

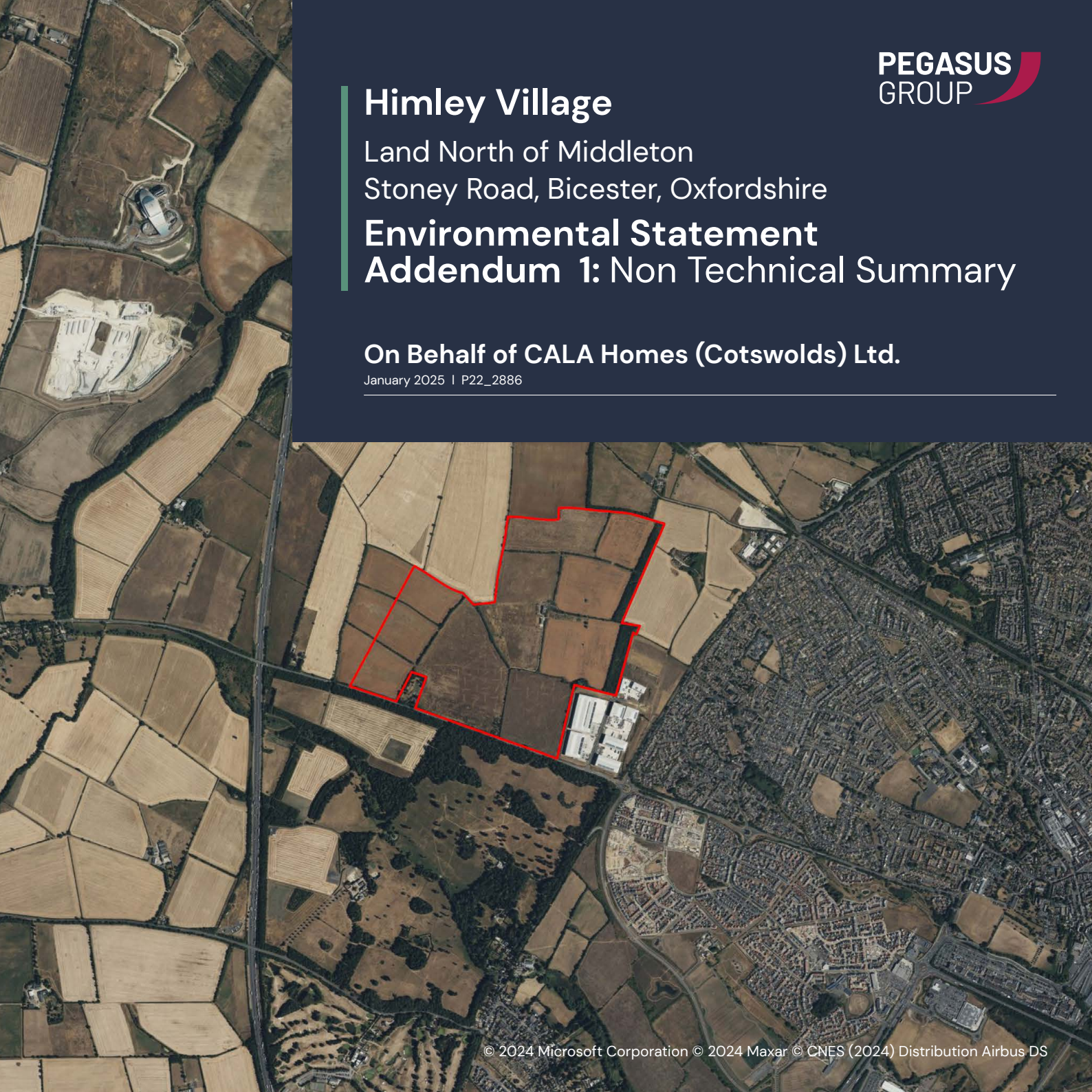
# Himley Village

Land North of Middleton  
Stoney Road, Bicester, Oxfordshire

## Environmental Statement Addendum 1: Non Technical Summary

On Behalf of CALA Homes (Cotswolds) Ltd.

January 2025 | P22\_2886





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# 1. INTRODUCTION

This document provides a Non-Technical Summary (NTS) of the Environmental Statement (“ES”) Addendum 1 which addresses any likely significant environmental effects as a result of the alteration and quantum of mix of the commercial uses in the land allocated for ‘Social/Community’ and ‘Other Uses’ in the Proposed Development on land north of Middleton Stoney Road, Bicester, Oxfordshire (the “Application Site” or “Site”) as shown in red on **Figure 1**. The Site lies within the administrative area of Cherwell District Council (CDC).

