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Date: 7 December 2018

Matthew Parry
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OX15 4AA

Dear Matthew

BICESTER GATEWAY – ENVIRONMENTAL IMPACT ASSESSMENT INFORMAL EIA SCOPING

a) Introduction

We write on behalf of Albion Land Ltd ('the Applicant') with regard to the scope of an Environmental Impact Assessment (EIA) associated with a forthcoming planning application for the above site ('the Site').

The proposed development will provide approximately 37,000 sqm of B1 (business) B2 (general industrial) B8 (storage or distribution use) and D2 (assembly and leisure). The proposals fall under Schedule 2, 10 a) industrial estate development in the EIA Regulations¹ (as amended)² as the proposals exceed the threshold criteria of 5 hectares and over 1 hectare of non-dwelling house development.

The proposals have not been formally screened under Regulation 6 of the EIA Regulations and it is considered at this stage (due to seasonal constraints on some environmental baseline survey work) that the potential for likely significant effects cannot be ruled out on some aspects of the environment. On this basis the Applicant will be voluntarily submitting an Environmental Statement (ES) with the future planning application.

Whilst we do not wish to seek a formal scoping opinion under Regulation 15 of the EIA Regulations due to time constraints, we would appreciate your consideration and confirmation in principle that our scope and approach to the EIA (set out in Annexes 2-4 of this letter) is acceptable.

b) Description of the Site & Development

The Site extends to approximately 11 hectares and is located on the southern edge of Bicester (see indicative red line plan at Appendix 1). The Site is currently in agricultural use, comprising Promised Land Farm. The majority of the Site is made up of agricultural fields and also includes existing poultry farm buildings located in the south west corner of the Site. The Site is bound to the north by a large retail park and sewage works,

¹ Her Majesty's Stationary Office (HMSO) (2017). *The Town and Country Planning (Environmental Impact Assessment) Regulations*. May 2017

² Her Majesty's Stationary Office (HMSO) (2018). *The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations*. October 2018

to the east by a wetland area designated as a Local Wildlife Site and to the south by agricultural fields which contains a scheduled monument (the Alchester Roman site which covers an area of approximately 45 hectares). To the west the Site is bound by Wendlebury Road, beyond which lies the A41.

The Site (excluding the area in the south west occupied by farm buildings) forms part of the Bicester 10: Bicester Gateway strategic allocation, designated within the Cherwell Local Plan 2011-2031 for a knowledge economy employment development. The area of land to the west of the Site, between Wendlebury Road and the A41, makes up the remainder of the allocation and has recently received planning approval for phase 1 of 'Bicester Gateway' comprising development of offices and a hotel, together with a further parcel of land to the south outside of the allocation.

The proposals involve demolition of the existing poultry farm buildings and the provision of employment floorspace (Use Classes B1, B2 and B8) and a racquets club (Use Class D2).

The key elements of the Development are:

- Provision of circa 37,000sqm of employment (Use Classes B1/B2/B8) floorspace, comprising circa 16,000 sqm of Use Class B1 floorspace;
- Provision of a racquets club;
- Significant area of recreational wetland to the western and southern components of the Site;
- Drainage infrastructure and flood compensation works including the creation of lagoons and swales;
- Vehicular access works, including new roundabout junction on Wendlebury Road and internal access roads; and
- Associated car parking, servicing and delivery areas.

The Applicant intends to submit a hybrid planning application (part full and part outline). The EIA will therefore be based on parameter plans for the outline elements, together with reasonable assumptions about the mix of employment floorspace and delivery dates. The assessment of the elements applied for in full will be based on detailed plans.

c) Proposed Scope of EIA

Further details on the scope of the ES are included in Annex 2, with Annex 3 providing justification for topics to be scoped out of the EIA. A list and map of cumulative schemes are included at Annex 4 which show the committed developments in the vicinity of the Site that will be subject to cumulative assessment.

