



Table 3.1 Potential Other Developments Subject of Cumulative Assessment in the ES supporting the Himley Village application (ref: 14/02121/OUT).

No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and to in relevance consider cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
1	10/1780/HYBRID	Request for full planning permission for 394 residential units, nursery, community centre, retail units, primary school, pub, eco-business centre and associated infrastructure.	North Bicester	2km north-east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.
2	06/00697/OUT Kingsmere Phase 1	Outline - Up to 1585 no. dwellings; health village, 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 and associated works	South-west Bicester	250m south	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.
3	11/00151/F	Change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use of lodge building (building 19) to a shop/cafe, change	RAF Bicester, Caversfield (North-Bicester)	3.5km north-east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.



No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and to in consider cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		of use to B8 storage (building 50 only), and associated works.					
4	05/01563/OUT (O5/00057/RE FAPP) and 13/00372/OUT North East Bicester Business Park	Outline - B1 Office development with associated parking, turning and landscaping areas (as supported by additional information received 14/10/05) Construction of 61 bed care home (Use Class C2) together with ancillary accommodation including café, hair salon and shop and associated development including car parking and servicing arrangements	Land north-west of Launton Road, Caversfield (North-east Bicester)	4.2km north-east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.
5	12/01209/F Bicester Village – Phase 4	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	Tesco Pingle Drive Bicester Oxfordshire OX26 6WA	2km south-east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.



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		and associated landscaping and highway works					
6	11/01494/OUT Bicester 2 – Graven Hill	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; and associated works	Upper Arncott South-east Bicester	2.6km south-east	Granted	Certain: Under construction	Future baseline- To be considered as part of the cumulative assessment section of technical ES chapters.
7	13/00847/OUT Kingsmere Phase 2	Outline - Residential development (720 dwellings) 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,	South-west Bicester	375m south	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.



No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and to in relevance consider cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		highways, footpaths/cycleways, drainage utilities and parking					
8	07/01106/OUT and 12/01193/F Bicester Business Park	Proposed foodstore with associated car parking, petrol filling station with car wash/jet wash, recycling facilities, ancillary plant and equipment, landscaping, access and highway works	South Bicester	2km south-east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the cumulative assessment section of technical ES chapters.
9	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 primary school (Up to 2FE) (Class D1) and land to accommodate the extension of the primary school permitted pursuant	Land SE of Hawkwell Farm North Bicester	1.5km north-east	Application Withdrawn	Uncertain: Application Withdrawn	N/A.



No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and to consider cumulative assessment in	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		to application (reference 10/01780/HYBRID).					
10	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).	South West Of Avonbury Business Park North Bicester	1km north-east	Application Withdrawn	Uncertain: Application Withdrawn	N/A
11	14/01675/OUT	Outline - Erection of up to 53,000 sqm of floor space to be for B8 and B2 with ancillary B1 (use classes) employment provision within two employment zones covering an area of 9.45ha; parking and service areas to serve the employment zones; a new access off the Middleton Stoney Road (B4030); temporary access of Howes Lane pending the delivery of the realigned Howes Lane; 4.5ha of residential land; internal roads, paths and cycleways;	SW of Howes Lane West Bicester	Adjacent to the Site	Refused	Uncertain: Refused	N/A



No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and to consider cumulative assessment in	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		landscaping including strategic green infrastructure (GI); provision of sustainable urban systems (suds) incorporating landscaped areas with balancing ponds and swales. Associated utilities and infrastructure.					
12	14/01968/F NW Bicester Link Road	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.	New Highway Aligned With Howes Lane Bicester	250m east West Bicester	Granted	Likely: Permitted application but no construction has begun.	The application is likely to come forward to accommodate the permitted NW Bicester sites. To be considered as part of the cumulative assessment section of technical ES chapters.
13	07/00422/F	Demolition and comprehensive redevelopment to provide a mixed use town centre development of up to four storeys incorporating;	Franklins Yard Wesley Lane,	2km east	Granted	Certain: Constructed and operational	Existing baseline. Not proposed to be considered in as part of the