This ES Addendum 1 has been prepared on behalf of CALA Homes (Cotswolds) Ltd (the “Applicant”).

An ES was submitted to CDC to support an outline planning application with all matters reserved for a residential led development of up to 1,700 residential dwellings, a retirement village, flexible commercial floorspace, social and community facilities, land to accommodate an energy centre and land to accommodate a primary school (the “Proposed Development”) in December 2014. The planning application was validated under CDC reference 14/O2121/OUT and was granted outline permission on the 30th January 2020 with planning conditions.

The Site is approximately 90 hectares (ha), comprising of agricultural land centred on National Grid Reference 455885,223513, north west of the existing settlement boundary of Bicester. The Site is positioned immediately north of the B4030 Middleton Stoney Road. The part of the Site which has been identified for ‘Social/Community’ and ‘Other Uses’ and subject of the S.73 application, is approximately 6.2ha split into four development parcels.

The Applicant received marketing advice outlining the provision within the planning permission for the commercial land uses are not suited to current market conditions. Therefore, a Section 73 planning application is submitted to vary and/or remove planning conditions associated with the outline consent (14/O2121/OUT).

A Section 73 application is considered to be a new application for planning permission under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”). National Planning Practice Guidance (NPPG), paragraph 17 confirms-

*“Where an EIA was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for an EIA development.”*

This ES Addendum 1 has been prepared in accordance with the EIA Regulations to consider the effects of the proposed amendments to the Proposed Development and the surrounding environs, and whether the change in the development would result in any different significant effects to those already identified through the ES already submitted to date.

The ES Addendum 1 has been coordinated and managed by Pegasus Group. Pegasus Group is one of the founding members of the Institute of Environmental Management and Assessment (IEMA) Quality Mark, which is a mark of excellence in EIA co-ordination and management. The consultants who have contributed to the preparation of this ES Addendum 1 are referenced in the Statement of Competence at the Chapter O- Contents and Statement of Competence of the ES, along with information demonstrating their "expertise to ensure the completeness and quality of the ES", in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) (amended in 2018).