I would be grateful for your consideration of the enclosed scope and approach at your earliest opportunity. Should you wish to discuss further please do not hesitate to contact me.

Yours sincerely,



Elizabeth Davies
Associate

Encs.

Annex 1: Site Location & Indicative Boundary

Annex 2: Proposed ES Content & Scope

Annex 3: Topics to be scoped out of EIA

Annex 4: Developments to be considered in Cumulative Assessment (list & plan

ANNEX 1: Site Location & Indicative Boundary



PRELIMINARY

A	02.07.18	Red boundary line adjusted
Rev	000	Indicative Boundary
Revision Schedule		
Promised Land Farm Bicester		
Client:		
Albion Land Plc.		
PRELIMINARY RED LINE BOUNDARY PLAN FOR PRE APPLICATION MEETING		
BAILEY JOHNSON HAYES Consulting Engineers		
<small>17, ALBION WAY, 1, PRINCE HAVEN RD, GERRARD, ST ALBANS, Herts, AL1 1RN</small>		
<small>MEMBERS OF THE INSTITUTION OF ENGINEERS AND TECHNOLOGISTS, IETUK</small>		
Scale:	1:2500 @A1	
Date:	29.06.18	S1358-Ext-02A
Drawn:	DJC	

ANNEX 2: Proposed ES Content and Scope

Key Assessment Assumptions

The Applicant intends to submit a hybrid planning application (part full and part outline). The assessment of the outline elements of the application will be based on a series of parameter plans which define the principles of the future development, including access, scale and massing of built development and flood compensation work. The table below sets out the proposed topics and scope of the ES.

Volume 1 of the ES	
ES Chapter	Description / Scope
Chapter 1: Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
Chapter 2: Site Description	Description of the Site and surrounding area.
Chapter 3: EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, approach to assessment of cumulative effects, scoping and consultation.
Chapter 4: Alternatives	Outline of the main alternatives considered by the Applicant.
Chapter 5: Description of Development	Details of the proposed development.
Chapter 6: Construction	Details of anticipated programme for development and construction methodology.
Chapter 7: Biodiversity	<p>Assessment of effects relating to ecology and nature conservation.</p> <p>The approach to the assessment will follow the Guidelines for Ecological Impact Assessment in the UK and Ireland (2018).</p> <p>There are no Special Protection Areas (SPAs), Special Areas of Conservation (SACs) or Ramsar sites within 10km of the Site. There are no SSSIs within 2km of the Site. As such, significant adverse effects on statutorily protected sites are considered to be unlikely.</p> <p>Two Local Wildlife Sites (LWSs) are located within 2km of the Site:</p> <ul style="list-style-type: none"> • Bicester Wetland Reserve LWS located directly adjacent to the eastern boundary of the Site, designated for its wetland habitats and wintering bird assemblage. • Graven Hill LWS located approximately 850m to the south-east of the Site, designated for the presence of ancient semi-natural woodland. <p>Indirect effects on Graven Hill LWS are considered unlikely due to the distance involved and the lack of impact pathways. Indirect effects on Bicester Wetland Reserve LWS are possible during the construction phase, including potential disturbance to the wintering bird population. It is considered that these are straightforward to mitigate through sensitive construction practices controlled through a Construction</p>

