cause likely significant effects in respect of transport. As such, it is proposed to be scoped into the ES. The Transport Chapter will be accompanied by a Transport Assessment, and Framework Travel Plans.
Waste	In	The Proposed Development has the potential to result in a significant adverse effect upon material assets use and waste management capacity in the region. The following matters are scoped in and scoped out: <ul style="list-style-type: none"> • Due to the size and scale of the Proposed Development, there is the potential for moderate to large volumes of material assets to be required for the construction phase. There is the potential for significant effects and therefore this is to be scoped in. Quantities of raw material and manufactured products will be negligible during the operational phase and this is therefore scoped out. • Waste generation and management during the construction phase and operational phases is scoped in.

2.7 Where relevant, details of consultation regarding the Scoping with respective consultees have been included within respective Technical Chapters of the ES.

Consultation

2.8 During the Scoping exercise, CDC liaised with a range of internal consultees who provided comment on the proposed scope and approach to the ES. This includes the following:

- CDC:
 - Conservation
 - Ecology
 - Environmental Health
 - Land Drainage
 - Landscape Services
- OCC:
 - Archaeological Services
 - Highways
 - Lead Local Flood Authority
 - Minerals and Waste
 - Public Health
- Berkshire Buckinghamshire and Oxfordshire Wildlife Trust

- CPRE
- Environment Agency
- Fire Service
- Health and Safety Executive (HSE)
- London Oxford Airport
- National Highways
- Natural England
- Parish Councils and Local Groups (including Friends of Stratfield Brake)
- London Oxford Airport
- Sport England
- Thames Valley Police
- Thames Water

2.9 In addition, further consultation has been undertaken by the Applicant with a number of stakeholders, and key statutory consultees have been engaged with throughout the EIA and design process. Meetings have been held between the Applicant and a number of officers or departments at CDC, as well as with other statutory consultees including various departments at Oxfordshire County Council (OCC), Parish Councils, Thames Valley Police and Sport England.

2.10 Significant consultation has been undertaken with stakeholders and members of the public, with more than 1,500 attending the public consultation events that were held and over 150 meetings with various stakeholders. Discussions with stakeholders are ongoing and the Applicant will continue these throughout the application and consultation process.

2.11 A summary of the consultation in relation to the EIA is provided in the methodology and baseline section of each Technical Chapter. Further information on the consultation undertaken as part of this planning application is within the Statement of Community Involvement.

Approach to the Assessment

Baseline Conditions

2.12 Schedule 4, Paragraph 3 of the EIA Regulations, states that an ES should include '*a description of the relevant aspects of the current state of the environment (baseline scenario)*'.

2.13 The baseline conditions for all environmental topics have been gathered by the consultants in order to define and describe the existing environmental characteristics and receptors for each individual topic. Whilst individual environmental topics employ distinct methods for identifying baseline conditions, as detailed in each of the Technical Chapters, the data for the technical assessments has generally been collected through a variety of methods, including:

- Desk-based research
- Site surveys, inspections, and monitoring
- Consultation with appropriate consultees, organisations, and stakeholders

- 2.14 The boundary upon which baseline data has been collected (i.e. study area) varies between the technical topics in this ES, and is described within the Technical Chapters. The 'Site' referred to within the ES is the same as the planning application boundary; this is described in Chapter 3.
- 2.15 As required by the EIA Regulations, each chapter has also considered the 'future baseline'. This is the natural change to the baseline conditions without the Proposed Development, as determined by available environmental information and scientific knowledge. This includes climate change projections (UKCP2018).
- 2.16 Individual environmental topics have their own methods in identifying baseline conditions, and the sensitive receptors, of which the environmental effects are assessed against, are identified within the Technical Chapters.

Assessment of Effects

- 2.17 The ES considers the effects of the Proposed Development throughout the construction period and during the operational use of the Development. This assumed that the development is to be completed and fully occupied in September 2026. Some topics will assess more specific scenarios for when the Proposed Development is operational, including match-day and non-match day operations.
- 2.18 The approach to identifying whether any predicted environmental effects are significant relies on standards or codes of practice, professional judgement and the views of other agencies and organisations. Broadly, the level of effect contains a number of parameters including:
- Magnitude (size of effect);
 - Spatial extent (size of the area affected);
 - Duration (short, medium or long term);
 - Nature of the effect (direct or indirect, secondary, cumulative, permanent or temporary);
 - Number and sensitivity of the receptors;
 - International, national or local standards; and
 - Relevant planning policy.
- 2.19 In terms of significance, the terms Negligible, Minor, Moderate or Major are typically used to identify the level of effect. Effects are also described according to whether they are considered to be adverse, neutral or beneficial. The applicability of these criteria is specific to each individual topic and is explained in detail in the Technical Chapters. Where possible, this will be based upon quantitative

and accepted criteria, but where no such standards exist, valued judgement and professional interpretation will be utilised. Unless specified otherwise, each of the Technical Chapters will use the following criteria to determine the magnitude of change and the sensitivity of the receptor/receiving environment.