KEY

 Site Boundary

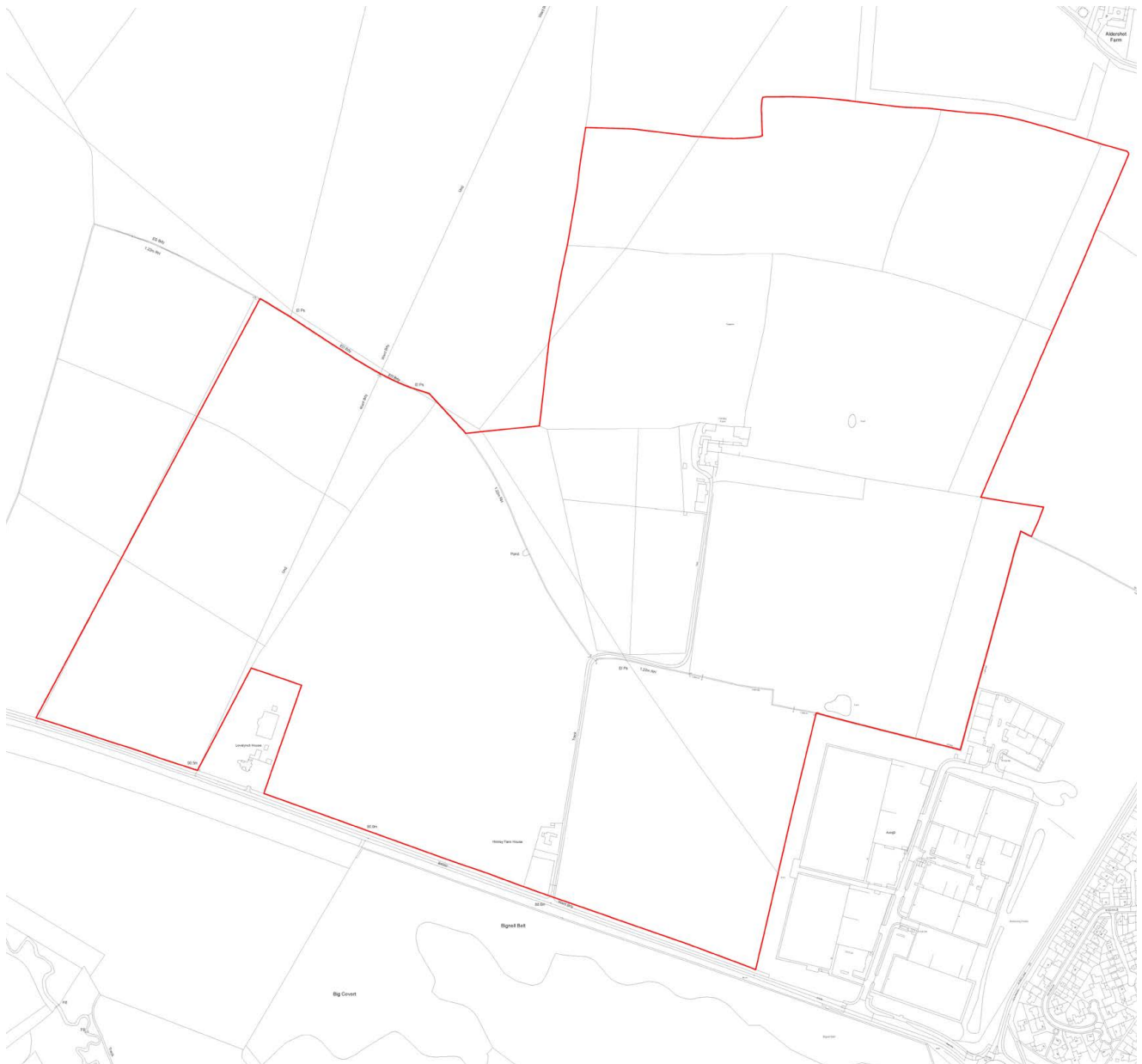


FIGURE 1: LOCATION OF APPLICATION SITE

## 2. PURPOSE OF THE ENVIRONMENTAL STATEMENT

The ES Addendum 1 comprises a series of studies which have been commissioned to address the environmental issues which are considered pertinent to the construction and operation phases of the Proposed Development, including consideration of cumulative effects. The ES Addendum 1 also identifies any mitigation measures to avoid or reduce significant adverse effects.

The full findings of these studies and the overall ES Addendum 1 are presented in a comprehensive set of documents that can be viewed online at CDC website and at their office. Additional copies of the Non-Technical Summary (“NTS”) (no charge), Main Text and Technical Appendices (£150 plus postage) are available from:

**Pegasus Group**  
33 Sheep Street  
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The complete ES can also be obtained in CD or USB format for £10 from the same address. Please quote reference P22-2886 when seeking copies of these documents from Pegasus Group.

The ES Addendum 1 and planning application documents may also be available via CDC’s website once the planning application has been registered.

Comments on the planning application should be forwarded to CDC Planning Public Access system on the Council’s website, during its consideration and determination of the planning application. Please do not send comments to Pegasus Group, the Applicant or the consultants who have contributed to this ES Addendum 1 as these may not be taken into consideration.

### 3. PROPOSED DEVELOPMENT & AMENDMENTS

The outline planning permission for ‘Himley Village’ (ref: 14/O2121/OUT) was supported by an ES dated 2014 and during determination an ES Addendum was submitted in 2015. The 2014 and 2015 ES submissions assessed the following land uses and maximum area sizes across the entirety of the Proposed Development:

Land Use	GIA (m <sup>2</sup> )
Residential Uses	156,395
Hotel	2,600
Veterinary Surgery	2,000
School	2,750
Retirement Village	9,000
Pub/Community Space	400
Retail	700
Health Facility	1,500
Office	1,000
Nursery	100
Energy Centre	375
Water Treatment Plant	450
Access and Movement – Primary, Secondary and Tertiary Streets, and 3 Access Points.	N/A
Landscape, Open Space and Public Realm – A Minimum Of 40% of The Site Area.	N/A
Foul and Surface Water Drainage – Primary Swales	N/A

This ES Addendum 1 supports the Section 73 application to alter the quantum and mix of the commercial uses. This will only effect land allocated for ‘Social/Community’ and ‘Other Uses’ on **Figure 2: Land Use Parameter Plan**.