Volume 1 of the ES	
ES Chapter	Description / Scope
	<p>Environment Management Plan (CEMP), e.g. noise reduction, visual screens to limit visual disturbance and measure to control contaminated run-off. No significant effects are therefore expected for non-statutory designated sites.</p> <p>A Phase 1 Habitat survey completed in October 2018 found that the Site largely comprises species-poor semi-improved grassland in use as pastoral farmland. Several mature hedgerows form the field boundaries which are being actively managed by the tenant farmer. In addition, there is a mature tree-line that runs along the eastern side of Wendlebury Road, a wooded riparian corridor adjacent to the watercourse that forms the Sites eastern boundary and two on-site waterbodies.</p> <p>Construction will result in direct impacts to habitats present at the Site, including grassland, hedgerows, scattered trees and at least one of the waterbodies. It is considered that significant adverse effects at the local level will occur, but these can be mitigated through habitat creation and enhancement as part of the completed development.</p> <p>There are opportunities to create wetland habitats in the eastern section of the Site adjacent to the watercourse and Bicester Wetland Reserve LWS which is likely to have a significant beneficial effect in the long term.</p> <p>There are several protected species that have potential to be present on-site with the survey windows provided in brackets:</p> <ul style="list-style-type: none"> • Great Crested Newts (Mar to Jun) • Bats (Apr to Sep) • Reptiles (Mar-Oct) • Otter (All year) <p>Construction of the development is likely to result in significant adverse effects on the above species groups (if they are found to be present). Due to the seasonal nature of the surveys, the full set of survey data will not be available in advance of the submission of the ES. As such the EIA will assess the scheme assuming a 'reasonable worst-case scenario' to inform the baseline for the ecology chapter. The approach to this is described further below.</p> <p>Breeding birds are also likely to be present on-site, although given the habitats, the assemblage is likely to comprise only common and widespread species so surveys are not considered necessary. Avoidance of any legislative breach associated with nesting birds can be controlled by ensuring vegetation removal is undertaken outside of the nesting season (which is considered to be March to August inclusive), or under the supervision of an ecologist if this cannot be avoided.</p> <p>The approach to the assessment will follow the Guidelines for Ecological Impact Assessment in the UK and Ireland (2018). As identified above, due to project programme constraints and the seasonal nature of the protected species requiring</p>

Volume 1 of the ES	
ES Chapter	Description / Scope
	<p>survey to inform the baseline, the EIA would be completed in in early 2019 using a reasonable worst-case scenario which will be developed using available information as per below:</p> <ul style="list-style-type: none"> • Oct 2018 Phase 1 Habitat Survey; • Desk Study including data from Thames Valley Environmental Records Centre (TVERC), local interest groups, and other publicly available data; • Information from nearby planning applications; and • Using professional judgement to assume the presence of species where the habitats on site are likely to support them e.g. Great Crested Newts, bats, reptiles, and otter. <p>The scheme will then be assessed using a precautionary approach based on the assumed presence of these species. If construction or operation of the scheme is likely to result in significant effects on species assumed to be present, these will be reported in the ES and suitable mitigation measures included as part of the design.</p> <p>It is proposed that the required protected species surveys will be undertaken during 2019 and submitted to Cherwell DC. An ES Addendum will be prepared if necessary (if the survey results change the findings, conclusions or mitigation measures outlined in the ES).</p>
Chapter 8: Water Resources & Flood Risk	<p>Much of the Site lies within Flood Zone 3, with a small proportion in Flood Zone 2, and the remainder in Flood Zone 1.</p> <p>The proposed layout of the Site will take into account flood risk and the design will adopt a sequential approach to layout. Flood risk mitigation measures, including recreational wetlands and swales, will be located towards the east of the Site and land is set aside for flood compensation.</p> <p>The draft Flood Risk Assessment prepared for the Site was issued to Cherwell DC and Oxford County Council (Lead Local Flood Authority) for agreement in November 2018. Consultation has also been undertaken with the Environment Agency. The flood risk assessment and drainage strategy will inform the preparation of the ES Chapter. Consideration of potable water, foul water and surface water and groundwater quality will be considered if it is identified that likely significant effects could occur.</p>
Chapter 9: Traffic & Transport	<p>Transport and access effects relating to driver severance and delay, pedestrian severance and delay, fear and intimidation and accidents and safety during the construction and operation of the development.</p> <p>A separate Transport Assessment Scoping Note (November 2018) has been issued to Oxfordshire County Council for agreement.</p>

Volume 1 of the ES	
ES Chapter	Description / Scope
Chapter 10: Effect Interactions	Summary of any identified effect interactions.
Chapter 11: Mitigation and Residual Effects	Summary of the identified mitigation and residual effects of the development.
Volume 2 of the ES	
Appendices	Technical Reports supporting the various ES chapters.
Non-Technical Summary (NTS)	