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		supermarket and cafe, 2 no. new public squares, multi-screen cinema, civic building inc. public library, bus interchange, 25 no. retail units, extensions to 3 no. existing units, provision of restaurants and cafes, refurbishment of Crown Walk with change of use of unit from A1 retail to A3 cafe, 526 no. car parking spaces, 19 no. residential units, diversion of Town Brook, infrastructural alterations and associated landscaping (as amended by plan 2004/075/PO8 RevB rec'd 08.05.07 with letter dated 04.05.07 and including supplementary transport information received 06.06.07).	Crown Walk And Bure Place Town centre of Bicester				cumulative assessment section of technical ES chapters.
14	05/00017/SO	EIA Screening Opinion –Proposed Redvelopment	RAF Bicester North-east Bicester	3.6km north-east	EIA Screening Opinion	Uncertain: No planning application has been submitted. If a planning application was to come forward, it is unlikely for	Not proposed to be considered, due to the uncertainty in the project as no planning application has been submitted. It is not a 'reasonably foreseeable' project and therefore not considered appropriate to consider as part



No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider cumulative assessment in	How considered (existing baseline, future baseline, cumulative scenario or N/A)
						cumulative effects to occur with this Site and the Proposed Development due to the distance and timelines for construction are unlikely to overlap.	of the cumulative assessment unless a planning application comes forward.
15	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	Wendlebury Road, Chesterton South Bicester	3.5km south	Granted	Certain: Under Construction	Future baseline- To be considered as part of the cumulative assessment section of technical ES chapters.



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		swimming pool, spa garden and terrace, and associated landscaping.					
16	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	Wretchwick Way South-east Bicester	3.8km south east	Granted	Likely: Discharge of Condition applications submitted. Construction likely to begin shortly.	Future baseline - To be considered as part of the cumulative assessment section of technical ES chapters.



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17/18	04/02797/OUT	Outline - Residential development (including affordable housing) incorporating a County Wildlife Site, together with the land reserved for a primary school, community facilities, public open space, rail chord and structure planting.	Land north of Gavary Drive East Bicester	3.1km east	Granted	Likely: Discharge of Condition applications submitted. Construction likely to begin shortly.	Future baseline - To be considered as part of the cumulative assessment section of technical ES chapters.

Table 3.2- Potential Other Developments

Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider in cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
14/02121/OUT	Outline - 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	North West Bicester	Proposed Development is within the Himley Village Application Site.	Granted	Likely: Discharge of Condition applications submitted. Construction likely to begin shortly.	Future baseline - To be considered as part of the cumulative assessment section of technical ES chapters.



Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider in cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
	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)					
21/04275/OUT	Outline - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential	Land SE of Hawkwell Farm North Bicester	1.5km north-east	Under Consultation - Target decision date 31/12/24	Potential: A planning application has been submitted but is still under consultation.	Due to the close proximity of the cumulative site, it is proposed to consider as part of the cumulative assessment section of technical ES chapters. However, due to the scheme's certainty status as 'potential', the consideration of this site holds less weight.



Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider in cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
	institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and associated works					
23/O3365/OUT	Development comprising the demolition of existing buildings and structures and re-development of the site to provide up to 1,000 residential dwellings (Class C3), commercial and leisure floorspace (Class E), social and community facilities (Class F.2), land to accommodate one new primary school (up to 2FE) (Class F.1) and a secondary school up to 8FE (Class F.1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes and associated infrastructure - with all matters reserved	South West Of Avonbury Business Park North Bicester	1km north-east	Under Consultation - Target decision date 31/12/24	Potential: A planning application has been submitted but is still under consultation.	Due to the close proximity of the cumulative site, it is proposed to consider as part of the cumulative assessment section of technical ES chapters. However, due to the scheme's certainty status as 'potential', the consideration of this site holds less weight.



Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider in cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
19/00347/OUT	<p>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: APP/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; 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</p>	<p>SW of Howes Lane West Bicester</p>	<p>Adjacent to the Site</p>	<p>Granted</p>	<p>Likely: A number of Non-material amendment and Discharge of Condition applications relating to 19/00347/OUT have been submitted and granted. More recently an application for 'Confirmation of Compliance of all conditions of 19/00347/OUT' was submitted in October 2024. Therefore, it is likely construction will begin shortly.</p>	<p>Future baseline - To be considered as part of the cumulative assessment section of technical ES chapters.</p>



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	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)					
23/00173/OUT	Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access)	South of Green Lane, Chesterton	1.7km south	Granted	Likely: A planning application has been granted. No discharge of condition applications have been submitted yet. Construction unlikely to begin in the short-term.	Future baseline - To be considered as part of the cumulative assessment section of technical ES chapters.