The proposed land use changes sought are as follows with comparison to the original land use assessment parameters:



Land Use	Original GIA (m <sup>2</sup> ) subject of 2014 ES and 2015 ES Addendum supporting (ref: 14/O2121/OUT)	Proposed Amendments as part of this S73 Application (m <sup>2</sup> )
Residential Uses	156,395	No changes
Hotel (Class C1)	2,600	Reduction to 2,000
Veterinary Surgery (Class E(e))	2,000	Reduction to 300
School	2,750	No changes (2,750)
Retirement Village	9,000	No changes (9,000)
Pub/Community (Classes Sui Generis/F.2)	400	Increase to 500
Retail, Restaurants and Cafés, Financial and Professional Services, Drinking Establishments and Hot Food Takeaways (Classes E(a)(b)(c) and (Sui Generis)	700	Reduction to 300
Health Facility (Class E(e))	1,500	Reduction to 500
Office (Class E(g)(i))	1,000	No changes (1,000)
Nursery (Class E(f))	100	Increase to 500
Energy Centre	375	No changes (375)
Water Treatment Plant (Sui Generis)	450	No changes (450)
Discount Food Store (Class E(a))	N/A	Addition of 2,500
Access and Movement - Primary, Secondary and Tertiary Streets, and 3 Access Points.	N/A	No changes
Landscape, Open Space and Public Realm - A Minimum of 40% of The Site Area.	N/A	No changes
Foul and Surface Water Drainage - Primary Swales	N/A	No changes

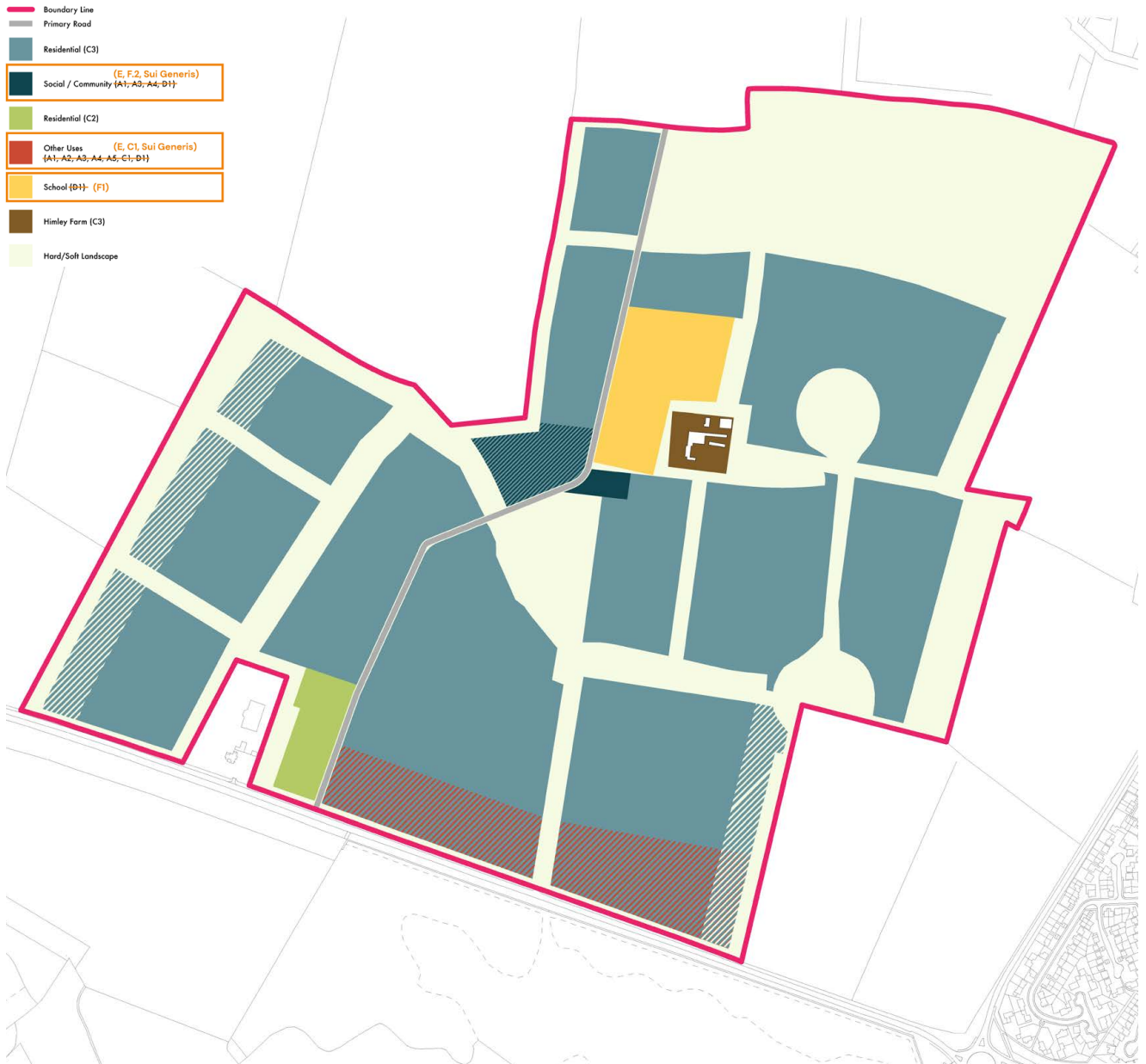


FIGURE 2: LAND USE PARAMETER PLAN

Scale: NTS



## 4. ENVIRONMENTAL STATEMENT – SCOPE AND METHODOLOGY

The Proposed Development (Himley Village) is considered to be a Schedule 2 development, specifically falling under the category Schedule 2 10 (b) “Infrastructure projects” : “Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”.