ANNEX 3: Topics to be scoped out of EIA

Topic	Rationale
Cultural Heritage (Archaeology and Built Heritage)	<p>There are no built heritage features (for example listed buildings) or conservation areas located on or in the vicinity of the Site. A Heritage Desk-Based Assessment has been undertaken which has found that the Site does not form part of the historical setting of any designated built heritage assets located in the wider environs, and the proposed development would not result in harm to their setting and significance. Likely significant effects on built heritage are therefore not anticipated.</p> <p>The Alchester Roman site scheduled monument is located immediately to the south of the Site. The Heritage Desk-Based assessment has established that due to the presence of intervening vegetation and built form, there are no clear views of the scheduled monument from within the Site. The significance of the scheduled monument principally derives from those important evidential and historical illustrative values associated with its buried archaeological remains and surviving earthworks. Development within the Site will not affect the Scheduled Monument directly, and there will be no change to, or adverse impact upon, those principal contributors to the monument's significance.</p> <p>In terms of the potential for archaeology to exist on the Site, this has been investigated through a geophysical survey. One aim of the geophysical survey is to understand whether any association exists between the features recorded within the Site and the scheduled monument to understand whether any indirect effects though changes to its setting could occur. Whilst the geophysical survey has identified anomalies of potential archaeological origin in the northern and western part of the Site. It is possible these anomalies relate to archaeological deposits contemporary to Alchester Roman site, and consequently could comprise heritage assets of archaeological interest.</p> <p>Consultation is ongoing with Oxfordshire County Council (the archaeological advisor to Cherwell DC) to determine the requirement and scope of further archaeological investigations required to inform determination of the planning application. Once it has been agreed that sufficient information has been provided to understand the potential impact of the proposals, further consultation will be undertaken to agree appropriate mitigation measures to avoid any significant effects upon the identified archaeological resource, potentially comprising archaeological excavation where required. On this basis it is considered that likely significant effects will not occur and an assessment of cultural heritage can be scoped out of the ES.</p>
Landscape and Visual Impact Assessment	<p>The Site occupies an edge of settlement location and the proposed development will inevitably give rise to a change in the landscape and potentially views. There are no landscape designations on or in the vicinity of the Site. A desktop study has concluded the Site is well screened and unlikely to be visible from distances of over 2km (this will be confirmed following a site visit). Due to the topography, location of existing buildings and mature vegetation, the Site is not highly visible or sensitive in landscape terms. At this stage it is considered unlikely that significant effects in relation to landscape and visual effects will occur. It is therefore considered proportionate to undertake a Strategic Landscape Assessment to support the planning application.</p>

