

Environmental Impact Assessment Scoping Report.

Section 73 Application to vary conditions in connection with Proposed 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 at land north of Middleton Stoney Road, Bicester, Oxfordshire (14/O2121/OUT).

On behalf of CALA Homes (Cotswolds) Ltd..

Date: 12/12/2024 | Pegasus Ref: 22-2886

LPA Ref: 24/O1670/F



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Contents.

1. Introduction	3
2. The Site and Project Overview	15
3. Legislative Requirements and the EIA Process	18
4. Topics to be 'Scoped In' and Layout of the ES	38
5. Socio-Economics	41
6. Transport and Access.....	50
7. Topics to be 'Scoped Out'.....	61
8. Structure of the Environmental Statement Addendum.....	73
9. Scoping Summary	74

Appendices contents.

Appendix A – Site Location Plan	77
Appendix B – Environmental Designations Plan	78
Appendix C – Land Use – Parameter Plan 4 (drawing number P22-3093_DE_013).....	79
Appendix D – Cumulative Schemes Plan for Himley Village planning application (ref: 14/02121/OUT)	80
Appendix E – Cumulative Schemes	81
Appendix F – Context Plan	82

1. Introduction

1.1. Overview

- 1.1.1. This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of CALA Homes (the “Applicant”) in respect of a proposal at land north of Middleton Stoney Road, Bicester, Oxfordshire (the “Application Site or Site”).
- 1.1.2. The Site already benefits from an outline planning permission for a 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 “Himley Village”). The Applicant has submitted a Section 73 application to vary conditions attached to the extant planning permission. The application focuses in particular on the part of the Site which has been identified for ‘Social/Community’ and ‘Other Uses’.
- 1.1.3. The Site is situated within the administrative area of Cherwell District Council (CDC). The location and extent of the Application Site are shown on a Site Location Plan provided at **Appendix A**.
- 1.1.4. This Scoping Report has been prepared to identify any likely significant environmental effects of the Proposed Development (as amended) which will need to be assessed in detail in the EIA and reported within the Environmental Statement (ES) Addendum, which will accompany the Section 73 planning application. The Scoping Report seeks to confirm agreement on the content of the forthcoming ES Addendum to be submitted to CDC and assist in forming their Scoping Opinion.
- 1.1.5. This Scoping Report has been produced on behalf of the Applicant by Pegasus Group. Pegasus is registered to the EIA Quality Mark, a scheme operated by the Institute of Environmental Management and Assessment (IEMA) which allows consultancies that lead the co-ordination of statutory EIAs in the UK to make a commitment to excellence in their EIA activities and have this commitment independently reviewed.

1.2. Planning History Context

- 1.2.1. The Application Site is allocated for a residential led mixed use development in the adopted Development Plan for the area and already benefits from an outline planning permission (LPA ref.14/O2121/OUT). In summary, the permission allows for a 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 permission was granted in outline, with access, appearance, landscaping, layout and scale all being matters reserved for future determination.
- 1.2.2. The granted outline planning permission for the wider Himley Village site (LPA ref.14/O2121/OUT) was subject of an EIA as part of the planning application. A Scoping Request was sought from CDC and a Scoping Opinion was received on the 14th July 2014. An agreed scope for the EIA was confirmed through the Scoping Opinion and accordingly an ES was prepared and addressed the following technical environmental topics: Landscape and Visual Amenity, Ecology, Transport, Air Quality, Noise and Vibration, Water Management, Ground Conditions and Contamination, Agriculture and Soils, Built Heritage, Archaeology (Buried Heritage), Socio-Economics, Human Health and Waste.

- 1.2.3. The outline planning permission (LPA ref.14/O2121/OUT) requires the development to be carried out in accordance with a number of approved Parameter Plans and it is subject to various conditions which require the submission of further information at specified stages of the planning process.
- 1.2.4. A number of these conditions have been amended through 2no. Non-Material Amendments (NMAs) which must be read alongside the original planning permission. Applications to discharge some conditions have been submitted, and 3no. reserved matters applications have also been submitted, with ref.23/OO214/REM having been approved in February 2024. The Applicant has instructed Pegasus Group that they will be implementing the approved reserved matters applications for Phases 1A, 1B and 2A (Phase 1A – 23/OO170/REM, Phase 1B – 23/O1493/REM, Phase 2A – 23/O1586/REM).
- 1.2.5. More recently, an NMA was submitted to alter the description of development to remove references to former use classes and replace these with the appropriate current use classes, and therefore also alter the approved Land Use Parameter Plans to remove references to former use classes and replace these with the appropriate current use classes (ref: 24/O1671/NMA). This application remains undetermined with CDC (correct at the time of writing, December 2024).
- 1.2.6. The Applicant has received marketing advice that explains that the provisions within the planning permission for the commercial land are not suited to current market conditions. Some initial concerns from the market feedback include:
 - a) The retail units are too small (at 150sqm or 300sqm for the largest single unit).
 - b) A larger anchor retail store is expected to be the market's preferred option.
 - c) Table 1 in the planning permission does not provide sufficient flexibility.
 - d) There is unlikely to be a demand for a large 2,000sqm veterinary surgery.
- 1.2.7. Therefore, a Section 73 application for a variation of Condition 44 (Use and Class of building) and removal of Condition 45 (proposed energy centre) of 14/O2121/OUT was submitted in June 2024.
- 1.2.8. Following that submission the LPA raised some concerns about the application because it was felt that the proposed changes were not sufficiently precise and could give rise to multiple scenarios that would need to be considered. The Applicant now intends to amend the application so that it is clearer about what is being applied for and to enable the proposals to be properly assessed in EIA terms.
- 1.2.9. For background context only, it will be explained below what the original submission proposed and how the application is to be amended.

1.3. The Original S73 Application (June 2024) – 24/O1670/F

- 1.3.1. The revised wording to the conditions in the original Section 73 application is identified below. Text proposed for deletion is identified in red bold text and is crossed out (for example: ~~deleted~~). Revised wording is identified in red, bold, underlined text (for example: revised wording).

- 1.3.2. As a result of the aforementioned NMA to alter class references (ref: 24/O1671/NMA), which is presumed will be granted, Condition 44 was proposed to be amended as follows:

No more than a total of 8,000sqm floor space shall be provided for the mixed uses set out in Table 1 and each use shall not exceed the maximum Gross Internal Area for each specified use. These uses shall only be provided within the areas of the site annotated for 'Other Uses' and 'Social/ Community' on 'Land Use Parameter Plan 4' drawing number ~~592-PL-103-Rev-K~~ P22-3093_DE_013.

Table 1

Land Use	Maximum GIA (sqm)
Hotel (Class C1)	2,600sqm
Veterinary Surgery (Class D1 <u>E(e)</u>)	2,000sqm
Pub/Community (Classes A4/D1 <u>Sui Generis/F.2</u>)	400sqm
<u>Retail, Restaurants and Cafés, Financial and Professional Services, Drinking Establishments, and Hot Food Takeaways</u> (Classes A1, A2, A3, A4, A5 <u>E(a)(b)(c) and Sui Generis</u>)	700sqm
Office (Class B1 <u>E(g)(i)</u>)	1,000sqm
Health Facility (Class D1 <u>E(e)</u>)	1,500sqm
Nursery (Class D1 <u>E(f)</u>)	100sqm
Energy Centre (Sui Generis)	375sqm
Water Treatment Plant (<u>Sui Generis</u>)	450sqm

Schedule to the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments) and for no other purpose(s) whatsoever.

- 1.3.3. The original Section 73 application proposed the following amendments to Condition 44:

No more than a total of 8,000sqm floor space shall be provided for the mixed uses set out in Table 1 ~~and each use shall not exceed the maximum Gross Internal Area for each specified use~~. These uses shall only be provided within the areas of the site annotated for 'Other Uses' and 'Social/ Community' on 'Land Use Parameter Plan 4' drawing number P22-3093_DE_013.

Table 1

Land Use	Maximum GIA (sqm)
Hotel (Class C1)	2,600sqm
Veterinary Surgery (Class E(e)) <u>Class E</u>	2,000sqm
Pub/Community (Classes Sui Generis/F.2)	400sqm
Retail, Restaurants and Cafés, Financial and Professional Services, Drinking Establishments and Hot Food Takeaways (Classes E(a)(b)(c) and (Sui Generis))	700sqm
Office (Class E(g)(i))	1,000sqm
Health Facility (Class E(e))	1,500sqm
Nursery (Class E(f))	100sqm
Energy Centre (Sui Generis)	375sqm
Water Treatment Plant (Sui Generis)	450sqm

Schedule to the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments) and for no other purpose(s) whatsoever.

- 1.3.4. As a result of the aforementioned NMA to alter class references (ref: 24/01671/NMA), which is presumed will be granted, Condition 45 was proposed to be amended as follows:

No individual Retail unit allowed for in Table 1 of condition 44 shall exceed 150m² in Gross Internal Area with the exception of a single unit up to a maximum of 300m² which shall be for uses within Use Class ~~A1~~ E of the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments). If provided, the single retail unit over 150m² for uses falling within Use Class ~~A1~~ E shall remain within that Use Class and it shall be used for no other Use whatsoever. Thereafter retail units shall not be amalgamated.

- 1.3.5. The original Section 73 application proposed the following amendments to Condition 45:

~~No individual Retail unit allowed for in Table 1 of condition 44 shall exceed 150m² in Gross Internal Area with the exception of a single unit up to a maximum of 300m² which shall be for uses within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-~~

~~enactments). If provided, the single retail unit over 150m² for uses falling within Use Class E shall remain within that Use Class and it shall be used for no other Use whatsoever. Thereafter retail units shall not be amalgamated.~~

1.3.6. CDC were unable to formally register the application as submitted in June 2024 and requested the submission of an EIA Addendum to support the application for it to be valid.

1.3.7. Therefore, this Scoping Report has been prepared to confirm agreement on the scope of the forthcoming ES Addendum to be submitted to CDC so that it would accompany the Section 73 application. It is pertinent to consider that the changes proposed in the Section 73 application will not impact on the validity of all conclusions drawn in the technical environmental ES chapters as part of the original ES supporting the granted outline planning permission (LPA ref.14/O2121/OUT), and therefore the ES Addendum should be proportionate in its update to environmental disciplines where potential significant environmental effects are anticipated.

1.4. Amends to the S73 Application (January 2025) – 24/O1670/F

1.4.1. Following further work, the Applicant is now in a position to be more precise about the mix of uses that might come forward for the commercial land. It is anticipated that the S73 application (24/O1670/F) will be amended in-line with the preliminary testing scenario used within the transport assessments that have been used to inform this Scoping Request (see Section 2 of this document).

1.4.2. As a result of the aforementioned NMA to alter class references (ref: 24/O1671/NMA), which is presumed will be granted, Condition 44 was proposed to be amended as follows:

No more than a total of 8,000sqm floor space shall be provided for the mixed uses set out in Table 1 and each use shall not exceed the maximum Gross Internal Area for each specified use. These uses shall only be provided within the areas of the site annotated for 'Other Uses' and 'Social/ Community' on 'Land Use Parameter Plan 4' drawing number ~~592-PL-103 Rev K~~ P22-3093 DE 013.