Accordingly, the Proposed Development was considered to be EIA development, and an ES accompanied the outline planning application (ref: 14/O2121/OUT), with permission granted in 2020.

In accordance with paragraph 17 of the NPPG, an ES is to be submitted in support of the Section 73 application. Consultation feedback from CDC indicated an ES addendum would be required.

### SCOPING OPINION

In order to understand the scope of an ES addendum, the Applicant submitted a formal Scoping Request to CDC, validated on the 18th December 2024 (reference: 24/O3328/SCOP). A Scoping Opinion was received from CDC on 17th January 2025 (see Appendix 1.1 of ES Addendum 1).

It is not considered all environmental topics scoped into the original ES, as part of the granted outline planning permission (ref: 14/O2121/OUT), are likely to result in ‘significant effects’ in regards to the proposed amendments sought through the Section 73 application and therefore a number of technical chapters are ‘scoped out’ of the ES Addendum 1. This approach was confirmed acceptable through the Scoping Opinion received from CDC.

## ES ADDENDUM 1 SCOPE

Chapter 3 of the ES Addendum 1 undertook a review of the amendments being sought through the Section 73 application on the submitted ES to date and whether they would result in any significant changes to the significance of effects set out, or whether additional assessment would be required to determine if the effects have changed the 2014/2015 ES assessment.

The review identified only Transport and Socio-Economics technical chapters may require further consideration in relation to the proposed amendments sought. The other technical chapters included as part of the original ES assessment do not require any updates in relation to the amendments sought. The original 2014/2015 ES assessments for the following technical chapters remain valid and can accommodate the alteration of quantum and mix of the commercial uses with no change to the residual effects assessed and can be referred to:

- Chapter 6 – **Landscape and Visual Amenity,**
- Chapter 7 – **Ecology,**
- Chapter 9 – **Air Quality,**
- Chapter 10– **Noise and Vibration,**
- Chapter 11 – **Water Management,**
- Chapter 12 – **Ground Conditions and Contamination,**
- Chapter 13 – **Agriculture and Soils,**
- Chapter 14 – **Built Heritage,**
- Chapter 15 – **Archaeology and Soils,**
- Chapter 16 – **Socio-Economics,**
- Chapter 17 – **Human Health,** and
- Chapter 18 – **Waste**

Accordingly, the environmental themes scoped into this ES Addendum 1 to assess and consider any potentially significant environmental issues brought about through the amendments sought to the Proposed Development through the S73 application are as follows:

- Chapter 0 – **Contents and Statement of Competence;**
- Chapter 1 – **Introduction;**
- Chapter 2 – **Proposed Development & Amendments;**
- Chapter 3 – **EIA Assessment Methodology & Scope;**
- Chapter 4 – **Transport;**
- Chapter 5 – **Socio-Economics;**
- Chapter 6– **Summary;** and
- **Non – Technical Summary.**

The technical chapters have identified a scope to determine ‘likely significant effects’ using a pre-determined assessment criteria which often, but not always, reflects the relationship between the magnitude or severity of an effect; and the sensitivity, importance or value of the resource or receptor.

Baseline conditions are discussed in each technical chapters describing the key elements and baseline receptor(s) as it relates to each technical discipline

Each chapter includes an 'Assessment of Likely Significant Effects' section to identify, evaluate and assess the degree of significance of the potential effect (if any). Effects will be assessed only for the construction and operational phases of the Proposed Development. Effects will be stated before mitigation in the first instance.

Where necessary, mitigation measures have been proposed to ameliorate effects specific to an environmental theme, many of which are purposely incorporated into the design of the proposals and are highlighted as 'mitigation by design'. 'Additional mitigation' measures may also be proposed that are not included within the design, which may be subject to appropriate planning conditions or obligations. With mitigation measures in place, a secondary assessment of likely significant effects is completed to identify the 'residual effects'; these are the remaining effects with the Proposed Development in place. They could be beneficial or adverse and are rated on a sliding scale from major to negligible/neutral, and additionally identified if the effect is 'Significant' or 'Not Significant' in EIA terms.