Topic	Rationale
	<p>A pre-application planning report was submitted to Cherwell DC in November 2018 in support of a request for pre-application advice. The report detailed the proposed methodology and approach for assessing landscape and visual effects through a Strategic Landscape Assessment. The Strategic Landscape Assessment will consider the impact of development on local landscape character and visual amenity, whilst not being a full Landscape and Visual Impact Assessment it will be undertaken with consideration to the methodologies and principles set by the Landscape Institute and Institute of Environmental Management and Assessment in the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013). Viewpoint photographs will be prepared in accordance with the Landscape Institute's Advice Note 01/11 Photography and photomontage in landscape and visual impact assessment (2011).</p> <p>Subsequent consultation with Tim Screen (Landscape Architect for Cherwell DC) has confirmed he is in agreement with this approach (email dated 3 December 2018).</p>
Air Quality	<p>The Site is not located within an Air Quality Management Area (AQMA). The closest AQMA is 'Area Quality Management Area 4' declared by Cherwell DC, located approximately 1km from the Site and incorporates sections of Kings End, Queens Avenue, Field Street, St Johns Street, Bicester. The AQMA is designated for exceedances of nitrogen dioxide.</p> <p>The development would result in an increase in vehicle movements, however the anticipated number of trips has been reviewed by the project air quality consultant (WYG) and it is not considered to be of a level that would result in likely significant effects on air quality. This will be kept under review as the traffic data and trip generation estimates are finalised.</p> <p>During the demolition and construction works, the greatest potential air quality effects relate to dust nuisance. Best practice measures will be implemented to minimise and control dust at source during construction which will be implemented as part of CEMP. These will be detailed through the use of method statements and include measures such as hoarding, water suppression and covering of transport vehicles. Given the implementation of such measures, dust during the demolition and construction phase are not expected to give rise to significant adverse effects on sensitive receptors.</p> <p>No residential uses are proposed as part of the development so potential odour issues associated with the nearby sewage treatment works will not be considered.</p> <p>An Air Quality assessment will be provided a standalone report with the planning application.</p>
Noise and Vibration	<p>The proposed development is not a noise sensitive use and it is considered that design measures can be put in place to ensure no likely significant effects result from the operation of the development. The development would result in an increase in vehicle movements, however the anticipated number of vehicle trips has been reviewed by the project noise consultant (WYG) and it is not considered to be of a level that would result in likely significant effects on noise or vibration. This will be kept under review as the traffic data and trip generation estimates are finalised.</p> <p>During the construction phase, the CEMP will include measures to control noise and vibration from construction activities, such that they are unlikely to be significant.</p>
Soils and Agricultural Land	<p>Agricultural land in England and Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. Grade 1 land is 'excellent quality' agricultural land with very minor or no limitations to</p>

Topic	Rationale
	<p>agricultural use, and Grade 5 is 'very poor quality' land, with severe limitations due to adverse soil, relief, climate or a combination of these. Natural England mapping³ indicates that the Site contains Grade 4 agricultural land (poor quality). Development of the Site will therefore not result in the loss of Best and Most Versatile (BMV) agricultural land and likely significant effects are not anticipated.</p> <p>The construction of the development will result in soils being disturbed over much of the development Site. Areas where soils will not be disturbed will be limited to open space and landscaped areas. Where soil is to be disturbed it will be removed prior to construction operations and will be stored for reuse at the Site, where possible in line with good soil handling practice. The main threat to the soil during construction is the inappropriate handling of stored soil for example by handling soils when they are too wet or storing them in mounds that are too large.</p> <p>Potential effects on soil would be managed through standard measures, including a CEMP, which will ensure that soils needing to be removed during the development process are handled and stored in accordance with BS 3882:2007, "<i>Specification for Topsoil and Requirements for Use</i>". Soils removed from the development areas will be retained on the Site for use in landscaped areas. As a result, it is considered that there would not be any significant effects on soil for its removal during construction activities as a result of the CEMP and other standard mitigation measures being implemented.</p> <p>It is not considered that there would be any significant effects on soil or agriculture, and as such, these topics will not be assessed further within the ES.</p>
Ground Conditions and Contamination	<p>The Site has not been previously developed and there are no current or historical records of landfills within 250m of the Site. Initial site work has found no obvious visual or olfactory evidence of potential contamination on the Site. On this basis it is considered that there is only very limited, if any, localised potential for contamination and significant effects are not considered likely.</p> <p>A ground investigation report will be submitted with the planning application.</p>
Socio-Economics (including Human Health)	<p>Given the industrial /commercial nature of the development no effects on demand for health facilities, education, play space etc are anticipated. Beneficial effects are likely to result from job creation during the construction and operational phases, but this is not considered to be a significant effect beyond a local scale. No likely significant effects on health and wellbeing are anticipated.</p>
Vulnerability to Accidents and Disasters	<p>The proposed development does not include uses which are considered to be hazardous. The Site is not in a location which is at risk of disasters such as COMAH sites, land instability or earthquakes. Part of the Site lies with Flood Zone 2 and 3 (Medium and high probability of flooding) an assessment of the effects of the development on flood risk, including any necessary mitigation measures, will be included in the ES (Water Resources and Flood Risk ES Chapter).</p> <p>During construction, all applicable health and safety legislation will be complied with. No likely significant effects are anticipated and therefore this topic has been scoped out of the ES.</p>