Table 1

Land Use	Maximum GIA (sqm)
Hotel (Class C1)	2,600sqm
Veterinary Surgery (Class D1 <u>E(e)</u>)	2,000sqm
Pub/Community (Classes A4/D1 <u>Sui Generis/F.2</u>)	400sqm
<u>Retail, Restaurants and Cafés, Financial and Professional Services, Drinking Establishments, and Hot Food</u>	700sqm

<u>Takeaways</u> (Classes A1, A2, A3, A4, A5 <u>E(a)(b)(c)</u> and <u>Sui Generis</u>)	
Office (Class B1 <u>E(g)(i)</u>)	1,000sqm
Health Facility (Class D1 <u>E(e)</u>)	1,500sqm
Nursery (Class D1 <u>E(f)</u>)	100sqm
Energy Centre (Sui Generis)	375sqm
Water Treatment Plant (<u>Sui Generis</u>)	450sqm

Schedule to the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments) and for no other purpose(s) whatsoever.

- 1.4.3. The amended Section 73 application is now anticipated to propose the following amendments to Condition 44:

No more than a total of 8,000sqm floor space shall be provided for the mixed uses set out in Table 1. ~~and each~~ No use shall not exceed the maximum Gross Internal Area for each specified use, unless an updated Transport Assessment demonstrates that an alternative mix of uses would not give rise to a material increase in traffic movements to and from the site has been submitted to and approved in writing by the Local Planning Authority. These approved uses shall only be provided within the areas of the site annotated for 'Other Uses' and 'Social/ Community' on 'Land Use Parameter Plan 4' drawing number P22-3093_DE_013.

Table 1

Land Use	Maximum GIA (sqm)
Hotel (Class C1)	2,600sqm<u>2,000sqm</u>
Veterinary Surgery (Class E(e))	2,000sqm<u>300sqm</u>
Pub/Community (Classes Sui <u>Sui Generis/F.2</u>)	400sqm<u>500sqm</u>
Retail, Restaurants and Cafés, Financial and Professional Services, <u>Drinking Establishments and Hot Food Takeaways</u> (Classes E(a)(b)(c) and (<u>Sui Generis</u>))	700sqm<u>300sqm</u>

Office (Class E(g)(i))	1,000sqm <u>1,000sqm</u>
Health Facility (Class E(e))	1,500sqm <u>500sqm</u>
Nursery (Class E(f))	100sqm <u>500sqm</u>
<u>Discount Food Store (Class E(a))</u>	<u>2,500sqm</u>
Energy Centre (Sui Generis)	375sqm
Water Treatment Plant (Sui Generis)	450sqm

Schedule to the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments) and for no other purpose(s) whatsoever.

- 1.4.4. As a result of the aforementioned NMA to alter class references (ref: 24/O1671/NMA), which is presumed will be granted, Condition 45 is anticipated to be amended as follows:

No individual Retail unit allowed for in Table 1 of condition 44 shall exceed 150m² in Gross Internal Area with the exception of a single unit up to a maximum of 300m² which shall be for uses within Use Class ~~A1~~ E of the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments). If provided, the single retail unit over 150m² for uses falling within Use Class ~~A1~~ E shall remain within that Use Class and it shall be used for no other Use whatsoever. Thereafter retail units shall not be amalgamated.

- 1.4.5. The amended Section 73 application is then expected to seek the following amendments to Condition 45:

No individual Retail unit allowed for in Table 1 of condition 44 shall exceed 150m² in Gross Internal Area with the exception of a single Discount Food Store unit of up to a maximum of ~~300~~2,500m² which shall be for uses within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments). If provided, the single retail unit over 150m² for uses falling within Use Class E shall remain within that Use Class and it shall be used for no other Use whatsoever. Thereafter retail units shall not be amalgamated.

- 1.4.6. It is anticipated that the S73 application will be amended (as above) and supported by the submission of the ES Addendum in January 2025.
- 1.4.7. The primary amendment to condition 44 anticipated to be requested in the amended S73 application would re-introduce the maximum floor space limits which the original S73 submission sought to remove. The amended floor space limits would reflect the preliminary testing scenario used within the transport assessments used to inform this Scoping Request.
- 1.4.8. As noted above another anticipated amendment to condition 44 seeks to give the Council the ability to approve alternative floorspace mixes. A developer would however be required to submit an updated Transport Assessment to the Council for approval, to demonstrate that

any alternative mix of uses would not give rise to a material increase in traffic to and from the site. This would give greater flexibility for developers taking the site forward in the future, allowing them to respond dynamically to market conditions without the need for further s.73 applications.

- 1.4.9. Condition 44 is also proposed to be amended to include for a Discount Food Store (Class E(a)). Condition 45 is proposed to be amended to allow for this and to ensure the two conditions are consistent.

1.5. Requirements of the Environmental Impact Assessment Process

- 1.5.1. The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria, in addition to the engineering and technical considerations. The EIA process ultimately assists in assessing the likely significant effects arising from a development (beneficial and adverse) and defines the context of the Proposed Development and its construction/operation, and examines the issues considered pertinent.

- 1.5.2. The purpose of the EIA is to establish the nature of the existing Application Site and its surroundings (i.e. the baseline) and the nature of the Proposed Development and compare the baseline with the scenario once the proposals are in place, so to identify the likely significant effects that may arise as a result. This requires consideration of effects during construction, including any demolition or enabling works, and effects once operational. The document produced as a result of the EIA process is known as the Environmental Statement (ES).

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- 1.5.3. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter known as the "EIA Regulations") require that any Proposed Development falling within the description of a 'Schedule 2 Development' within the meaning of the Regulations, may be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2b).

- 1.5.4. The Proposed Development in question 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".

- 1.5.5. The applicable thresholds above which EIA may be required in relation to this category are as follows:

- (i) *The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
- (ii) *the development includes more than 150 dwellings; or*
- (iii) *the overall area of the development exceeds 5 hectares.*

- 1.5.6. Further indicative criteria and thresholds to assist whether EIA is likely to be required are set out within the National Planning Policy Guidance (EIA section). With respect to category 10(b) developments, the further indicative criteria and key issues to consider are:

“Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:

- (i) *area of the scheme is more than 5 hectares; or*
- (ii) *it would provide a total of more than 10,000 m² of new commercial floorspace; or*
- (iii) *the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).*

Physical scale of such developments, potential increase in traffic, emissions and noise.”

- 1.5.7. The Application Site covers approximately 90ha of land and includes more than 150 dwellings, and therefore exceeds the relevant threshold criteria’s constituting a Schedule 2 development under the EIA Regulations. Much of the further indicative criteria thresholds and key issues to consider as per the NPPG (EIA Section) are also exceeded.

National Planning Practice Guidance

- 1.5.8. Permission was granted in outline for the Proposed Development at the Himley Village Site (ref: 14/O2121/OUT) in January 2020. An ES accompanied the outline planning application.

- 1.5.9. National Planning Practice Guidance (NPPG) – ‘Flexible Options for Planning Permissions’ section outlines a Section 73 application is considered to be a new application for planning permission under the EIA Regulations.

“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.” Paragraph: 017 Reference ID: 17a-017-2023072 (NPPG- Flexible Options for Planning Permissions).

- 1.5.10. Email correspondence from CDC confirmed that the proposed Section 73 application would require an ES Addendum to address the effects of the proposed amendments to the Proposed Development and the surrounding environs.

- 1.5.11. 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 impacts’ and therefore these are proposed to be ‘scoped out’ the ES. This is especially relevant where integral measures as part of the scheme or its construction will reduce adverse impacts, and also in the light of ensuring the ES is proportionate. Separate ‘non-ES’ reports will however still be undertaken, where necessary, covering those issues considered to be less than significant, outside the EIA process.

1.5.12. This is in line with guidance from the NPPG (EIA section) – *“Whilst every Environmental Statement should provide a full factual description of the development, the emphasis should be on the “main” or “significant” environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered.”* Paragraph: 035 Reference ID: 4-035-20170728. Further information on scoping and inclusion of environmental information in an ES is also provided at Paragraphs 34-42 of the NPPG (EIA section).

1.5.13. The ES will be prepared in accordance with Regulation 18(3), (4) and (5) and Schedule 4 of the EIA Regulations with reference to the National Planning Policy Framework (NPPF) (December 2023) and National Planning Practice Guidance (NPPG), as relevant to each of the technical disciplines and EIA.

1.6. Purpose of the Scoping Report

1.6.1. This Scoping Report has been prepared to accompany a formal EIA Scoping Request under Regulation 15 of EIA Regulations. The purpose of the Scoping Request is to seek a formal view from CDC (and other consultees where relevant) on the information to be contained within the ES which will accompany the forthcoming planning applications on the above Application Site.

1.6.2. In accordance with Regulation 15, paragraph 2 (b) in relation to a subsequent application, this Scoping Report contains:

- *“A plan sufficient to identify the land;*
- *sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which the subsequent application is made;*
- *an explanation of the likely significant effects on the environment which were not identified at the time planning permission was granted; and*
- *such other information or representations as the person making the request may wish to provide or make.”*

1.6.3. Specifically, this Scoping Report seeks to identify those potential likely significant environmental effects which were not identified at the time planning permission was granted and the Section 73 application for a variation of Condition 44 (Use and Class of building) and variation of Condition 45 (Retail Unit Size Restrictions) of the granted outline permission for the Proposed Development (ref: 14/O2121/OUT). Those environmental disciplines with potential for likely significant effects not identified at the time planning permission was granted are subsequently proposed to be assessed in the EIA process and reported within the resultant ES Addendum. Discussion and reasoned justification will also be provided within this report on topics which are proposed to be ‘scoped out’ of the EIA process.

1.6.4. This Scoping Report sets out the views of the Applicant, which have been informed by the advice and supporting assessments of specialist technical consultants, as to the proposed

scope of the environmental issues to be considered in the EIA and as to the method by which assessment will be undertaken.

1.6.5. This Scoping Report is submitted to CDC as part of the formal request for a Scoping Opinion and we welcome comment on the proposed scope and contents of the ES from CDC and other consultees that they wish to nominate, in accordance with Regulation 15. It is anticipated such consultees may include the following:

- Cherwell District Council (various departments including landscape, ecology, heritage, environmental health, transport and flood risk where applicable)
- Other public body consultees
- Relevant Parish Councils

1.6.6. It is requested that the Applicant is informed of those consultees who are notified of this Scoping Request.

1.7. Structure of the Scoping Report

1.7.1. The remainder of this EIA Scoping Report is divided into the following Sections:

- Section 2: The Site and Project Overview
 - An overview of the Application Site and the Proposed Development.
- Section 3: Legislative Requirements and the EIA Process
 - A summary of the relevant EIA legislation and EIA process which will be undertaken.
- Section 4: Topics to be 'Scoped In' and Proposed Layout of the ES
 - Topics to be included in the ES and the proposed layout of the ES.
- Section 5: Technical Chapter
 - Individual discussions on each topic to be assessed within the ES, including information regarding specific methodology
- Section 6: Topics proposed to be Scoped Out of the ES
 - Each environmental topic not proposed to be considered in the ES is discussed in turn.
- Section 7: Structure of the ES
 - The structure and format of the ES document is outlined.
- Section 8: Environmental Statement Scoping Summary

- 1.7.2. The Applicant has appointed a team of specialist consultants to consider planning and environmental matters in relation to the Proposed Development and to provide input into the production of this Scoping Report, as listed in **Table 1.1** below. The technical assessment work undertaken by each of the consultants listed has directly informed the consideration of likely significant effects within their respective disciplines.