Value/Sensitivity of Receptor

2.20 The sensitivity of receptors is based on the relative importance of the receptor using the scale at **Table 2.3**.

Table 2.3 - Sensitivity of receptors summary

Sensitivity	Criteria for Assessing Sensitivity
High	The receptor has little ability to absorb change without fundamentally altering its present character, is of high environmental value, or is of international or national importance (e.g. SAC, AONB).
Medium	The receptor has moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional importance.
Low	The receptor is tolerant of change without detriment to its character, is of low environmental value or is of low or local importance.
Negligible	The receptor has capacity for change or is of little environmental value

Magnitude of Effect

2.21 **Table 2.4** below shows the methodology used to define the magnitude of impact.

Table 1.4 - Summary of methodology to assess magnitude of impact.

Magnitude of Impact	Criteria for assessing impact
High	Total loss or major alteration to key elements or features of the baseline (pre-development) conditions such that the post development character/composition will be fundamentally changed.
Medium	Loss or alteration to one or more key elements or features of the baseline conditions such that post development character/composition of the baseline will be materially changed.
Low	A minor shift away from the baseline conditions. Change arising will be detectable but not material. The underlying character/composition of the baseline condition will be similar to the baseline conditions.
Negligible	Very little change from the baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Overall Significance of Effect

2.22 Overall level of effect will be calculated based on the interaction between magnitude and sensitivity, whereby the effects can be beneficial (positive), adverse (negative) or negligible (neutral). The level of effect will be calculated using the matrix in **Table 2.5**, which sets out the interaction between magnitude and receptor sensitivity.

Table 2.5 – Level of Effect Matrix

Magnitude	Sensitivity of Receptor			
	High	Medium	Low	Negligible
High	Major	Major/Moderate	Moderate/Minor	Negligible
Medium	Major/Moderate	Moderate	Minor	Negligible
Low	Moderate/Minor	Minor	Minor/Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

2.23 The level of effect terms outlined in the above table have been defined as the following:

- **Major (adverse or beneficial)** – where the development would cause significant deterioration (or improvement) of the existing environment;
- **Moderate (adverse or beneficial)** – where the development would cause noticeable deterioration (or improvement) to the existing environment;
- **Minor (adverse or beneficial)** – where the development would cause perceptible deterioration (or improvement) to the existing environment;
- **Negligible** – no discernible improvement or deterioration to the existing environment.

2.24 In this context, ‘adverse’ and ‘beneficial’ are defined as the following:

- **Adverse** – Detrimental or negative effect to an environmental resource or receptor; and
- **Beneficial** – Advantageous or positive effect to an environmental resource or receptor.

2.25 Whether the level of effect is ‘significant’ or ‘not significant’ is based on professional judgement and is considered further in each Technical Chapter. Unless stated otherwise within a Technical Chapter, effects of Moderate significance or above are considered to be **significant** in EIA terms (shaded in **Table 2.5**) and effects that are Minor are **not significant** in EIA terms. Professional judgement is used to determine whether a Moderate/Minor effect is significant or not.

2.26 In line with Schedule 4 of the EIA Regulations, the description of the likely significant effects should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. These terms can be defined as follows:

- **Direct** – Effects that arise from the effect of the project itself;
- **Indirect** – Effects that arise which are not a direct result of the project but are closely linked;
- **Secondary** – Effects that arise as a consequence of an initial effect of the scheme; and
- **Cumulative** – Effects that can arise from a combination of different effects at a specific location or the interaction of different effects over different periods of time;
- **Transboundary** – Effects that are distinguished based on geographic level, or cross boundary i.e. effects that can arise beyond a district-level.
- **Short term** – Effects that arise within 1 year;
- **Medium term** – Effects that arise between 1-10 years;

- **Long term** – Effects that arise over a greater period of 10 years;
- **Permanent** – Effects that result from an irreversible change to the baseline environment or which will persist for the foreseeable future; and
- **Temporary** – Effects that persist for a limited period only.