³ Provisional ALC maps intended for strategic use
<http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

Topic	Rationale
Climate Change	Climate change and greenhouse gases, as a separate chapter, has been scoped out of the ES. The introductory chapters will, however, summarise the findings of the ES relevant to climate change and the climate change adaptations integrated into the proposed development. This will draw upon technical chapters and reports, including the Flood Risk Assessment, and summarise the sustainability and energy provisions included within the development. For a development of this nature this is considered a suitably proportionate approach.
Light Pollution and Solar Glare	The Site is located on the edge of Bicester and is unlikely to be particularly sensitive in terms of lighting. The development will be sensitively designed to ensure no significant effects associated with lighting will occur.
Wind	Given the nature and scale of the proposed buildings, it is not considered that it would give rise to likely significant effects on wind microclimate, this topic has therefore been scoped out of the ES.
Daylight, Sunlight and Overshadowing	The development will not introduce any tall buildings on to the Site that would result in overshadowing or significant sunlight and daylight effects on existing receptors, it is considered that there is no potential for significant effects on daylight, sunlight and overshadowing to occur and require further assessment within the ES.
Sustainability	The ES will not include an assessment of Sustainability, this accords with the Department of Communities and Local Governments (DCLG) consultation paper on EIA Good Practice (2006) which states: "there is no requirement to include a substantiality appraisal within the Environmental Statement. If such an assessment is required by the Local Planning Authority, it should be provided as a separate document supporting the planning application." The main sustainability features of the scheme (e.g. SuDS) will be summarised in Chapter 5: Description of the Development.
Waste and Recycling	<p>Demolition and earthwork activities are generally the activities that generate the majority of waste during development of a site. Only a small amount of demolition is required; therefore, the development is not expected to produce large quantities of waste.</p> <p>As part of the Site is within Flood Zone 2 and 3b, a scheme is proposed as part of the Flood Risk Assessment to mitigate against flood risk. Ground raising has been proposed within Flood Zone 1, 2 and 3b. A full compensation scheme has been developed to provide better flood volume storage than the existing Site. The compensation scheme has provided level for level compensation up to the 1 in 1000 year flood extent. The earthworks / cut and fill operations that will be required will involve the movement and re-use of soil within the Site. As such, no significant movement of soil waste off site is anticipated.</p> <p>Opportunities to minimise the amount of waste going to landfill would be sought by the contractor in line with best practice during construction, so that construction materials will be used efficiently on Site and that all re-useable wastes will be recovered, re-used or recycled where possible. Other potential effects of waste removal (e.g. dust, noise) would be managed through standard measures, including a CEMP.</p> <p>Construction traffic routing information would be agreed with Cherwell DC via a Construction Traffic Management Plans (CTMP) so as to minimise the effects as far as practicable on other road users. It is not anticipated that significant quantities of hazardous wastes will be produced or transported during these works due to the nature of the development.</p>

Topic	Rationale
	<p>As a consequence, the environmental effects of waste are not considered to be significant during construction that would require further assessment within the EIA.</p> <p>Once complete and occupied, a quantity of waste would result from the development. The development will be designed to optimise good waste management practices in line with Building Regulations 2010 Part H and other relevant industry standards.</p> <p>Waste and recycling has therefore been scoped out of this EIA on the basis that the development would not result in likely significant effects.</p>