Table 1.1 Consultant Team

Discipline	Company
Planning	Pegasus Group
Environmental Impact Assessment	Pegasus Group
Socio-Economics	Pegasus Group
Transport	DTA

2. The Site and Project Overview

2.1. Site Context

- 2.1.1. The Site is illustrated on the enclosed 'Site Location Plan' at **Appendix A** within the red line, and the 'Environmental Designations Plan' (EDP) attached at **Appendix B** presents further details of the environmental opportunities and constraints. **Appendix F** shows a Context Plan detailing the part of the Site which has been identified for 'Social/Community' and 'Other Uses', and subject of the S.73 application.
- 2.1.2. The Application 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.
- 2.1.3. The Site forms part of the wider North West Bicester Eco-Town Area (Policy Bicester 1 – Adopted Cherwell Local Plan 2011–2031, Part 1, July 2015). The North West Bicester Eco-Town Area allocates 390 ha area of land for a new zero carbon mixed-used development.
- 2.1.4. At present, the part of the Site which has been identified for 'Social/Community' and 'Other Uses' and subject of the S.73 application, is an open area of arable land separated by linked hedgerows and characterised by gentle undulating slopes. The outline consent for the Himley Village development will alter the baseline conditions with the surrounding area changing to a mixed-use development. The consented 'Land Use- Parameter Plan 4' as part of ref: 14/O2121/OUT allocates land surrounding the part of the Site which has been identified for 'Social/Community' and 'Other Uses' to the north, west and east as residential land, and therefore the surrounding context is expected to alter to this land use.
- 2.1.5. Beyond the Site, the surrounding land is bounded by agricultural land to the north and west, and commercial development on the edge of Bicester to the east. Himley Farm Bungalow sits between the two areas of commercial land and is to be demolished. Lovelynch House is to the west of the Site and will be encompassed by the future Himley Village residential areas.
- 2.1.6. The Site and immediate surroundings are not covered by any landscape designations. The Site is not within the Green Belt. There is no right of public access to the Site.
- 2.1.7. No ecological designations cover the Site. A number of SSSI's are in the wider vicinity, with the closest approximately 2km north-west of the Site.
- 2.1.8. The Site is within Flood Zone 1, and therefore is low probability of flooding from rivers and the sea (1 in 1000).
- 2.1.9. Two buildings at Himley Farm, approximately 400m north of part of the Site which has been identified for 'Social/Community' and 'Other Uses' are designated as Grade II Listed Buildings. The barns have heritage importance and are to be retained. No other Listed structures are present in the Site and are not within a Conservation Area.

2.2. Project Overview

2.2.1. As set out in the 'Planning History Context' section of this Report, the Site benefits from an outline planning permission (LPA ref.14/O2121/OUT) for a mixed-use residential led development. The S.73 application focuses on the parcel of land within the wider Site which is identified for 'Social/Community' and 'Other Uses' on the consented 'Land Use – Parameter Plan 4' (drawing number P22-3093_DE_013).

2.2.2. The Section 73 application (as amended) will seek to alter the quantum and mix of the commercial uses. The intended amendments to Condition 44 and 45 through the Section 73 application seeks to have the following parameters in the land allocated for 'Social/Community' and 'Other Uses' as:

- No more than a total of 8,000sqm floor space shall be provided for the mixed uses set out in Table 1. No use shall exceed the maximum Gross Internal Area for each specified use, unless an updated Transport Assessment demonstrates that an alternative mix of uses would not give rise to a material increase in traffic movements to and from the site has been submitted to and approved in writing by the Local Planning Authority. These uses shall only be provided within the areas of the site annotated for 'Other Uses' and 'Social/ Community' on 'Land Use Parameter Plan 4' (drawing number P22-3093_DE_013) found at **Appendix C** of this Report.
- Land uses could include:
 - Hotel (Class C1)
 - Veterinary Surgery (Class E(e))
 - Pub/Community (Classes Sui Generis/F.2)
 - Retail, Restaurants and Cafés, Financial and Professional Services, Drinking Establishments and Hot Food Takeaways (Classes E(a)(b)(c) and (Sui Generis))
 - Office (Class E(g)(i))
 - Health Facility (Class E(e))
 - Nursery (Class E(f))
 - Discount Food Store (Class E(a))

2.2.3. For the purpose of this Scoping Report, the Transport Consultants have used the following testing scenario for the preliminary transport assessment to be assessed in any forthcoming ES. This mix of uses reflects the proposed amendments to condition 44, which will form part of the amended S73 application.

Land Use	GIA (m2)
Hotel	2000
Veterinary Surgery	300
Pub/ Community	500
Retail	300
Office	1000
Health Facility	500
Nursery	500
Discount Food Store	2500
Total	7600

- 2.2.4. The building heights of any built form within the 'Social/Community' and 'Other Uses' areas would be unchanged. They are subject of the consented 'Building Heights – Parameter Plan 5' (drawing number 592-PL-104 Rev H) associated with the Himley Village development. Within this area building heights could range between a minimum height of 4m and maximum height 16m.
- 2.2.5. The density of any built form within the 'Social/Community' and 'Other Uses' are unchanged. They are subject of the consented 'Density – Parameter Plan 6' (drawing number 592-PL-105 Rev H) associated with the Himley Village development. Within this area building densities could range between 15–45 dwellings per hectare.
- 2.2.6. The amended Section 73 application, if granted, will allow the Applicant to have greater flexibility in the land uses within the 'Social/Community' and 'Other Uses', whilst keeping within development parameters subject of the EIA. The parameters listed at paragraph 2.2.2 of this Report set the maximum extent of the parameters and control the Proposed Development to ensure that any detailed design complies with the Application Plans within this ES and controls those aspects of the Proposed Development capable of having significant environmental effects, as defined in the EIA Regulations.
- 2.2.7. The EIA will assess reasonable worst-case scenarios on a topic-by-topic basis, as required. Where information is not available, the EIA will make reasonable assumptions which are clearly set out and based on professional experience of developments of a similar nature and scale, as well as professional judgement.

3. Legislative Requirements and the EIA Process

3.1. Legislative Requirements

3.1.1. The EIA process will be undertaken in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2018), which are referred to in this document as the 'EIA Regulations'. Specifically, Schedule 4 (Regulation 18 (3)), sets out the information for inclusion in ES's and is summarised as follows:

Part 1:

- *'A description of the development' – including information on the location of the development, the physical characteristics of the development, the main characteristics of the operational phase, and estimate of expected residues and emissions.*

Part 2:

- *'A description of the reasonable alternatives studied by the developer' – for example with regard to development design, technology, location, size and scale, and an indication of the main reason for selecting the chosen option.*

Part 3:

- *'A description of the relevant aspects of the current state of the environment (baseline scenario)'– including how the baseline might evolve if the development were not to proceed.*

Part 4:

- *'A description of the factors specified in regulation 4(2) likely to be significantly affected by the development' – including with regard to population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.*

Part 5:

- *'A description of the likely significant effects of the development on the environment' – including with regard to: construction, existence and demolition works, the use of natural resources, emission of pollutants and the disposal of waste, the risks to human health, cultural heritage or the environment (for example due to accidents or disasters), cumulative effects with other developments, vulnerability with respect to climate change and the technologies and substances to be used.*
- *The description of the likely significant effects should cover 'direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development'*

Part 6:

- *'A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment' – including details of difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.*

Part 7:

- *'A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment' – including where appropriate with regard to: any proposed monitoring arrangements (for example the preparation of a post project analysis).*
- *The description should explain the 'extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset', and should cover both the construction and operational phases.*

Part 8:

- *'A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned'. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.*

Part 9:

- *'A non-technical summary of the information provided under paragraphs 1 to 8'.*

Part 10:

'A reference list detailing the sources used for the descriptions and assessments included in the environmental statement'.

3.2. The EIA Process

3.2.1. Each of the topic areas 'scoped in' the EIA, will undergo the following main steps:

Baseline Studies

3.2.2. In the case of many of the environmental topics which will be covered in the ES Addendum, or which are proposed to be scoped-out of the ES Addendum, baseline studies have already been undertaken, and details of this work, where relevant, are discussed within each environmental topic within this Report. Baseline conditions will be established within each of the individual environmental assessments through the use of a number of sources including, desk top review of existing available data; site specific survey work; and consultation.

Assessment of Environmental Effects and Evaluation of Significance

- 3.2.3. The EIA Regulations require that the ES identifies 'likely significant effects of the Proposed Development on the environment'. It is recognised in the EIA Regulations however that not all environmental effects are considered significant.
- 3.2.4. The evaluation and determination of significant effects will be carried out using specific criteria defined within each of the technical chapters of the ES. Where available, published standards and guidelines will be used as the basis for the significance criteria.
- 3.2.5. The proposed methodologies for individual environmental topics are discussed in the subsequent section. However, in many disciplines the following basic approach is utilised:
- The sensitivity of the receiving environmental receptor is evaluated using defined criteria.
 - The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards;
 - The magnitude of the impact is determined. The magnitude of change is a consideration of how much the impact alters the baseline condition.
 - The significance of the effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change on the receptor.
- 3.2.6. It should be noted that environmental effects may be direct or indirect, secondary, cumulative, transboundary, short, medium, long-term, permanent and temporary, positive and negative effects of the development and this will be noted in the ES. Effects will be considered both during the construction phase, when the development is being built (often temporary effects) and following completion of the development (often permanent effects). Given the nature of the Proposed Development's, only construction and operational phases will be considered in the ES.

Mitigation Measures and Residual Effects

- 3.2.7. Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed. Mitigation measures considered may include modification of the proposals, integral mitigation, or secondary measures. Any residual effects following the implementation of mitigation measures will be determined accordingly. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

3.3. Cumulative and In-combination Effects

- 3.3.1. The ES will respond to the requirement in the Regulations to assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:
- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant; and

- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect.

