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# **Environmental Statement Volume III**

**Appendix 3.4:  
Cumulative Schemes**

**Axis J9, Phase 3**

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SEPTEMBER 2021

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Table 1: Cumulative Schemes

No.	Address	Planning App Ref	Description of Proposals	Permission Status (Date)
1	Bicester Eco-Town Exemplar Site, Banbury Road, Bicester	10/01780/HYBRID	Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 393 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined.	Planning permission granted (July 2012)
2	Himley Village	14/02121/OUT	Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). 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)	Planning permission granted (March 2017)
3	Bicester Eco-Town Exemplar Site, Banbury	14/01384/OUT	Development comprising redevelopment to provide up to 2600 residential dwellings (Class C3), commercial floorspace (Class A1 - A5, B1 and B2), social and community facilities (Class D1), land to accommodate one energy centre, land to accommodate one new	Under Consultation

No.	Address	Planning App Ref	Description of Proposals	Permission Status (Date)
	Road, Bicester		primary school (Up to 2FE) (Class D1) and land to accommodate the extension of the primary school permitted pursuant to application (reference 10/01780/HYBRID). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations	
4	Land Adjacent To Bicester Road and South West Of Avonbury Business Park, Howes Lane, Bicester	14/01641/OUT	Outline Application - To provide up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1), secondary school up to 8 FE (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations	Under Consultation
5	Land North Of Bicester Avenue Garden Centre Oxford Road Bicester	17/02534/OUT	The erection 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	Planning permission granted May 2020
6	Kingsmere development - Land At Whitelands Farm, South West Of Bicester Adjoining Oxford Road	06/00967/OUT 17/02072/REM	Outline - Up to 1585 no. 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,	Planning permission granted (June 2008) – 06/00967 Reserved matters application (17/02072/REM)

No.	Address	Planning App Ref	Description of Proposals	Permission Status (Date)
	And Middleton Stoney Road, Bicester, Oxfordshire		junctions, parking, infrastructure, earthworks and new accesses to agricultural land (as amended by plans and documents received 24.10.06).	granted June 2018.
7	Bicester Village Phase 4	12/01209/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 comprise 5,181sqm (gross internal area) of new Class A floorspace, 372 car parking spaces and associated landscaping and highway works	Planning permission granted (July 2014)
8	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)
9	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 related works	Planning permission granted (May 2017)
10	A4095 Strategic Link Road (SLR), Twenty Ha of Land Proposal of New Highway Aligned with Howes Lane, Bicester (SLR)	14/01968/F	Construction of new road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury Business Park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road, retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south and associated infrastructure.	Planning permission granted (August 2019)
11	Appeal Application	APP/C3105/W/16/3163551	Erection of up to 53,000 sq m of floor space to be for B1, B2 and B8 (use classes) employment provision	Planning permission

No.	Address	Planning App Ref	Description of Proposals	Permission Status (Date)
	Phases 1 and 2		within two employment zones covering an area of 9.45 ha; 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.	granted November 2017
12	Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxfordshire	APP/C3105/W/20/3259189	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping	Planning permission granted May 2021
13	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)

No.	Address	Planning App Ref	Description of Proposals	Permission Status (Date)
14	Site C Ploughley Road & Site D & E Ambrosden Road MOD Bicester Upper Arncott Oxfordshire	11/01494/OUT	Outline – Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas	Planning permission granted 2014
15A	Land Adj To Promised Land Farm Wendlebury Road Chesterton	19/01740/HYBRID	'Hybrid' planning application comprising: - Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.	Planning permission granted September 2020
15B	Land Adj To Promised Land Farm Wendlebury Road Chesterton	19/01746/OUT	Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works	Planning permission granted September 2020

Figure 1: Cumulative Schemes

