



Appendix 3.5

LIST OF CUMULATIVE SCHEMES

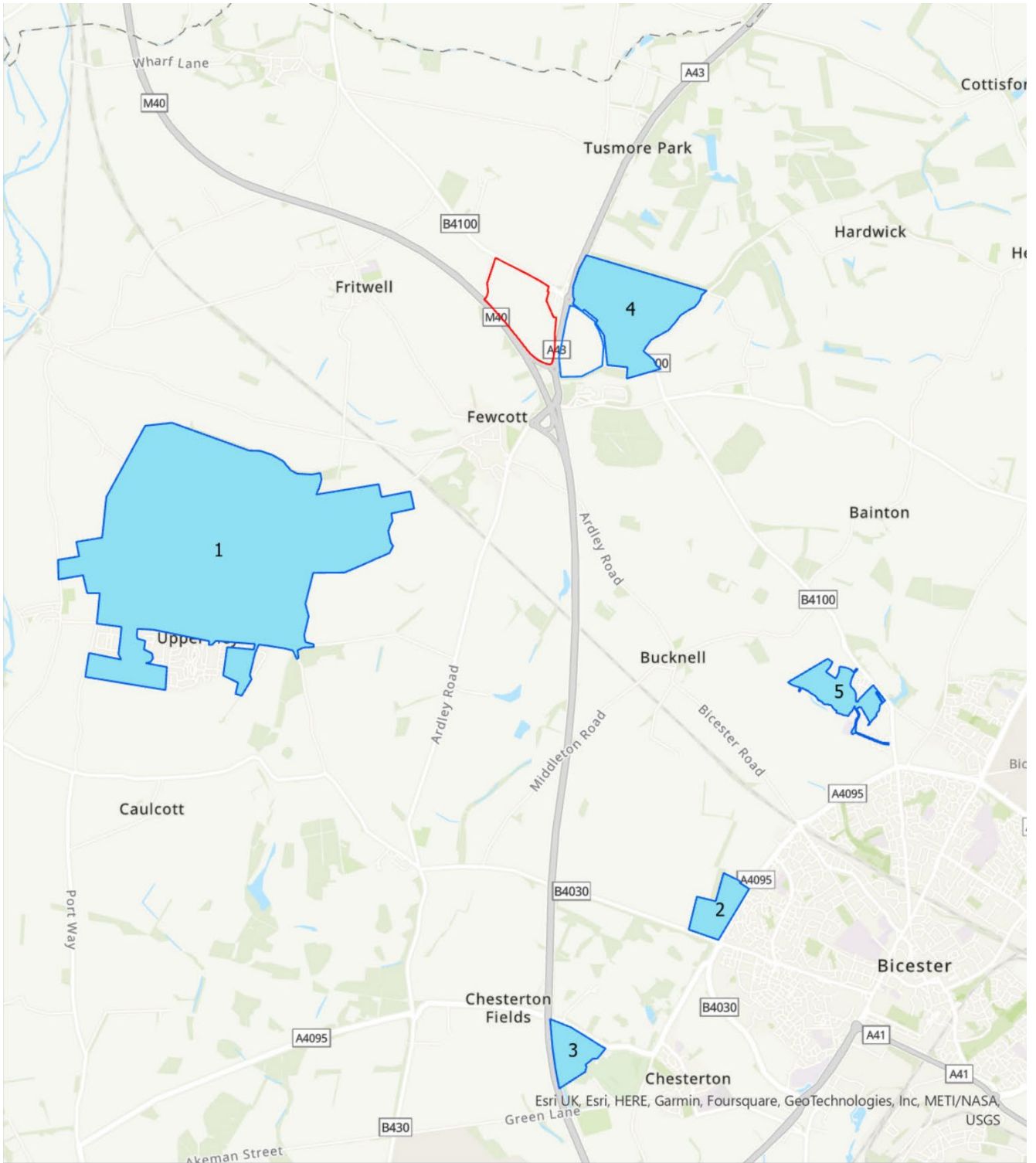
Appendix 3.5: List of Cumulative Schemes

ID No	Planning Application Ref.	Address	Description of Proposals	Status	Construction Timelines
Cherwell District Council (CDC)					
1	18/00825/HYBRID	Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD	A hybrid planning application consisting of: demolition of buildings and structures as listed in Schedule 1; outline planning permission for up to: > 1,175 new dwellings (Class C3); > 60 close care dwellings (Class C2/C3); > 929 m2 of retail (Class A1); > 670 m2 comprising a new medical centre (Class D1); > 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); > 2,415 m2 of new school building on 2.45 ha site for a new school (Class D1); > 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); > 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3); > 1,000 m2 energy facility/infrastructure (sui generis); > 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); > creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure. The change of use of the following buildings and areas: > Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); >	Validated May 2018. Application Permitted	Estimated complete by 2031.