- 3.3.2. With respect to inter-project cumulative effects, the Regulations state that consideration should be given to “*other existing and/or approved projects*” (Schedule 4, 5e). This is further supported by the National Planning Policy Guidance (NPPG) which states “*There are occasions....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development.*” (Paragraph: 024 Reference ID: 4-024-20170728)
- 3.3.3. Regard will therefore be had to relevant “*existing and/or approved projects*”, which alongside the development of the proposals and the Application Site, could potentially result in cumulative significant effects (discussed further below). It is relevant to note however that not all these projects will necessarily have the potential for cumulative impacts.
- 3.3.4. As per UK EIA Guidance¹, consideration has been given to the level of certainty of each development identified, in the context of the European’s EIA Guidance² definition of cumulative effects and how “reasonably foreseeable” these are. For example, generally speaking it is relevant for development under construction to be considered ‘certain’, permitted applications not under constructions to be considered ‘likely’, submitted undetermined applications which are local plan allocations to be considered ‘potential’ and undetermined applications with no other status are considered ‘uncertain’.
- 3.3.5. Each ‘certain’, ‘likely’ or ‘potential’ development has then been considered whether it would, in combination with the Proposed Development, have potential to give rise to significant cumulative effects over and above those potentially as a result of the Proposed Development in isolation. ‘Uncertain’ developments are not considered as reasonably foreseeable in the context of the European’s EIA Guidance definition of cumulative effects.
- 3.3.6. A review has therefore been undertaken of relevant “*existing and/or approved projects*” and also other potential developments which have been subject to planning applications (generally these are major applications within 3km of the Site).
- 3.3.7. The first step in the review of the cumulative sites has been to consider the cumulative schemes as part of the ES supporting the wider Himley Village application (ref: 14/02121/OUT). This is set out in **Table 3.1** below. The numbering of the schemes in Table 3.1 reflects the numbering of the sites as per the assessment in the Himley Village application. **Appendix D** includes the Cumulative Scheme Plan supporting the Himley Village application for context.
- 3.3.8. The second step in the review of the cumulative sites has been to consider the current cumulative baseline (correct as of November 2024) through a review of Cherwell District Council planning portal and identifying relevant planning applications in close proximity to the Proposed Development. This is set out in **Table 3.2**.

¹ Planning Inspectorate (PINS) 2024 – Guidance. Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment.

² European Commission (EC) 1999 – Adapted from Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions

- 3.3.9. Each has been considered in relation to how certain the development is in coming forward and if likely or certain, whether they may influence the baseline or have the potential for significant cumulative effects with the Proposed Development; thus, identifying what 'other developments' are considered appropriate to consider in any cumulative scenario within the resultant ES. This review is set out in the table below.
- 3.3.10. Where developments are already operational, these will be included in the baseline for the assessment and not within a separate cumulative assessment section of the individual technical ES chapter; and those which are currently under construction but likely to be completed prior to the Proposed Development (and sufficient environmental information known) will be considered as part of the future baseline.
- 3.3.11. The below tables summarises the above process and sets out the potential 'other sites' that the team are aware of and whether these are considered appropriate to assess and in what manner.

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 relevance to consider cumulative assessment	How considered (existing baseline, future 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 relevance to 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	<p>O5/01563/OUT (O5/00057/RE FAPP)</p> <p>and</p> <p>13/00372/OUT</p> <p>North East Bicester Business Park</p>	<p>Outline - B1 Office development with associated parking, turning and landscaping areas (as supported by additional information received 14/10/05)</p> <p>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</p>	<p>Land north-west of Launton Road, Caversfield</p> <p>(North-east Bicester)</p>	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	<p>12/01209/F</p> <p>Bicester Village – Phase 4</p>	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.

No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		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 relevance to 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 relevance to consider cumulative assessment	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 relevance 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

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)
		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 Redvelopmeny	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.

No.	Application Reference	Description	Location	Distance from Proposed Development	Status	Certainty and relevance to consider cumulative assessment	How considered (existing baseline, future baseline, cumulative scenario or N/A)
		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.

No.	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)
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	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	SW of Howes Lane West Bicester	Adjacent to the Site	Granted	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.	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)
	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.

3.3.12. As demonstrated within Table 3.1 and Table 3.2 the following 10 schemes are identified to be considered for cumulative effects in-combination with the Proposed Development. They are also presented visually at **Appendix E** –

- 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

3.3.13. It should be noted that whilst this Scoping Report seeks to identify relevant schemes to be considered, it is to be acknowledged that the extent to which schemes need to be considered within each environmental discipline will inevitably vary.

3.3.14. However, this is an iterative process which will be updated as the proposals and the planning application progresses. If any schemes are identified during the production of the ES which are likely to give rise to cumulative effects in-combination with the Proposed Development, the cumulative impact assessment will be re-evaluated.

3.4. Preparation of the ES

3.4.1. In accordance with the Regulations, the ES will be prepared by “competent experts”, as listed at the outset of this report. A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within the ES will be provided. It is also noted the Regulations now require decision makers to ensure they have ‘necessary skills in house’.

4. Topics to be 'Scoped In' and Layout of the ES

4.1. Environmental Topics

4.1.1. **Table 4.1** lists the environmental topics specified within the EIA Regulations as to potentially be considered as part of the EIA process. The table also summarises whether these topics are considered relevant to include within the EIA process, and where such topics will be considered within the ES where applicable. Where a topic has been scoped out, the reasoning is fully explained within Section 5.

Table 4.1 Environmental Topics as per EIA Regulations

EIA Topic	Scoped In / Out	Where Addresses with ES (if applicable)
Population	Scoped In	To be addressed in the Socio- Economics ES Chapter.
Human Health	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Biodiversity (e.g. flora and fauna)	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Land (e.g. land take)	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Soil	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Water	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Air	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Climate	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Transport	Scoped In	To be addressed in the Transport and Access ES Chapter
Noise and Vibration	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.

Risk of Major Accident and Disaster	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Material Assets	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Waste	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Cultural Heritage	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Landscape	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Interrelationship between above factors	Scoped In	Within each topic chapter and / or in Summary chapter

4.1.2. In the context of the above environmental topics, it is proposed that the resultant ES will include the following disciplines / chapters each of which is further discussed below:

- Introduction
- EIA Scope and Methodology
- Application Site
- Proposed Development and Alternatives
- Socio-Economics
- Transport and Access
- Summary
- A separate Non-Technical Summary will also be provided

4.1.3. It is relevant to acknowledge the extent of the environmental information that has previously been provided in relation to the Site which has assisted in determining what the potential likely significant effects of the Proposed Development maybe, and in turn, what matters need to be considered as part of the EIA.

4.1.4. It should also be noted this Scoping Request is provided under Regulation 15 (2) (b) in relation to a subsequent application. An “explanation of the likely significant effects on the environment which were **not identified at the time planning permission was granted**” should be included, and therefore the environmental topics ‘scoped in’ for the forthcoming ES addendum to accompany the Section 73 application focus on the likely significant effects on the environment which were not identified at the time planning permission was granted.

4.1.5. The following subheadings set out structure of the intended ES chapters:

4.2. Introduction

4.2.1. This chapter of the ES will provide an introduction to the document and present details of the ES's structure and context, in addition to how consultees and members of the public can comment on the document or obtain additional copies.

4.3. EIA Scope and Methodology

4.3.1. This chapter provides a summary of the agreed scope of assessments to be considered within the ES, with reference to consultation responses and explains the methodology used to prepare the technical chapters, including reference to the general approach in determining significance. Information in relation to cumulative impacts is also set out within this chapter, along with any limitations or assumptions used throughout the ES.

4.4. Application Site

4.4.1. This chapter will describe the Application Site's location, context, existing use and features.

4.5. Proposed Development and Alternatives

4.5.1. This chapter will provide a comprehensive description of the Proposed Development, including the construction process, and any relevant details on assumed timescales and phasing.

4.5.2. The EIA will be based upon a set of defined parameters, which will identify the extent of different land use areas, maximum heights of buildings/ equipment and proposed ground levels and key landscape mitigation proposals integral to the scheme.

4.5.3. The parameters approach ensures that subsequent approvals and/or reserved matters will remain the same as that assessed within the ES. These parameters and controls define those aspects of the Proposed Development capable of having significant effects, as defined in the EIA Regulations. This ensures that key elements are assessed accordingly, however allows some flexibility for detail post submission.

4.5.4. The chapter will also provide 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, and an indication of the main reasons for selecting the chosen option.

4.6. Discipline Specific Chapters

4.6.1. Each discipline will be covered in an individual chapter further information on disciplines to be included and assessment methodologies are provided below in Section 5.

4.7. Summary Chapter and Non-Technical Summary

4.7.1. A chapter summarising of the above discipline findings will be presented. A separate Non-Technical Summary will also be provided in accordance with the EIA Regulations.

5. Socio-Economics

5.1. Introduction

5.1.1. This chapter of the ES will provide an assessment of the likely significant socio-economic and health effects generated by the Proposed Development. This will include the identification and assessment of likely effects during the enabling and construction phase, and during the operational phase.

5.1.2. The assessment chapter will be prepared by the Economics Team within Pegasus Group. The project team responsible for authoring the Socio-economics assessment are detailed below:

- Laura Day, Director (BA (Hons), MA, PIEMA, MIED) within the economics team. Laura has more than 16 years' experience working in socio-economics and health, and Environmental Impact Assessment (EIA) co-ordination. Her experience spans a range of sectors including residential, commercial, retail, renewable energy and energy infrastructure.
- Cameron Davis, Economic Analyst (MIED) has over 2 years' experience in economic analysis, socio-economic impact assessment, house impact assessment, among other things. His experience spans a range of sectors including residential, commercial and renewable energy.

5.2. Relevant Policy and Guidance

Planning Policy

5.2.1. The applicable planning policy of relevance to socio-economics matters includes:

- **The National Planning Policy Framework**³ (NPPF), which is built around a policy commitment to sustainable development and establishes the social and economic role of the planning system.
- **The Cherwell Local Plan 2011 – 2031**⁴ is the key document to guide the changing use of land in the district and future land purpose. It has three central themes which include; developing a sustainable local economy, building sustainable communities and ensuring sustainable development.
- **The Oxfordshire Strategic Plan 2023 – 2025**⁵ sets out the council's vision 'to lead positive change by working in partnership to make Oxfordshire a greener, fairer and healthier county'. It sets out 9 priorities, including working with local businesses and partners for environmental, economic and social benefit.

³ National Planning Policy Framework Draft for Consultation (July 2024), MHCLG.

⁴ Cherwell Local Plan 2011–2031 (July 2015), Cherwell District Council.

⁵ Strategic Plan 2023–2025, Oxfordshire County Council.

- **The Oxfordshire Strategic Economic Plan** ⁶ identifies the potential opportunities and prospects of Oxfordshire and its focuses for the county's economic growth. The plan is structured around four key objectives:
 1. Enable Oxfordshire's businesses to thrive and encourage innovation.
 2. Widen access to current opportunities and equip people and places as jobs change over the next decade.
 3. Secure resilient infrastructure for planned growth, consistent with Oxfordshire's commitment to net zero carbon by 2050.
 4. Ensure that Oxfordshire's places are sustainable and inclusive.

Guidance

- 5.2.2. There remains no specific guidance available which establishes a methodology for undertaking assessment of socio-economic effects of a proposed development in the context of an EIA. However, the approach to the assessment of socio-economic effects has evolved considerably in the last 10 years. Accordingly, the approach adopted for this assessment is based on professional experience and best practice and in consideration of the policy requirements set out within the NPPF and the development plan framework.

5.3. Preliminary Assessment of Baseline Conditions

Site Description and Context

- 5.3.1. The assessment will establish baseline socio-economic conditions within those areas likely to be affected by the Proposed Development.
- 5.3.2. Study areas are defined based on an understanding of relevant local and wider economic geographies, and the extent to which socio-economic effects are likely to be contained within these established statistical geographies. To align with the original submitted ES, data will be analysed for those study area presented in **Table 5.1**.
- 5.3.3. In the original ES (submitted with application ref 14/O2121/OUT, dated December 2014), the local study area was referred to as 'Bicester Wider Area' and included the following wards:

⁶ Oxfordshire Strategic Economic Plan: Action Plan (June 2024), Oxfordshire Local Enterprise Partnership.