Mitigation and Residual Effects

- 2.27 Regulation 18(c) of the EIA Regulations requires an ES to contain ‘*a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment.*’ The development and incorporation of mitigation measures is an integral part of the design and EIA processes, with the ultimate aim of reducing significant adverse effects and maximising potential beneficial effects.
- 2.28 Measures to mitigate potential significant adverse effects are inherent in the Proposed Development and are referred to as ‘embedded mitigation’. These mitigation measures for both the construction and operational phases are considered prior to undertaking the assessment of likely significant effects.
- 2.29 Following the assessment of effects, in some cases a requirement for ‘additional’ mitigation measures to reduce significant effects is identified, or potential enhancement opportunities. These are identified under the ‘Mitigation Measures and Residual Effects’ section within the Technical Chapters.
- 2.30 Environmental effects remaining after the mitigation and enhancement measures have been implemented are termed ‘residual effects’. The residual effects are fully described in each of the Technical Chapters.

Cumulative Effects

- 2.31 In line with Schedule 4 (5)(e) of the EIA regulations, a description of the likely significant cumulative effects has been considered as part of the technical assessment of all disciplines.
- 2.32 Cumulative effects include ‘intra-project effects’ and ‘inter-project effects’. Intra-project effects relate to the inter-relationship between topics and those effects of the Proposed Development which, when considered together, may have a combined effect on a receptor. Inter-project effects are those effects of the Proposed Development and other committed developments in the vicinity of the Site.
- 2.33 In terms of inter-project effects, Schedule 4 of the EIA Regulations requires the consideration of cumulative effects of the Proposed Development with other existing and/or approved projects. As

part of the Scoping Request, a set of screening criteria was developed to identify which cumulative schemes in the area should be subject to assessment, as follows:

- Committed developments, allocated sites, and other developments that are reasonably foreseeableⁱ; and
- Spatially linked to the development (within 2km of the Site boundary); and
- The development includes more than 1 hectare (site area) of urban development which is not dwellinghouse development, the development includes more than 150 dwellings or the overall area of the development exceeds 5 hectaresⁱⁱ; or
- Other EIA development or major expansion projects (allocated sites) within 5km of the Site boundary.

2.34 The Scoping Opinion recommended inclusion of additional cumulative schemes. It was recommended that the list used to support the application submitted for site allocation PR8 should be used for an analysis of cumulative impactsⁱⁱⁱ. The majority of these sites were already included in the schedule of sites presented in the Scoping Report. Additional sites identified by the LPA have been added to the schedule where they are within 5km of the site, which has resulted in an additional 9 sites being added to the assessment. This is in line with further discussions with the LPA following receipt of the Scoping Opinion, where it was agreed to include sites within 5km of the Site. A review of the sites included within the application submitted for PR8 is included at **Appendix 2.3**, with commentary on whether these have been included for assessment within this ES, and why not if excluded.

2.35 The list of sites that are being considered as part of the cumulative assessment within this ES are set out in **Table 2.6** below, and **Figure 2.1** illustrates the location of these sites. The schedule of sites has been kept under review and is considered to be up-to-date as of February 2024.

2.36 Each Technical Chapter considers the potential for inter-project effects arising from these cumulative schemes. This is summarised in Chapter 18, which also addresses Intra-project effects.

Table 2.6 – Summary of cumulative sites to be considered

Ref	Site Address, LPA and Approx. Distance from Site	Allocation Reference	Application Reference	Description	Status
1	OS Parcel 4347 East Of Pipal Cottage Oxford Road Kidlington Cherwell District Council 350m	Policy PR6a - Land East of Oxford Road (690 dwellings and other associated uses)	23/01233/OUT	Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i))	Allocated for residential development. Application pending decision.

				and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.	
2	North Oxford Golf Club, Land west of Oxford Road Cherwell District Council 200m	PR6b – Land West of Oxford Road (670 dwellings)	N/A	N/A	Allocated for residential development.
3	Frieze Farm, Kidlington Cherwell District Council 175m	Policy PR6c - Land at Frieze Farm (30 hectares reserved for the potential construction of a golf course should this be required as a result of the development of PR6b).	N/A	N/A	Reserved for a potential golf course, unless demonstrated it is not required.
4	Land At Bicester Road Kidlington Cherwell District Council 25m	PR7a - Land South East of Kidlington (430 dwellings, extension to cemetery and sports facilities)	22/00747/OUT	Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.	Allocated for residential development. Application has a resolution to grant planning permission subject to S106 Agreement (5/10/23 planning committee).

