

Appendix 6 Assessment Method

6.1 Cumulative Development

Cumulative Development List

A schedule of committed developments to be included within the cumulative assessment for the EIA is provided in the table below. The below committed developments were identified using a search area of 2.5 km for major developments and EIA developments.

Application	Planning Status	Application Details	Include in Cumulative Assessment (Yes or No)
Demolition of D1 Site	Validated 21/03/2022. Target decision date 20/06/2022	22/00835/F Demolition of existing buildings and structures at the site and provision of a bat barn.	No – Demolition forms part of this planning application so should not be considered as a 'cumulative' development.
Graven Hill Site C, D and E including subsequent reserved matters applications and amendments, excluding the employment element which forms the basis of the Site.	Permitted 08/08/2014	<p>The residential element is located to the north of Graven Hill and the employment uses are located to the south of Graven Hill. Variation of conditions and amending applications, (via S.73 MMA & S.96 NMA) have been made to the original planning application. However, these are generally focussed upon amendments to the residential area to the north of Graven Hill.</p> <p>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.</p>	Yes – The residential element of the 2011 application and any amendments.

Application	Planning Status	Application Details	Include in Cumulative Assessment (Yes or No)
	<p>Permitted 03/06/2016</p> <p>Permitted 21/06/2017</p> <p>Permitted 03/01/2020</p>	<p>15/02159/OUT Variation of Conditions 2 (approved plans), 26 (masterplan and design code), 27 (reserved matters first phase), 32, 33 (building heights), 39, 40 (construction standards), 41, 42 (housing mix), 51, 52 (highways works), 56 (lighting scheme), 58 (internal access), 68 (approved drainage strategy) of 11/01494/OUT.</p> <p>16/01802/OUT Variation of Condition 30 of 15/02159/OUT - Revised Design Code and Master Plan, and Removal of Condition 35 - Housing Mix.</p> <p>19/00937/OUT Variation of Conditions 2 (plans), 28 (Phasing) and 29 (Masterplan and design code) of 18/00325/OUT - to amend the site wide phasing plan and to include proposed earlier phasing for the employment land. (Original outline reference 11/01494/OUT, amended by 15/02159/OUT, 16/01802/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 floor space 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).</p>	
New dedicated Employment Access Road (EAR) adjacent the northern boundary of the site.	Permitted 16/04/2021	<p>20/02415/F Proposed employment access road</p>	Yes – estimated completion July 2022.

Application	Planning Status	Application Details	Include in Cumulative Assessment (Yes or No)
Wretchwick Way, Bicester	Validated 29/06/2016. Under consultation. Target decision date 29/04/2022	16/01268/OUT Outline application with all matters reserved apart from access for residential development including up to 1,500 dwellings, up to 7ha of employment land for B1 and/ or B8 uses, a local centre with retail and community use to include A1 and/ or A2 and/ or A3 and/ or A4 and/ or A5 and/ or D1 and/ or D2 and/ or B1, up to a 3 Form Entry Primary School, drainage works including engineering operations to re-profile the land and primary access points from the A41 and A4421, pedestrian and cycle access, circulation routes, related highway works; car parking; public open space and green infrastructure and sustainable drainage systems.	Yes
Symmetry Park, Morrell Way, Bicester, Units A1, A2 and B	Hybrid application for Units A1, A2, B, C1 and C2. Permitted – 08/11/2016	16/00861/HYBRID Full planning permission for 18,394 SQM (198,000 SQ FT) of logistics floor space, within class B8 of the town and country planning use classes order 1987, with ancillary class B1 (A) offices, together with access from A41 Aylesbury Road, associated site infrastructure including lorry parking, landscaping, amenity open space and sustainable drainage and private sewage treatment plant. Outline planning permission for up to 44,314 SQM (477,000 SQ FT) of logistics floor space, within class B8 of the town and country planning use classes order 1987, with ancillary class B1 (A) offices, together with associated site infrastructure including lorry parking, landscaping, amenity open space, sustainable drainage and private sewage treatment plant. Details of means of access from Aylesbury Road are included for approval.	Yes – note the development has been built out.
Symmetry Park, Morrell Way, Bicester, Unit C	Full application for development outside the approved parameters under the 2016 hybrid application for Units C1 and C2 in which an application is made for a single Unit C. Permitted – 06/09/2019.	19/00388/F Full Planning Permission for 29,350 sqm of logistics floor space, within class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary class B1 (a) offices (1,688 sqm), erection of security gatehouse (26 sqm), security fence, sprinkler tank and pump house, accessed from the existing Symmetry Park estate road, associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12 and storm water drainage infrastructure and private sewage treatment plant.	Yes – Unit C under the full 2019 application is under construction. Estimated completion Q3 2022.

Transport Related Cumulative Development List

The below table details additional cumulative developments relevant to the transport assessment.

Application	Planning Status	Application Details	Include in Cumulative Assessment (Yes or No)
Albion Land Logistics Application, M40 Junction 9	Validated 23/09/2021. Under Consultation. Target decision date 30/04/2022	<p>21/03266/F Site clearance, construction of new site access from the B4100, permanent and temporary internal roads, an internal roundabout and a foul drainage station, diversion of an existing overhead power cable and public right of way, and soft landscaping.</p> <p>21/03267/OUT Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping.</p> <p>21/03268/OUT Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure.</p>	Yes – Relevant to Transport Assessment
Symmetry Park Oxford North, M40 Junction 9	Scoping opinion adopted 21/09/2021	<p>21/02861/SCOP Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works</p>	Yes – Relevant to Transport Assessment