ANNEX 4: Developments to be Considered in the Cumulative Assessment

ID No. on Figure 1	Name	Planning App. Reference	Description of Proposals	Permission Status (Date)
1	OS Parcel 2200 Adjoining Oxford Road North of Promised Land Farm Oxford Road Bicester (this site makes up the remainder of the Bicester 10: Bicester Gateway strategic allocation)	16/02586/OUT 17/02557/REM	Phase 1 of the proposed new business park ("Bicester Gateway") comprising up to 14,972 sq m (Gross External Area) of B1 employment based buildings, plus a hotel (up to 149 bedrooms), with associated infrastructure, car parking and marketing boards.	Outline planning permission granted (July 2017). Reserved Matters for hotel granted (March 2018)
2	Tesco Pingle Drive Bicester OX26 6WA	15/00082/F	Demolition of existing Tesco food store, petrol, filling station and part of the existing Bicester Village retail outlet centre, to provide an extension to provide new A class floor space, car parking and associated landscaping and highway works.	Planning permission granted (March 2016)
3	Land North of Bicester Avenue Garden Centre Oxford Road Bicester	17/02534/OUT	The construction of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; associated vehicle parking, landscaping, highways, infrastructure and earthworks	Application pending

ID No. on Figure 1	Name	Planning App. Reference	Description of Proposals	Permission Status (Date)
4	Land South of and Adjoining Bicester Services Oxford Road Bicester	16/02505/OUT	Bicester Gateway (Kingsmere - Retail) Four Class A1 (retail) units, one Class A3 (cafe/restaurants) unit, a Class D2 (gym) unit, surface level car parking, access, servicing and associated works.	Planning permission granted (November 2017)
5	Land South West of Bicester Adjoining Oxford Road And Middleton Stoney Road Bicester (Kingsmere Development)	06/00967/OUT (& various reserved matters and amendment applications)	Outline application for up to 1,585 dwellings; health village to include health and employment uses and elderly persons nursing home; B1 and B2 employment uses; local centre comprising of shops, a pub/restaurant, children's day nursery, offices and a community centre; 2 no. primary schools and 1 no. secondary school; a hotel; a sports pavilion; formal and informal open space; a link road between A41 and Middleton Stoney Road/Howes Lane junction; associated new roads, junctions, parking, infrastructure, earthworks and new accesses to agricultural land.	Planning permission granted (June 2008). Scheme is under construction.
6	Kingsmere Phase 2 (SW Bicester)	13/00847/OUT	Residential development within use Class C3, Extra care facility, primary school, retail, formal and informal public open space, play facilities, sports pitches, allotments and associated infrastructure including landscaping, highways, footpaths/cycleways, drainage utilities and parking.	Planning permission granted (May 2017)

ID No. on Figure 1	Name	Planning App. Reference	Description of Proposals	Permission Status (Date)
7	Himley Village	14/02121/OUT	Outline proposal for development to provide up to 1,700 residential dwellings, a retirement village (Use class C2), flexible commercial floorspace (Use classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Use class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 Form Entry (FE)). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road).	Awaiting Decision
8	Residential Application at Howes Lane	17/00455/HYBRID	Hybrid (part full and part outline) application for: (1) Full - construction of a temporary vehicular and pedestrian access (including footway along Howes Lane), permanent highway works (part of the proposed realigned Howes Lane) and pedestrian link to Howes Lane; (2) Outline - residential development, including landscaping, public open space, vehicular and pedestrian access.	Planning permission granted (August 2017)

ID No. on Figure 1	Name	Planning App. Reference	Description of Proposals	Permission Status (Date)
9	OS Parcel 4200 Adjoining And North East Of A4095 And Adjoining And South West Of Howes Lane Bicester	17/01090/OUT	Development of B1, B2 and B8 (Use Classes) employment buildings, including landscaping; parking and service areas; balancing ponds and swales; and associated utilities and infrastructure. Construction of a new access off Middleton Stoney Road (B4030); temporary access off Howes Lane; internal roads, footways and cycleways.	Planning Permission granted (August 2017)
10	Graven Hill	11/01494/OUT	Up to 1,900 dwellings, along with a primary school, community uses, retail uses and employment uses (construction of the development is underway). 1.	Planning permission granted (August 2014)

Figure 1: Cumulative Schemes