- Ambrosden and Chesterton.
- Bicester North.
- Bicester East.
- Bicester South.
- Bicester West.
- Bicester Town.
- Caversfield.
- Launton.
- Fringford.

5.3.4. Since submission of the original ES, the ward boundaries have changed. The alterations of the boundaries of district wards were given effect by the Local Government Boundary Commission for England in February 2019 after recommendations were made by Cherwell District Council. As such, the local study area used in this ES (specific to the Section 73 application) is referred to as 'Bicester Wider Area' but now includes the following wards:

- Bicester South and Ambrosden.
- Bicester North and Caversfield.
- Launton and Otmoor.
- Fringford and Heyfords.
- Bicester East.
- Bicester West.

5.3.5. The wards included within 'Bicester Wider Area' study area for the original ES versus the current ES are presented in **Figures 5.1** and **5.2**.

Table 5.1 – Summary of Study Area.

Spatial Scale	Areas included	Justification, if required
Local	<ul style="list-style-type: none"> • Bicester Wider Area – including following wards: <ul style="list-style-type: none"> ○ Bicester South and Ambrosden ○ Bicester North and Caversfield ○ Launton and Otmoor ○ Fringford and Heyfords ○ Bicester East ○ Bicester West 	n/a
District	<ul style="list-style-type: none"> • Cherwell Borough Council 	n/a
County	<ul style="list-style-type: none"> • Oxfordshire County Council 	For comparative purposes
Regional	<ul style="list-style-type: none"> • South East 	For comparative purposes

Spatial Scale	Areas included	Justification, if required
National	<ul style="list-style-type: none"> England / Great Britain 	For comparative purposes, dependent on available data

Figure 5.1 – Bicester Wider Area, 2011 Wards

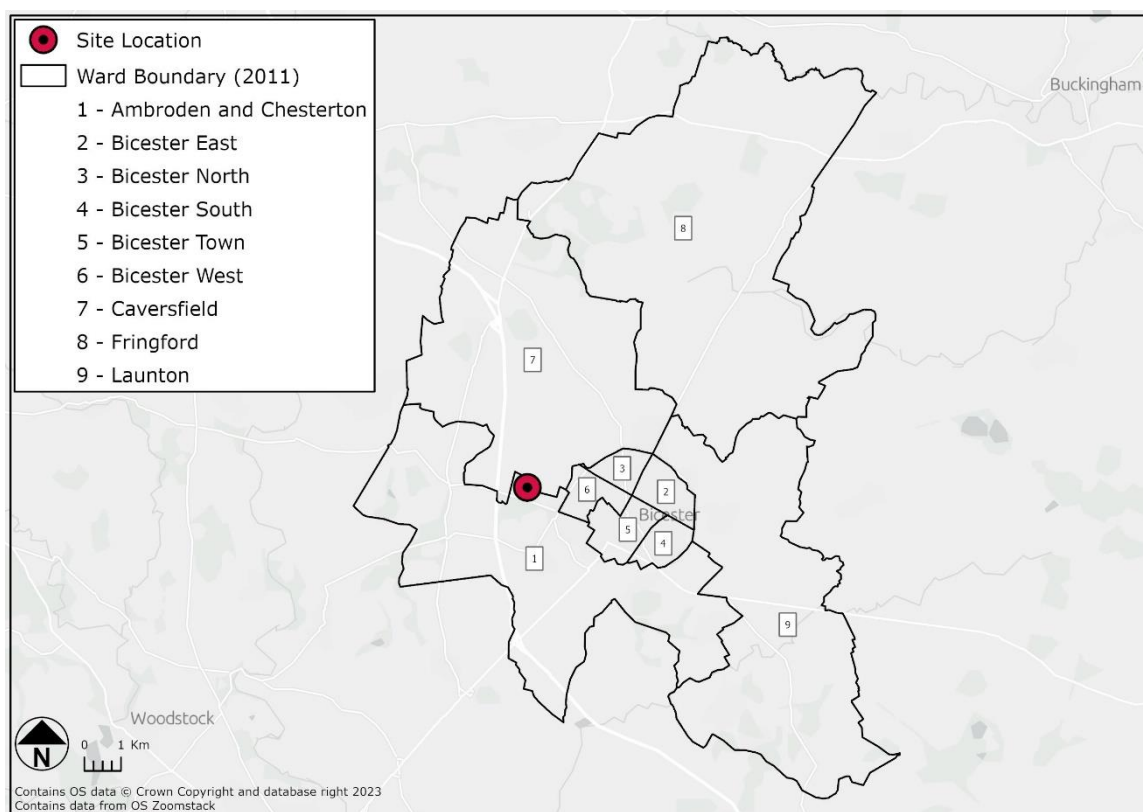
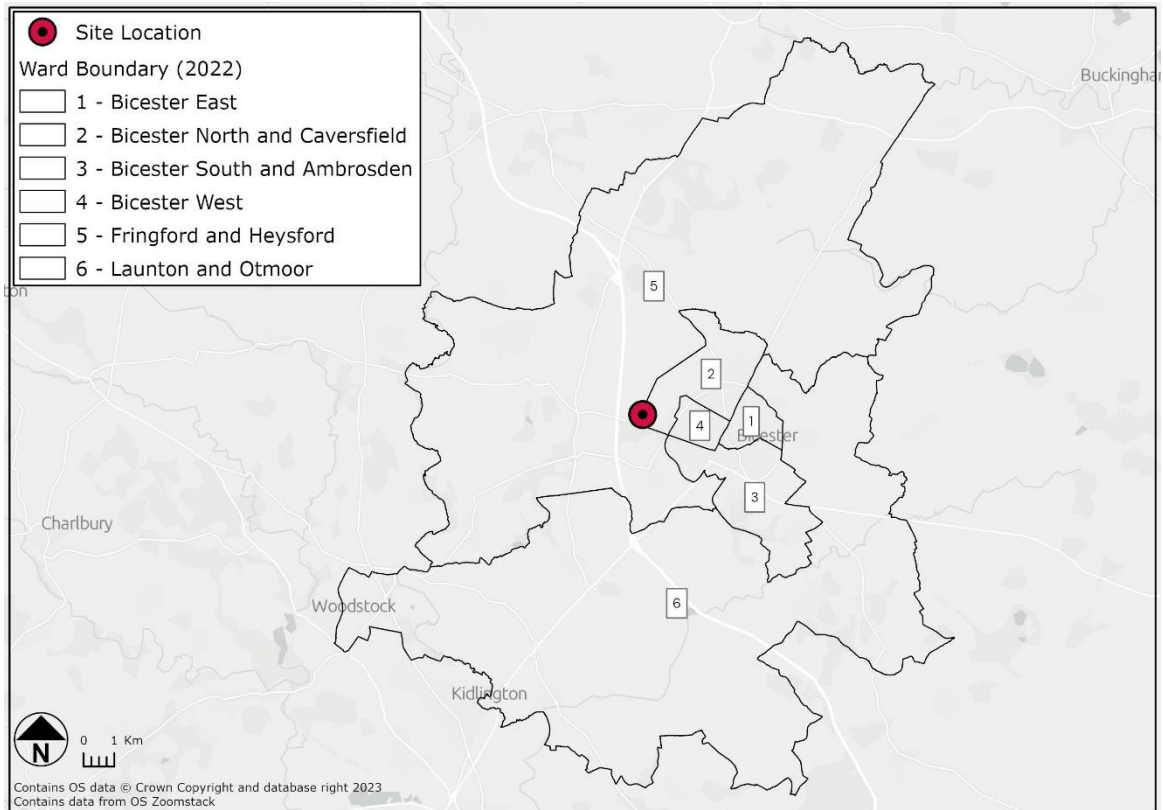


Figure 5.2 – Bicester Wider Area, 2022 Wards



5.3.6.

Baseline socio-economic conditions will be established using the most up-to-date available secondary data. A range of baseline indicators will be presented in detail. A high-level insight into a number of the key indicators is as follows:

- **Population:** Between 2013 and 2023 the population of Cherwell grew by 14.5%. This compares to growth of 7.6% in the South East and 7.0% in England. The fastest growing age group in Cherwell in this time was those aged 65+ with an increase of 23.9%. In comparison, the number of people aged 0-15 increased 10.8% and those aged 16-64 increased by 13.3% between 2013 and 2023.
- **Employment:** Based on data from the Office for National Statistics, as of 2023, there are 90,000 jobs in Cherwell. This is a rise of 20.0% (15,000) since 2015. This increase was above the growth that was seen in the South East (5.4%) and England (8.9%) between 2015 and 2023.
- **Claimant Count:** In September 2014 the claimant count in Cherwell was 0.6% of residents aged 16-64, which was lower than the rate for the South East (1.3%) and for England (2.2%). In September 2024 the claimant count had increased in all of these areas, with the claimant count in Cherwell rising to 2.5%, however this remains lower than the South East and England with rates of 3.3% and 4.4% respectively.
- **Deprivation:** The Proposed Development falls across two 2019 LSOAs: Cherwell O16A⁷ and Cherwell O11B. Based on data from the Index of Multiple Deprivation,

⁷ As of 2021 this is now referenced as Cherwell O16I.

Cherwell O16A has an overall rank of 20,824, putting it in the top 40% least deprived LSOAs in England and ranking 42 out of the 93 LSOAs in Cherwell. Cherwell O11B has an overall rank of 15,914, putting it in the top 50% most deprived LSOAs in England and ranking 21 out of the 93 LSOAs in Cherwell. Overall, Cherwell ranked 220 out of the 317 local authorities in England.

5.3.7. A detailed baseline analysis covering all study areas will be presented in the full ES chapter.

5.4. Potential Effects (including identification of specific receptors)

5.4.1. As explained in the earlier sections of this Scoping Report, the change in respect of the Proposed Development relates to employment floorspace only. As such, the potential for change in significance of effect in respect of socio-economics relates to economic focused effects only, those being employment and economic contribution. All other potential socio-economic effects are scoped out of the assessment.

5.4.2. **Table 5.2** presents a summary of the scope of the socio-economic assessment proposed to be presented at this time, including consideration of potential effects and the relevant receptors.

Table 5.2 – Summary of Assessment Scope.

Potential effect	Potential receptor
CONSTRUCTION	
Employment	<ul style="list-style-type: none"> Local workforce – local scale (Bicester Wider Area) and district scale (Cherwell)
Economic Contribution	<ul style="list-style-type: none"> Local economy – district scale (Cherwell)
OPERATION	
Employment	<ul style="list-style-type: none"> Local workforce – local scale (Bicester Wider Area) and district scale (Cherwell)
Economic Contribution	<ul style="list-style-type: none"> Local economy – district scale (Cherwell)

5.5. Scope and Methodology of Assessment (including significance criteria)

5.5.1. The first step in the assessment will be to identify the sensitivity of the receptors. The assessment will draw on a combination of measurable indicators (jobs, population, etc.) and a consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity.

5.6. The magnitude of change upon each receptor will then be determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation.