The Proposed Development within this ES the assessments has been assessed against specified parameters to ensure that the Proposed Development as assessed represents the maximum (i.e., worst-case) scenario.

The ES Addendum 1 is structured as follows:

- **Environmental Statement Addendum 1- Volume 1 Main Text and Figures** – Comprises the main volume of the ES Addendum 1, including chapters and associated figures that describe the EIA context, the Development Site, the Proposed Development, and set out the scope. This is followed by the 'technical chapters' for each environmental discipline relevant to the proposals. The volume concludes with a summary.
- **Environmental Statement Addendum 1 - Volume 2 Technical Appendices** – Comprises the associated technical appendices which support each environmental topic within Volume 1.
- **Environmental Statement Addendum 1 - Non-Technical Summary (NTS)** – This provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects of the Proposed Development.

## CUMULATIVE EFFECTS

Within EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects.

Spatial considerations and scale of development criteria has been developed based on professional judgement to determine whether cumulative schemes have the potential for cumulative inter-project effects.

A re-assessment was undertaken to identify relevant “existing and/or approved projects” as per EIA Regulations and also other potential developments which have been subject to planning applications (generally these are major applications within 3km of the Site). The review of the cumulative schemes included in the 2014 ES submission and new relevant planning applications within 3km of the Site through using Cherwell District Council planning portal is set out in Appendix 3.1 – Cumulative Assessment of the ES Addendum 1.

The following 10 schemes are identified to be considered for cumulative effects in-combination with the Proposed Development –

- Application reference: 11/01494/OUT
- Application reference: 14/01968/F
- Application reference: 19/01740/HYBRID
- Application reference: 16/01268/OUT
- Application reference: 04/02797/OUT
- Application reference: 14/02121/OUT
- Application reference: 21/04275/OUT

- Application reference: 23/03365/OUT
- Application reference: 19/00347/OUT
- Application reference: 23/00173/OUT

These cumulative sites for consideration are visually presented at **Figure 3: Cumulative Schemes**.

In-combination effects arise where effects from one environmental element bring about changes in another environmental element. No in-combination effects have been identified in this ES Addendum 1.

## CONSIDERATION OF ALTERNATIVES

The EIA Regulations require that “a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects” are included within the ES.

The outline consent for the Himley Village development (ref.14/02121/OUT) proposes a different quantum and mix of the commercial uses in the land allocated for ‘Social/Community’ and ‘Other Uses’. This could be considered as a ‘reasonable alternative’ to implementing the revised quantum and mix of the commercial uses subject of this ES Addendum 1 supporting the S73 application.



KEY

Site Boundary

'Social/Community' and 'Other Uses' land – as specified in the 'Land Use - Parameter Plan 4' (ref: 14/02121/OUT)