ID No	Planning Application Ref.	Address	Description of Proposals	Status	Construction Timelines
			Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8); > Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1); > Buildings 73 and 2004 (Class D1); > Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); > Building 340 (Class D1, D2, A3); > 20.3ha of hardstanding for car processing (Sui Generis); and > 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2. Associated infrastructure works.		
2	14/01675/OUT as amended by NMA 19/00347/OUT and NMA 20/03199/OUT	Axis J9 Phase 1, OS Parcel 4200, Adjoining Middleton Road And Howes Lane, Bicester	NMA 19/00347/OUT - Minor material amendment to planning permission 14/01675/OUT to vary conditions 6, 7, 8, 9 and 10 to refer to updated parameter plans and temporary access plan; variation of condition 14 to enable delivery of employment development in full in advance of strategic link road; and deletion of condition 20 to reflect removal of temporary access onto Howes Lane (Outline reference number 14/01675/OUT, granted at Appeal - Ref: PP/C3105/W/16/3163551 for the erection of up to 53,000 sq m of floor space to be for B1, B2 and B8 (use classes) employment provision within two employment zones covering an area of 9.45 ha;	NMA 19/00347/OUT Validated March 2019 and NMA 20/03199/OUT Validated November 2020. Both Applications permitted	Estimated complete by 2024.

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			<p>parking and service areas to serve the employment zones; a new access off the Middleton Stoney Road (B4030); temporary access off Howes Lane pending the delivery of the realigned Howes Lane; 4.5 ha of residential land; internal roads, paths and cycleways; landscaping including strategic green infrastructure (GI); provision of sustainable urban systems (SUDS) incorporating landscaped areas with balancing ponds and swales; associated utilities and infrastructure).</p> <p>NMA 20/03199/OUT - Variation of condition 13 (extent of employment development usage) of 19/00347/OUT - to enable up to 85% of the commercial site to be occupied for Use Class B.</p>		
3	Appeal ref: APP/C3105/W/20/3259189	Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxfordshire, OX26 1TE	Great Wolf Leisure Resort – planning application submitted for the redevelopment of existing golf course into water park resort, 498-room hotel, conferencing space, family entertainment centre and restaurants.	Appeal overturned and permission granted in May 2021, consultation ongoing	Consultation ongoing, approximate 2 year construction timeline
4	22/01340/OUT	OS Parcel 6124 East Of Baynards Green Farm Street To	Application for outline planning permission (all matters reserved except means of access (not internal roads) from B4100) for the erection of buildings comprising logistics (use class B8) and ancillary offices (use class e(g)(i)) floorspace;	Under Consultation	Consultation ongoing, approximately, three years

ID No	Planning Application Ref.	Address	Description of Proposals	Status	Construction Timelines
		Horwell Farm Baynards Green	energy centre, hgv parking, construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.		construction timeline
5	21/01630/OUT	Land at North West Bicester Home Farm, Lower Farm and SGR2 Caverfield	Outline planning application for up to 530 residential dwellings (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout, and scale reserved for later determination.	Appeal Allowed (Against Refusal)	Approximately five year construction timeline.



- ▭ Western Site Boundary and Enabling Works Boundary
- ▭ Eastern Site Boundary
- ▭ Cumulative Schemes

- 1 - Heyford Park (ref: 18/00825/HYBRID)
- 2 - Axis J9 Phase 1 (ref: 14/01675/OUT, amended by NMA 19/00347/OUT and NMA 20/03199/OUT)
- 3 - Great Wolf Leisure Resort (ref: APP/C3105/W/20/3259189)
- 4 - OS Parcel 6124 East of Baynards Green Farm Street (ref: 22/01340/OUT)
- 5 - Lower Farm and SGR2 Caversfield (ref: 21/01630/OUT)

Environmental Sensitivities



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Scale: 1:50,000 @ A4



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