5.7. Criteria proposed for the identification of receptor sensitivity and magnitude of change is set out in **Tables 5.3** and **5.4**.

Table 5.3 Criteria for Sensitivity of Receptor

Sensitivity	Evidence for Sensitivity Assessment
High	<p>Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic regeneration policy.</p> <p>Evidence of direct and significant socio-economic challenges including:</p> <ul style="list-style-type: none"> • Areas with levels of unemployment well in excess of / below regional / national averages and high levels of relative deprivation (i.e. top 10%). • Areas with claimant count well in excess of / below regional / national averages. • Areas with economic activity rate well in excess of / below regional / national averages.
Medium	<p>Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy.</p> <p>Some evidence of socio-economic challenges, including:</p> <ul style="list-style-type: none"> • Areas with levels of unemployment above / below regional / national averages and levels of relative deprivation (i.e. top 50%). • Areas with claimant count well above / below regional / national averages. • Areas with economic activity rate above / below regional / national averages.
Low	<p>Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy.</p> <p>Little evidence of socio-economic challenges, including:</p> <ul style="list-style-type: none"> • Areas with levels of unemployment in line with regional / national averages and levels of relative deprivation (i.e. bottom 50%). • Areas with claimant count in line with regional / national averages. • Areas with economic activity rate in line with regional / national averages.
Negligible	<p>No socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy.</p> <p>No socio-economic issues relating to a receptor, including:</p> <ul style="list-style-type: none"> • Areas with levels of unemployment less than regional / national averages and low levels of relative deprivation (i.e. bottom 10%). • Areas with claimant count higher than average regional / national averages. • Areas with economic activity rate higher than average regional / national averages.

Table 5.4 Criteria of Magnitude of Effect

Magnitude of Impact	Description / Criteria
High	<p>The Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change.</p> <ul style="list-style-type: none"> • Greater than 5% increase / decrease on existing baseline levels of employment. • Greater than 5% increase / decrease in GVA from baseline.
Medium	<p>Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change.</p> <ul style="list-style-type: none"> • 1% – 5% increase / decrease on existing baseline levels of employment. • 1% – 5% increase / decrease in GVA from baseline.
Low	<p>Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change.</p> <ul style="list-style-type: none"> • Limited increase / decrease on existing baseline levels of 0.1% – 0.99% increase / decrease on existing baseline levels of employment. • 0.1% – 0.99% increase / decrease in GVA from baseline.
Negligible	No discernible change in baseline socio-economic conditions.

5.7.1. A judgement is reached, based on the assessment, as to whether an effect is significant or not. Those degrees of effects that are considered to be significant by the assessor for this report are judged to be effects that are either Major or Major/Moderate. The descriptive thresholds in terms of levels of significance that will be used in the Socio-Economics assessment chapter are shown in **Table 5.5**.

Table 5.5 Significance of Effect

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5.7.2. Where it is determined that the assessment falls between or encompasses two of the defined thresholds then the judgement may be described as, for example, Moderate/Minor.

This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

5.8. Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 5.8.1. Following the assessment of effects, mitigation measures to reduce and avoid any negative effects will be identified and detailed if required. Any residual effects of significance will then be evaluated.

6. Transport and Access

6.1. Introduction

- 6.1.1. The Transport and Access ES chapter will set out the existing baseline conditions on the local transport network surrounding the Site, the future baseline, and then set out the likely impact of the Proposed Development on the transport network, and in the context of other developments within the area.
- 6.1.2. The assessment chapter will be prepared by DTA. The project team responsible for authoring the Transport and Access assessment work are detailed below:
- Simon Tucker and Nichola Sanderson

6.2. Relevant Policy and Guidance

Planning Policy

- 6.2.1. The applicable planning policy of relevance to transport and access matters includes:
- National Planning Policy Framework.
 - Department for Transport Circular 01/2022.
 - The strategic road network – Planning for the Future (Highways England).
 - Local Transport and Connectivity Plan 2022–2050 (July 2022).
 - Cherwell Local Plan 2011–2031.

Guidance

- 6.2.2. The applicable guidance includes:
- Institute of Environmental Management and Assessment (IEMA) Guidance for Environmental Assessment of Traffic and Movement (2023).

6.3. Preliminary Assessment of Baseline Conditions

Site Description and Context

- 6.3.1. 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).
- 6.3.2. 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.

6.4. Potential Effects (including identification of specific receptors)

- 6.5. The assessment of (direct) environmental effects arising from the Proposed Scheme, as a result of construction and operational traffic generated by the Proposed Scheme and proposed access arrangements, 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 definition of each of the direct effects, as set out within IEMA Guidelines is set out in Table 1 below.

Table 1 Environmental Effect

Environmental Effect	Definition of Effect
Severance and Increase in Fear and Intimidation	<p>The perceived division that can occur within a community when it becomes separated by a major traffic artery; or a complex series of factors that separate people from places and other places (i.e. may result from the difficulty of crossing a heavily traffic road; physical barrier created by the road itself; or relate to quite minor flows if they impede pedestrian access to essential facilities).</p> <p>Increases in fear and intimidation relates to the ability for pedestrians to cross roads using their own judgement taking into account approach speed and type of traffic. It also accounts for proximity of passing traffic to pedestrians and cyclists travelling alongside the edge of the road.</p>
Pedestrian Amenity	The relative pleasantness of a journey being undertaken by a pedestrian and cyclists and how this can be influenced by changes in traffic flows/composition and a number of other factors.
Pedestrian Delay	The reduced ability of pedestrians and cyclists trying to cross a road resulting in an increase in overall journey time, as a result of additional vehicular trips associated with the Proposed Scheme.
Driver Delay	The perceived increase in time spent on a journey or at junctions as a result of additional vehicular trips associated with the Proposed Scheme.

6.6. Scope and Methodology of Assessment (including significance criteria)

- 6.6.1. The Institute of Environmental Management and Assessment (IEMA) Guidelines for Environmental Assessment of Traffic and Movement (referred to as 'IEMA Guidelines') suggests that the study area for the assessment of environmental effects arising from a traffic and transport perspective should consider highway links which fall within two rules, as stated below:

- Rule 1: Include in the EIA highway links where traffic flows will increase by more than 30% (or the number of Heavy Goods Vehicles (HGV) will increase by more than 30%); and
- Rule 2: Include in the EIA any other specifically sensitive area where traffic flows will increase by 10% or more.

Sensitivity

- 6.6.2. The sensitivity of affected receptors has been considered on a scale of high, medium, low or negligible in accordance with the criteria set out in Table 2 below.

Table 2 Definitions of Sensitivity or Value

Sensitivity	Typical Descriptors
High	Road links near to hospitals, schools, colleges, playground and/or retirement homes.
Medium	Road links at congested junctions or near to shops/business, pedestrian/cyclists' infrastructure, areas of ecological/nature conservation value, residential properties located close to a highways/carriageway.
Low	Road links near to sites of tourist/visitor attractions, places of worships, residential areas set back from a highway.
Negligible	Road links located way from affected highways link.

Magnitude of Impact

- 6.6.3. The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of high, medium, small or negligible.
- 6.6.4. Similar to determining sensitivity, the IEMA Guidelines does not provide prescriptive criteria for the determination of magnitude of change for all effects, placing an onus on the application of professional judgement and an understanding of the current baseline situation. Nonetheless, for a number of the effects, the guidance does suggest some key 'criteria' that can help in reaching a conclusion of magnitude of change.
- 6.6.5. As such, the criteria and key considerations utilised within the assessment for each effect is set out below.

Severance and Increase in Fear and Intimidation

- 6.7. The IEMA Guidelines sets out a number of factors that need to be considered when determining severance, including road width, traffic flow and composition, traffic speeds, the availability of crossing facilities and the number of movements that are likely to cross the affected route.
- 6.8. The criteria used in reaching a conclusion on magnitude of change for severance and increases in fear and intimidation is set out in Table 3 below. As there are multiple factors taken into consideration, a greater focus may be placed on one factor than another, based on professional judgement and an understanding of the existing baseline and receptors.

Table 3 Magnitude of Change – Severance and Increase in Fear and Intimidation

Sensitivity	Typical Descriptors
High	A substantial change in traffic flows (taken as $\geq 90\%$ change) occurring as a result of additional / removal of traffic or redistributed traffic.
	Noteworthy change in traffic speeds or delay (more than 60 seconds).
	Considerable change in road widths resulting in loss / creation of infrastructure for non-motorised users.
	Loss / creation (or enhancement) of crossing infrastructure resulting in greater difficulty / improvement in crossing ability for non-motorised users.
Medium	A notable change in traffic flows (taken as 31 – 60% change) occurring as a result of additional / removal of traffic or redistributed traffic.
	Modest change in traffic speeds or delay (40–60 seconds).
	Partial change in road widths resulting in loss / creation of infrastructure for non-motorised users.
Low	A partial change in traffic flows (taken as 10 – 30% change) occurring as a result of additional / removal of traffic or redistributed traffic.
	Limited change in traffic speeds or delay (30–40 seconds).
	Limited changes to existing road widths resulting in loss / creation of infrastructure for non-motorised users.
	No changes to crossing infrastructure.
Negligible	Nominal change in traffic flows (taken as $\leq 10\%$ change) occurring as a result of additional / removal of traffic or redistributed traffic.
	No change in traffic speeds or delay (less than 30 seconds).
	No change to existing road widths.
	No changes to crossing infrastructure.

Pedestrian Amenity

- 6.9. Pedestrian amenity relates to the relative pleasantness of a journey, and is affected by traffic flow, traffic composition and pavement width/separation of pedestrians from general traffic. The IEMA Guidelines references guidance contained within the Manual for Environment Appraisal (MEA), which suggests that “a tentative threshold for judging the significance of changes in pedestrian amenity would be where the traffic flow (or its lorry component) is halved or doubled”.
- 6.10. The magnitude of the change on a highway link and its associated sensitive receptors is addressed as set out in Table 4. The impact can be adverse or beneficial in its magnitude of change, which is determined based upon of the application of relevant guidance and professional judgement.

Table 4 Magnitude of Change – Pedestrian Amenity

Sensitivity	Typical Descriptors
High	Traffic volumes (total vehicles or HGVs) increase by more than 150%, or decrease by more than 100%;
	Major changes to footway widths and/or provision of new dedicated infrastructure for pedestrians and cyclists; and / or
	Major change to amenity features such as landscaping and public realm.
Medium	Traffic volumes (total vehicles or HGVs) increase by 125–149%, or decrease by 75–99%;
	Considerable changes to footway widths and improvement of existing infrastructure for pedestrians and cyclists; and / or
	Considerable change to amenity features such as landscaping and public realm
Low	Traffic volumes (total vehicles or HGVs) increase by 100–124% or decrease by 50–74%;
	Minor, localised changes to footway widths, with no change to provision of dedicated infrastructure for pedestrians and cyclists; and / or
	Minor, localised changes to amenity features such as landscaping and public realm.
Negligible	Traffic volumes (total vehicles or HGVs) do not increase by more than 100%, or decrease by more than 50%;
	No change to footway widths or dedicated infrastructure for pedestrians and cyclists; and / or
	No change to amenity features such as landscaping and public realm.