Cumulative Schemes

04/02797/OUT

11/01494/OUT

14/01968/F

16/01268/OUT

19/00347/OUT

19/01740/HYBRID

21/04275/OUT

23/00173/OUT

23/03365/OUT

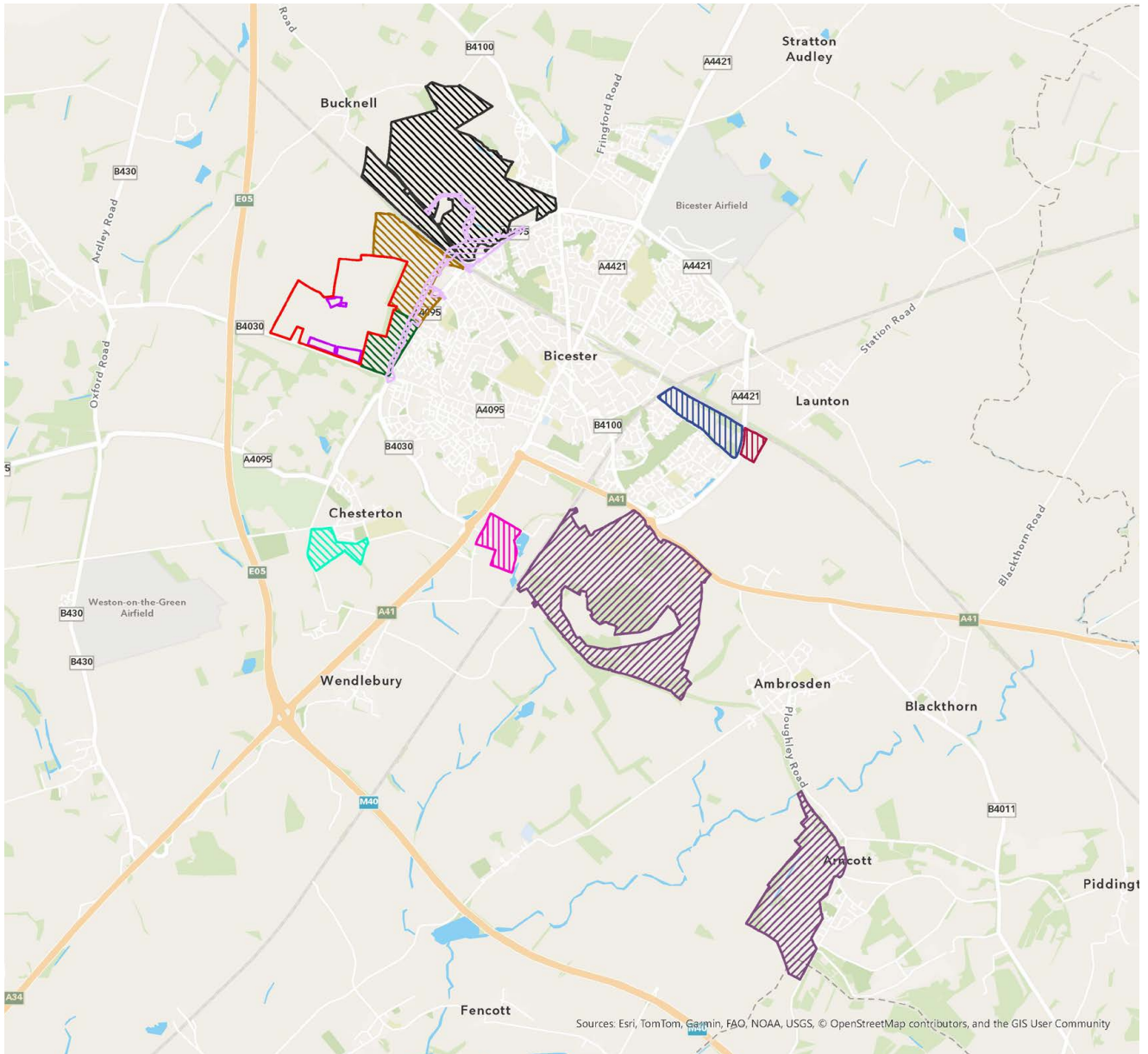


FIGURE 3: CUMULATIVE SCHEMES



The ES Addendum 1 comprises studies on each of the aspects of the environment identified as with the potential to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with Figures and Technical Appendices where appropriate.

The findings of the ES Addendum 1 in relation to each of these technical chapters are summarised in the following sections.

## 6. TRANSPORT

### INTRODUCTION

This chapter has been prepared by DTA Transportation. The aim of this chapter is to consider the potential traffic and transportation effects that are likely to arise with the proposed development.

### BASELINE CONDITIONS

The Site is located to the west of the A4095 Howes Lane and is bound to the south by Middleton Stoney Road. The Site is situated to the west of existing residential areas of Bicester, namely Highfield and west Bicester and is approximately 5km from the town centre (measured to the Himley Farm buildings enclosed within the red line boundary).

Bicester lies approximately 24km to the north east of Oxford and 28km to the south east of Banbury. The M40 is located 2km to the west, with access to the town from Junction 9 via the A41. The Site can also be accessed via Junction 10 of the M40 Motorway, which is located approximately 8km to the north-west. The Site comprises agricultural land and Himley Farm with Grade II listed farm buildings. The village of Bucknell is located to the north of the Site and Middleton Stoney to the west.

### PEDESTRIAN AND CYCLE PROVISION

A shared footway/ cycleway is provided along the B4030 from Empire Road to the B4030/ Vendee Drive/ Howes Lanes/ Middleton Stoney Road roundabout connecting into existing footway provision. There is no footway/ cycleway provision on Howes Lane.

The majority of Bicester is located within 5km of the Site and therefore accessible by cyclists.

National Cycle Network Route 51 passes through Bicester in a south west to north east alignment, linking Launton village, Gavray Drive, Tubbs Crossing, Sheep Street, Bicester Village and Wendlebury. A combination of on-road routes and off-road traffic free route sections form the route passing through Bicester via the town centre and both stations (Bicester North and Bicester Town).

### BUS SERVICES

There are bus stops located on the B4030 comprising a flag with timetable information. The bus stops are served by bus route 25 which routes from Lower Heyford to Bicester. The service operates on an hourly basis Monday to Saturday.