5	Land North Of 66 And Adjacent Water Eaton Lane Gosford Cherwell District Council 850m	PR7a Land South East of Kidlington (430 dwellings, extension to cemetery and sports facilities)	22/03883/F	Full Application for Development of 96 Dwellings (50% affordable housing), extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping and infrastructure	Allocated for residential development. Application has a resolution to grant planning permission subject to S106 Agreement (7/12/23 planning committee).
6	Stratfield Farm 374 Oxford Road Kidlington OX5 1DL Cherwell District Council 120m	Policy PR7b – Land at Stratfield Farm (120 dwellings, and creation of a nature conservation area)	22/01611/OUT	Outline planning application for up to 118 no dwellings (all matters reserved except for access) with vehicular access from Oxford Road	Allocated for residential development. Application has a resolution to grant planning permission subject to S106 Agreement (5/10/23 planning committee).
7	Former Piggery And Land North Of Woodstock Road Yarnton Cherwell District Council 1.4km	Policy PR8 - Land East of the A44 (1,950 dwellings, expansion land for Begbroke Science Park and associated community uses).	23/03307/OUT	Outline planning application for the residential development of up to 300 dwellings with associated infrastructure and open space (outline) and new access off the A44 (detailed)	Allocated for residential development. Application pending consideration.
8	Begbroke Science Park Begbroke Hill Begbroke Kidlington OX5 1PF Cherwell District Council 1.75km	Policy PR8 - Land East of the A44 (1,950 dwellings, expansion land for Begbroke Science Park and associated community uses).	23/02098/OUT	Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses,	Allocated for development. Application pending consideration.

				including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.	
9	OS Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cherwell District Council 2.5km	Policy PR9 - Land West of Yarnton (540 dwellings and other associated uses)	21/03522/OUT APP/C3105/W/23/3329587	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are	Allocated for residential development. Appeal against non - determination. CDC committee resolved November 2023 that they would have refused on outstanding technical matters and no S106

				reserved, save for the principal access points. Appeal against non-determination submitted.	Agreement, but that in the circumstances the issues are satisfactorily resolved, the appeal will not be contested.
10	Northern Gateway, Oxford City Council 1.35km	Northern Gateway/ Oxford North Allocation	18/02065/OUTF UL	Hybrid planning application comprising: (i) Outline application (with all matters reserved save for "access"), for the erection of up to 87,300 sqm (GIA) of employment space (Use Class B1), up to 550 sqm (GIA) of community space (Use Class D1), up to 2,500 sqm (GIA) of Use Classes A1, A2, A3, A4 and A5 floorspace, up to a 180 bedroom hotel (Use Class C1) and up to 480 residential units (Use Class C3), installation of an energy sharing loop, main vehicle access points from A40 and A44, link road between A40 and A44 through the site, pedestrian and cycle access points and routes, car and cycle parking, open space, landscaping and associated infrastructure works. Works to the A40 and A44 in the vicinity of the site. (ii) Full application for part of Phase 1A comprising 15,850 sqm (GIA) of employment space (Use Class B1), installation of an energy sharing loop, access junctions from the A40 and A44 (temporary junction design on A44), construction of a link road between the A40 and A44, open space, landscaping, temporary car parking (for limited period), installation of cycle parking (some temporary for limited period), foul and surface water drainage, pedestrian and cycle links (some temporary for limited period) along with associated infrastructure works. Works to the A40 and A44 in the vicinity of the site. (Amended plans and additional information received 19.06.2019)	Application approved in September 2021. Conditions have been/ are being discharged. It is understood that development commenced in January 2023.
11	Land South West Of St Frideswide Farm Banbury Road Oxford Oxfordshire OX2 8EH Oxford City Council	SP24 - St Frideswide Farm (125 dwellings)	21/01449/FUL	Full planning permission for 134 dwellings (use class C3), informal open space including community pavilion, seating and children's play areas, hard and soft landscape and sustainable drainage areas, access, associated roads and infrastructure, car and cycle parking, bin storage, pumping station, substation and associated engineering works.	Allocated for residential development. Application has been approved and subsequent conditions has been discharged.