Pedestrian Delay

- 6.11. Increased traffic flows can result in pedestrian delay for a particular walking journey where the ability to cross roads is affected. This, therefore, could affect an individual's desire to make a particular walking journey. Increases in the volume and speed or changes in the composition of traffic are most likely to result in pedestrian delay, with the level of severity dependent on the general level of pedestrian activity and the physical condition of crossing points.
- 6.12. The determination of what constitutes a material impact on pedestrian delay is generally left to the professional judgement of the assessor and the knowledge of local factors and conditions. However, the IEMA Guidelines suggest “a lower threshold of 10 seconds delay and an upper threshold of 40 seconds delay, for a link with no crossing facilities”. It further advises that the lower threshold equates to a two-way flow of approximately 1,400 vehicles per hour on links with insufficient or no pedestrian facilities at desire lines and links subject to pedestrian footfall.
- 6.13. With the above factors in mind, a professional judgement has been undertaken to pedestrian delay based on traffic flows and operation of junctions.

Driver Delay

- 6.14. A delay to drivers generally occurs at junctions where opposing vehicle manoeuvres are undertaken, with vehicles having to give or receive priority depending on the type of

junction arrangement. The IEMA Guidelines states that computer modelling programs can be used to assess the changes in driver delay on the network as a result of a development. Although the Guidelines do not state specific thresholds to calculate the magnitude of the change, they do advise that delays are only likely to be significant when the traffic on the network surrounding a development is already at, or close to, the capacity of the system.

- 6.15. A delay to drivers is considered for highway links that are demonstrating a low, medium or high adverse change against the severance indicator. This indicator has been chosen because it represents an increase in the flow of traffic on a highway link as a result of the Proposed Scheme. It is therefore in these locations that driver delay is most likely to be affected.

Significance Criteria

- 6.16. The level of effect has been informed by the magnitude of change due to the Proposed Scheme and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and Table 5 has been a tool which has assisted with this process.

Table 5 Assessment Matrix

Sensitivity	Magnitude of Impact			
	Negligible	Low	Medium	High
Negligible	Negligible	Negligible or minor	Negligible or minor	Minor
Low	Negligible or minor	Negligible or minor	Minor	Minor or moderate
Medium	Negligible or minor	Minor	Moderate	Moderate or major
High	Minor	Minor or moderate	Moderate or major	Major

- 6.17. The following terms have been used to define the level of the effect identified and these can be 'beneficial' or 'adverse':
- Major effect: where the Proposed Scheme is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity.
 - Moderate effect: where the Proposed Scheme is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability.
 - Minor effect: where the Proposed Scheme is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Scheme is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and

- Negligible: where the Proposed Scheme is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

6.18. Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 6.18.1. Based on the above assessments, modest changes in traffic flows on the network are unlikely to fundamentally change the outcomes of original ES.
- 6.18.2. The original ES confirms the potential and residual effects of the development at Table 8.19. These concluded for all Effects that any residual adverse Effect would be minor or negligible.
- 6.18.3. Based on the above assessment criteria any changes in traffic generation of that forecast from the Local Centre would need to significant (and more than 10% at least) to alter the overall conclusions on residual impact.
- 6.18.4. On that basis, the proposed changes to Condition 44 are intended to ensure that overall traffic generation of the site does not materially exceed that previously found to be acceptable (subject to the overall agreed mitigation package).
- 6.18.5. The original Transport Assessment (TA) for the site dates to December 2014. An addendum was produced in October 2016. The mix of local centre uses tested in the TA aligns with the limits set in Condition 44.

Table 6– Original ES Commercial Land Uses and GIA (m²)

Table 6.2 Non-residential Uses

Land use	GIA (m ²)	Notes
Hotel	2,600	Based on 40 room hotel/ 62m ² per resident
Veterinary surgery	2,000	Based on discussion with possible occupant
Primary school	2,750	Based on typical 2FE primary school + nursery
Extra care/ retirement village	9,000	Based on 100 unit facility
Pub/ community	400	
Retail	700	
Health facility	1,500	Based on typical GP surgery + ancillary facilities
Office	1,000	
Nursery	100	
Energy Centre	375	
Water Treatment Plant	450	

- 6.18.6. To calculate the number of trips generated by these land uses the original TA obtained person trips from the TRICS database and then estimated the internal and external trips from assumptions regarding containment.
- 6.18.7. The target level of containment was for at least 35% of trips to be within NW Bicester and 60% to be within Bicester as a whole.
- 6.18.8. For retail, leisure, community and health care uses, the proportion of trips which would be linked to other land uses was estimated, allowing a 30% reduction in the trip generation. Internal trips were excluded from the total trip count as they would be double counted with the trips made by residents.
- 6.18.9. The 2031 target mode split for external trips within, and outside Bicester was then applied to the respective number of person trips by each mode, to calculate the trips generated from car drivers, car passengers, bus passengers, bicycles and pedestrians.
- 6.18.10. The detailed outcome of this approach is not set out in the TA, and it is not therefore possible to directly relate external traffic generation back to the TA for each use. Therefore for robust assessment of the impacts of the changes to Condition 44, trip rates are considered firstly on the basis of Garden Gate trips which includes all vehicular movements to and from each element. In reality there will be a significant level of linked and bypass trips related to all uses and therefore the residual external impact will be lower as discussed below.
- 6.18.11. To inform this assessment, updated TRICS assessment has been undertaken for the various land uses and this has been expanded to also include the provision of discount food retail store. The results are summarised in Table 7 below.

	TRIP RATES								
	AM			PM			12 Hours		
Use	In	Out	Total	In	Out	Total	In	Out	Total
Hotel	0.14	0.76	0.90	0.58	0.42	1.00	5.02	5.06	10.07
Veterinary Surgery	2.32	1.16	3.48	1.80	2.06	3.87	23.07	22.94	46.00
Pub/ Community	-	-	-	-	-	-	-	-	-
Retail	7.89	7.01	14.90	12.55	12.99	25.54	136.88	137.32	274.21
Office	2.61	0.24	2.85	0.00	1.94	1.94	7.92	8.26	16.17
Health Facility	3.40	1.61	5.01	1.24	2.42	3.66	30.16	28.63	58.79
Nursery	6.58	5.19	11.77	5.19	7.22	12.41	29.37	30.07	59.44
Retail – Discount Food Store	2.95	2.02	4.97	5.10	5.29	10.39	57.82	57.51	115.32

- 6.18.12. Trip rates were not included for the 'Pub / Community' land use as the only available surveys on the TRICS database were from the weekend. This is unlikely to have a significant peak hour traffic generation in any event.
- 6.18.13. Table 8 below sets out the resultant trip rates assuming no internalisation.

		TRIP GENERATION								
		AM			PM			12 Hours		
Consent	GFA	In	Out	Total	In	Out	Total	In	Out	Total
Hotel	2600	4	20	23	15	11	26	130	131	262
Veterinary Surgery	2000	46	23	70	36	41	77	461	459	920
Pub/ Community	400	-	-	-	-	-	-	-	-	-
Retail	700	55	49	104	88	91	179	958	961	1919
Office	1000	26	2	29	1	19	19	79	83	162
Health Facility	1500	51	24	75	19	36	55	452	429	882
Nursery	100	7	5	12	5	7	12	29	30	59
Total	8300	189	124	313	164	206	369	2111	2094	4204

6.18.14. Of the above it was noted that the veterinary surgery was tested in the TA on the basis of health facility trip rates. These are slightly higher than the updated TRICS assessment in the AM and across the day (around 25%) but comparable in the PM peak and across the day. The quantum of floor space for the vet surgery in particular was large and is said in the TA to be based on discussions with an operator. The average size of veterinary surgeries in TRICS is closer to 400 sqm.

6.18.15. The assessment has also been updated to reflect the inclusion of a discount food store (2,500 sqm) and 300 sqm of local shop retail. Furthermore, the floor spaces of the other uses has been reviewed. For the purposes of this assessment other non traffic generation uses (i.e the waste treatment works and energy centre) have been excluded form the assessment.

6.18.16. On that basis a revised trip rate assessment for all Garden Gate trips is provided below at Table 9:

Revised 44		Garden Gate TRIP GENERATION								
		AM			PM			12 Hours		
Consent	GFA	In	Out	Total	In	Out	Total	In	Out	Total
Hotel	2000	3	15	18	12	8	20	100	101	201
Veterinary Surgery	300	7	3	10	5	6	12	69	69	138
Pub/ Community	500	0	0	0	0	0	0	0	0	0
Retail	300	24	21	45	38	39	77	411	412	823
Office	1000	26	2	29	1	19	19	79	83	162
Health Facility	500	17	8	25	6	12	18	151	143	294
Nursery	500	33	26	59	26	36	62	147	150	297
Discount Food Store	2500	74	51	124	127	132	260	1445	1438	2883
Total	7600	180	111	292	204	245	448	2402	2396	4798

6.18.17. The above, at a garden gate level would increase flows from the site by around 600 trips per day. However, in EIA terms the change would be very marginal when the effects of internalisation have been taken into account.

6.18.18. Furthermore, trips to and from all community uses will, by definition, be very localised. The total number of wholly new trips related to retail uses is likely to be less than 5% of total movements. This is on the basis that food store retail trips will unlikely be from outside Bicester and those that are will either be diverting from other food stores in the area (and therefore potentially more local) or generated from new housing which is assessed elsewhere.

- 6.18.19. The same approach would apply to the nursery provision (which would be used by either local residents or local employees on their way to work). The 35% for vet and office has been retained from the original assessment and the hotel has been assumed to be 100% new trips.
- 6.18.20. In that basis Tables 10 and 11 below compare the level of “primary trips” generated by the proposals both in terms of the current consent and the proposed changes to it.
- 6.19. On that basis the headline “new primary” trips from the Local centre are set out below:

Table 10

Existing Consent		Primary TRIP GENERATION								
		AM			PM			12 Hours		
Consent	Primary	In	Out	Total	In	Out	Total	In	Out	Total
Hotel	100%	4	20	23	15	11	26	130	131	262
Veterinary Surgery	35%	16	8	24	13	14	27	161	161	322
Pub/ Community	0		0	0	0	0	0	0	0	0
Retail	5%	3	2	5	4	5	9	48	48	96
Office	35%	9	1	10	0	7	7	28	29	57
Health Facility	5%	3	1	4	1	2	3	23	21	44
Nursery	5%	0	0	1	0	0	1	1	2	3
Discount Food Store	5%	0	0	0	0	0	0	0	0	0
Total		35	33	67	34	39	72	392	392	784

Table 11

Proposed		Primary TRIP GENERATION								
		AM			PM			12 Hours		
Consent	Primary	In	Out	Total	In	Out	Total	In	Out	Total
Hotel	100%	3	15	18	12	8	20	100	101	201
Veterinary Surgery	35%	2	1	4	2	2	4	24	24	48
Pub/ Community	0	0	0	0	0	0	0	0	0	0
Retail	5%	1	1	2	2	2	4	21	21	41
Office	35%	9	1	10	0	7	7	28	29	57
Health Facility	5%	1	0	1	0	1	1	8	7	15
Nursery	5%	2	1	3	1	2	3	7	8	15
Discount Food Store	5%	4	3	6	6	7	13	72	72	144
Total		22	23	44	24	28	52	260	261	521

- 6.19.1. As can be seen from the above, the primary trip generation is low and in all cases lower than the originally assessed traffic generation of the Site.
- 6.19.2. Total trips are around 44 / 52 trips trips in the peak periods. This level of traffic would scope out the need for any external traffic modelling. Across the day primary flows are also low. The levels of flows are low to the point that they are expected to be well within the daily variation of flows, and well within the 10% level for requiring the scoping in of Transport Impacts to the EIA.