There is a further bus stop on Wensum Crescent to the east of the site. It is served by bus route 21 which is the Bicester town service and operates a 30-minute service Monday to Saturday.

### RAIL SERVICES

Bicester benefits from two railway stations in the town; Bicester North and Bicester Village. These stations are situated approximately 3.1km and 3.7km from the proposed site respectively.

Bicester North station provides an hourly service to Birmingham Snow Hill and to Banbury, and trains up to 3 times an hour to London Marylebone. Bicester North station has a ticket office and machines, refreshment facilities, toilets, car parking (530 spaces) and cycle parking (65 spaces).

Trains from Bicester Village are every 30 minutes between Oxford and London Marylebone. Bicester Village station has a ticket office and machines, refreshment facilities, toilets, waiting rooms, car parking (223 spaces) and cycle parking (50 spaces).

## LIKE SIGNIFICANT EFFECTS

The assessment of (direct) environmental effects arising from the proposed development, as a result of construction and operational traffic generated by the proposed development has been undertaken in line with IEMA Guidelines for the assessment of environmental effects arising from road traffic, specifically severance and increase in fear and intimidation, pedestrian amenity, pedestrian delay, and increases in driver delay.

The change in development flows is -23 trips in the AM peak and -20 trips in the PM peak and therefore lower than the originally assessed traffic generation of the Site. This would not change the conclusion of the significance of effect on severance and fear and intimidation, pedestrian amenity, pedestrian delay and driver delay.

## MITIGATION AND ENHANCEMENT

Mitigation is set out in the original Transport chapter of the Environmental Statement. Given the conclusions have not changed in respect of the significance of effects, it is therefore not necessary to revisit the mitigation measures originally proposed.

## CONCLUSIONS

Overall, the amendments sought through the S73 application on the proposed development do not materially change the assessment of effects identified in the 2014 transport assessment work. Residual effects in the construction and operation phase of the proposed development remain as not significant in EIA terms. The amendments sought through the S73 application can be accommodated with no change in conclusion of effects in the transport assessment work provided to date.

## 6. SOCIO-ECONOMICS

### INTRODUCTION

This chapter has assessed the socio-economic impacts of developing up to 8,000 sq. m. of the 'social/community' and 'other uses' floorspace.

### BASELINE CONDITIONS

A baseline review of Cherwell's socio-economic context reveals the following:

- Between 2013 and 2023, Cherwell's population has grown faster than the rate seen at a regional and national level. In relative terms, those aged 65+ grew at the fastest rate over this timeframe. This trend is projected to continue between 2018 and 2038.
- Cherwell has a lower proportion of its resident working age population with a degree or equivalent when compared to the regional comparator, but slightly higher than at national level and a lower proportion with no qualifications than at national level.
- The LSOAs within which the application site falls, Cherwell O16A and Cherwell O11B, fall within the top 40% least and top 50% most deprived LSOAs in England.
- Employment growth in Cherwell was higher than regional and national comparators with growth in the Bicester Wider Area ward significantly higher than all three areas between 2015 and 2023.
- The proportion of people aged 16–64 in Cherwell claiming benefits is below the rate in the South East and England.

### LIKE SIGNIFICANT EFFECTS

In respect of the operational phase, the assessment indicates that the Proposed Development will have the following permanent effects:

- Once operational, the Proposed Development could generate up to 207 gross full-time equivalent jobs (FTEs).
- Around £11.2million of gross value added per annum is estimated to be generated per annum once operational, or £96.4million over a 10-year period (present value).

In EIA terms, overall these impacts are considered to have a significant beneficial effect in the long-term, with no significant adverse effects on existing community infrastructure.

### MITIGATION AND ENHANCEMENT

There are no significant adverse effects identified as a result of the Proposed Development. As such, no additional mitigation is deemed to be necessary. No enhancements are expected to proposed specific to socioeconomics beyond those already referred to in the impacts section relevant to other topics.

### CONCLUSIONS

Overall, the Proposed Development is considered to provide beneficial effects during the construction phase in relation to employment and economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects.

Adverse but not significant effects are predicted in relation to disturbance to neighbourhood amenity during the construction phase, but this will be managed by best practice measures through CEMP and relation management tools.

## 7. SUMMARY

This ES Addendum 1 demonstrates that there are no overriding environmental constraints which would preclude the Proposed Development on the Application Site.

The design of the Proposed Development has taken account of the likely significant environmental effects and where necessary, mitigation measures form an integral part of the Proposed Development to ensure that the environment is suitably protected.



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