	1.1km				Application is currently being built out.
12	University Press Sports Ground Oxford City Council 1.2km	SP52 – University Press Sports Ground (130 dwellings)	N/A	N/A	Allocated for residential development.
13	Hill View Farm, Marston Oxford City Council 3.5km	SP25 – Hill View Farm (110 dwellings)	20/03034/FUL	Demolition of existing buildings and construction of 159 dwellings, associated roads and infrastructure, drainage and landscaping	Allocated for residential development. Application has been approved in March 2022 and subsequent conditions has been discharged.
14	Land west of Mill Lane, Marston Oxford City Council 3.75km	SP26 – Land West of Mill Lane (75 dwellings)	21/01217/FUL	Erection of 80 residential dwellings (use class C3) formed of 13 one-bedroom apartments and 28 two-, 35 three- and 4 four-bedroom houses with associated public open space, access and landscaping	Allocated for residential development. Application approved March 2022.
15	Marston Paddock, Butts Lane Oxford City Council 4.5km	SP23 – Marston Paddock (39 dwellings)	21/02580/FUL	Full planning permission for the erection of 40 residential dwellings (Class C3), access arrangements and public open space, landscaping, associated infrastructure and works including pedestrian and cycle routes	Allocated for residential development. Application approved July 2022 Applications to discharge conditions pending decision
16	Land north of Bayswater Brook near Barton South Oxfordshire District Council 4.8km	STRAT13 – Land north of Bayswater Brook (1,100 dwellings and associated uses)	P22/S4618/O	Outline Planning permission for up to: 1. 1,450 new dwellings (Class C3), 2. 120 units of Assisted Living dwellings, with ancillary communal and care facilities (Class C2/C3), 3. 560 sq.m of new community use buildings (Class F2), 4. 500 sq.m of new commercial/business/service buildings/health provision (Class E), 5. 2,600 sq.m of new Primary School (Class F1), 6. Creation of areas of green infrastructure, including areas of open space,	Allocated for residential development. Application pending decision.

				allotments, habitats, recreation facilities and public park areas, 7. Associated transport, parking, access, surface water and utility infrastructure works. Full planning permission for: 1. Change of Use to Class E and associated refurbishment works to the Main Barn and 3no. curtilage barns at Wick Farm, 2, Change of Use to Class F1 and associated refurbishment works to the Wick Farm Well House building, 3. Erection of New Build barn-style building (Class E), 4. Erection of New Build building containing back-of-house facilities for the Main Barn-style building (Class E), 5. Erection of New Build Community Space building (Class F2), 6. Associated transport, parking associated with the local centre, access and utility infrastructure works, 7. Demolition of identified buildings, 8. Associated landscaping, public realm and market garden.	
17	Oxford Technology Park Buildings 8-11 Cherwell District Council 3.3km	Policy Kidlington 1 (small-scale review of the Green Belt to accommodate identified High Value Employment Needs)	23/00915/F	Planning Application for Development within Use Classes E(g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and associated works including access and parking (relating to proposed Buildings 8, 9, 10 and 11) (total of a total of 16,909 sqm)	Application approved July 2023.
18	New Science Park, Oxford Airport Cherwell District Council 3.75km	Policy Kidlington 1 (small-scale review of the Green Belt to accommodate identified High Value Employment Needs)	23/00517/F	Redevelopment of the site to include the demolition of existing buildings and development of new accommodation across 5 buildings for employment uses (Class E(g)(ii) and (iii)) plus ancillary amenity building, outdoor amenity space, car parking, cycle parking, landscaping and associated works (18,767sqm).	Resolution to grant subject to S106 agreement (15/06/23 planning committee).
19	Land N of Manor Farm, Noke Cherwell District Council 4.3km	N/A	22/01682	Development of a ground mounted solar farm incorporating the installation of solar PV panels, associated infrastructure and access, as well as landscape planting and designated ecological enhancement areas.	Application pending decision.
20	Land West of Cuckoo lane and adjacent to the A40, Eynsham	Highway Improvement Scheme identified in	OCC reference R3.0057/19	Construction of a park & ride car park providing 850 car parking spaces, cycle spaces, motorcycle spaces, electric vehicle charging points, bus shelters, landscaping,	Application decided April 2021.

	West Oxfordshire District Council Oxfordshire County Council 1.9km	the WODC Local Plan		external lighting, public open space, toilets, seating, fencing, habitat creation, drainage features, new access from Cuckoo Lane, new roundabout with access onto A40, an eastbound bus lane approximately 6.5km in length from the park & ride site to the A40 bridge over the Dukes Cut canal, two sections of westbound bus lane (each approximately 500m in length), new shared use footway/cycleway, widening of Cassington New Bridge, junction improvements, new crossings, new footbridge alongside Cassington Halt Bridge, and associated works	Number of applications to discharge conditions approved. Currently under construction
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References

ⁱ Those with planning applications that have been submitted but not yet determined, where there is a likelihood that the application may be granted planning permission before this application is determined.

ⁱⁱ As per the screening thresholds for Schedule 2 developments within the EIA Regulations.

ⁱⁱⁱ 23/02098/OUT