- 6.19.3. The overall conclusions of the original ES as set out in Table 8.19 are not therefore expected to change as a result of the changes to Condition 44.

7. Topics to be 'Scoped Out'

7.1. Human Health

- 7.1.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Health ES chapter. The Baseline Conditions showed Cherwell District as comparatively healthy although with some areas experiencing higher levels of deprivation and associated health inequalities. Key priorities for CDC include reducing obesity levels in children and adults and reducing road traffic injuries and deaths.
- 7.1.2. The Health ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition & Construction Phase' and 'Operational Phase', including effect on human health from changes to air quality, noise, transport, housing provision, health provision, change in green infrastructure and population change. The residual effects (with mitigation measures in place) identified most effects as neutral, and many beneficial effects with completion of the development.
- 7.1.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on human health with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.
- 7.1.4. The amendments sought through the forthcoming ES addendum:
- Do not alter the quantum of residential dwellings proposed and therefore would not result in any different population yield to that which was identified in the original ES.
 - Do not alter the commitment of the scheme to provision of high quality, accessible housing, green infrastructure, and community cohesion.
 - Are not expected to substantially alter the employment and training opportunities generated by the scheme during either construction or operational phase.
 - Are not expected to substantially alter the air quality and noise effects generated by the construction phase or operational phase.
 - Are not expected to alter the transport and accessibility, waste and public safety aspects in either the construction or operational phase.
- 7.1.5. By association, the amendments sought at this time would not affect any of the findings of the original ES in respect of potential for any change in significance of health effect. The Health ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.
- 7.1.6. Therefore, no significant effects in relation to health are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the

commercial uses with not create effects over and above those identified through the Health ES assessment for the Himley Village application. Health is therefore 'scoped out' of the forthcoming ES addendum.

7.2. Biodiversity

- 7.2.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in an Ecology ES chapter supported by a full suite of Ecology Surveys. The Baseline Conditions, established from a Phase 1 Habitat Survey, Hedgerow Assessments and Fauna Surveys, determined the wider Himley Village Site consisting of a farm with improved grassland fields, an arable field, species rich hedgerows, trees, native broad-leaved woodland plantation, scattered trees and two ponds. The Site subject of this Scoping Report includes areas assessed as 'Improved Grassland', 'Arable' and 'Native, species-rich intact hedge' and a single veteran oak tree 'T4' within a hedgerow lined field boundary to the south (Figure 7.1 Phase 1 Habitat Map from ES supporting Himley Village planning application).
- 7.2.2. The Ecology ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition/Site Formation/ Construction Phase' and Operational Phase, including change in habitats, contamination of ground water/watercourses and ponds, introduction of invasive plants, changes to drainage, light pollution, restricted access, airborne pollutants on a number of ecological receptors. The residual effects (with mitigation measures in place) identified most effects as negligible and localised. Some residual effects were identified as minor and moderate adverse during the construction phase and the introduction of pets into the wider Himley Village site on completion which could disturb, injure or kill wildlife. The expansion and maturation of the network of gardens, hedgerows, creation of species- rich grassland and the creation of swales, part of a site-wide SUDs would result in a minor beneficial effect.
- 7.2.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on ecology with the Proposed Development in place, with no significant effects identified and no objection from the CDC Ecology Officer.
- 7.2.4. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of effects on ecological receptors. The Ecology ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.
- 7.2.5. Therefore, no significant effects in relation to ecology are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses with not create effects over and above those identified through the Ecology ES assessment for the Himley Village application. Ecology is therefore 'scoped out' of the forthcoming ES addendum.

7.3. Ground Conditions, Land, Contamination and Soils

- 7.3.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Grounds Conditions and Contamination ES chapter supported by information collected from a site walkover, review of historical maps, geological maps, third-party ground investigations undertaken in the wider vicinity and consultation with key departments within CDC.
- 7.3.2. The Baseline Conditions, identify the Himley Village site consisting of farmland with various associated features (agricultural land, farm buildings, hardstanding, tracks etc). Some potentially contaminative uses were identified on-site, such as oil tanks. The Himley Village site is underlain by the Great Oolite Group comprising of Cornbrash Limestone and Forest Marble Formation. Both layers are aquifers. The Site does not lie within a Groundwater Source Protection Zone. Subsequent to the granting of the outline planning permission for Himley Village, there has been a partial discharge of condition 21 and 22 for further assessment of land contamination for Phase 1 and 2 (residential areas) of Himley Village.
- 7.3.3. The Ground Conditions and Contamination ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction' and 'Completed Development' including effects from the treatment and disposal of contaminated soils, general construction practices, contaminative risks to water resources/ groundwater, risks to future occupants and built development. The residual effects (with mitigation measures in place) identified most effects as negligible and localised. As with any construction site, there is a small risk of unforeseen accidental spillages which could result in contamination of underlying soils (negligible to minor adverse, short term and localised). Condition 21-24 seeks to control contamination issues through undertaking further site investigations works for the subsequent phases of development to ensure contamination risks are comprehensively addressed and the entirety of the Himley Village development is 'suitable for use'.
- 7.3.4. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on ground conditions, land, contamination and soils with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.
- 7.3.5. The pre-commencement conditions set out in the Decision Notice for the granted, outline planning permission for Himley Village set out prior to commencement of the development or any phase, further site investigation work will be required to be carried out. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 21-24 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential contamination has been mitigated and removed/remediated.
- 7.3.6. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of effects on ground conditions, land, contamination and soil receptors. The Ground Conditions and Contamination ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73

application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.

- 7.3.7. Therefore, no significant effects in relation to ground conditions, land, contamination and soil are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses with not create effects over and above those identified through the Ground Conditions and Contamination ES assessment for the Himley Village application. Ground Conditions, Land, Contamination and Soils is therefore 'scoped out' of the forthcoming ES addendum.

7.4. Water Environment

- 7.4.1. The ES supporting the Himley Village planning application (ref: 14/02121/OUT) scoped in a Water Management ES chapter supported by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy (SWDS). The Baseline Conditions are determined in the wider Himley Village Site with the area located entirely in Flood Zone 1, with less than 1 in 1000 year risk of flooding.
- 7.4.2. The Water Management ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including risk of fluvial flooding, groundwater flooding, surface water drainage and foul drainage flooding, and potable water use. The residual effects (with mitigation measures in place) identified most effects as negligible and localised. Some residual effects were identified as minor to moderate adverse for potable water use as the Proposed Development will lead to an increase in potable water consumption.
- 7.4.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/02121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on water management with the Proposed Development in place, with no significant effects identified and no objection from the Lead Local Flood Authority.
- 7.4.4. Condition 11 of the Himley Village planning application has been discharged by CDC (ref: 23/00207/DISC) and provides a full surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This has ensured the risk of surface water flooding has been mitigated and protection of water quality and biodiversity on the site. Additionally, Condition 19 of the Himley Village planning application details each reserved matters application for a phase shall be accompanied by a detailed surface water drainage scheme for that phase, to meet the flood risk, water quality, green infrastructure and biodiversity requirements of the site. Condition 19 is yet to be discharged for the land area subject of this Scoping Report, however, as commencement of this development phase cannot progress until the discharge of this condition, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential flood risk has been mitigated (if required).
- 7.4.5. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of

effects on hydrological receptors. The Water Management ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.

- 7.4.6. Therefore, no significant effects in relation to water management are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses with not create effects over and above those identified through the Water Management ES assessment for the Himley Village application. Water Environment is therefore 'scoped out' of the forthcoming ES addendum.

7.5. Air Quality

- 7.5.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in an Air Quality ES chapter supported by an Air Quality Modelling Assessment. At the time of the assessment the Baseline Conditions determined no Air Quality Management Area (AQMA) had been declared in Bicester, but exceedances in NO² were noted in monitoring sites. Subsequently, an AQMA has been declared in 2015 in the city centre of Bicester incorporating sections of Kings End, Queens Avenue, Field Street, St Johns Street.
- 7.5.2. The Air Quality Management ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including dust from construction activities, emissions from construction vehicles and construction plant, emissions associated with traffic from the completed development and introduction of residential receptors. The residual effects (with mitigation measures in place) identified effects as minor adverse to negligible and localised.
- 7.5.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on noise and vibration with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.
- 7.5.4. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of effects on air quality receptors. Section 6 of this Scoping Report (Transport and Access) includes preliminary testing of transport effects through a change of quantum and mix of the commercial uses, and the conclusions are no material effect on traffic generation change. Therefore, impacts on the original air quality assessment in regard to emissions from traffic with the completion of the Proposed Development from the updated TA work will have no bearing on the original conclusions. The Air Quality ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.
- 7.5.5. Therefore, no significant effects in relation to air quality management are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses with not create effects over and above those identified through

the Air Quality ES assessment for the Himley Village application. Air Quality is therefore 'scoped out' of the forthcoming ES addendum.

7.6. Noise and Vibration

- 7.6.1. The ES supporting the Himley Village planning application (ref: 14/02121/OUT) scoped in a Noise and Vibration ES chapter supported by a Baseline Noise Survey and Traffic Noise Assessment. The Baseline Conditions determined through the Baseline Noise Survey the dominant noise affecting the Site as road traffic noise.
- 7.6.2. The Noise and Vibration ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including noise from demolition and construction, construction traffic, construction vibration, noise effects of the completed development on residential amenity, school amenity, playing fields and road traffic noise. The residual effects (with mitigation measures in place) identified effects as minor adverse to insignificant and localised.
- 7.6.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/02121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on air quality management with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.
- 7.6.4. Conditions 14 and 15 set out in the Decision Notice for the granted, outline planning permission for Himley Village that each reserved matters application for a phase shall consider whether any area of that phase is subject to elevated levels of noise, principally from road traffic sources, and noise levels from any mechanical plant and the energy centre shall not exceed the noise emission limits contained within Table 10.15 of the Environmental Statement. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 14 and 15 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential noise and vibration has been mitigated (if required).
- 7.6.5. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of effects on noise and vibration receptors. Section 6 of this Scoping Report (Transport and Access) includes preliminary testing of transport effects through a change of quantum and mix of the commercial uses, and the conclusions are no material effect on traffic generation change. Therefore, impacts on the original noise and vibration assessment in regard to road traffic noise with the completion of the Proposed Development from the updated TA work will have no bearing on the original conclusions. The Noise and Vibration ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.

- 7.6.6. Therefore, no significant effects in relation to air quality management are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified through the Noise and Vibration ES assessment for the Himley Village application. Noise and Vibration is therefore 'scoped out' of the forthcoming ES addendum.

7.7. Climate

- 7.7.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped out a separate Climate Change ES chapter as agreed in the Scoping Opinion provided by CDC (14/00005/SCOP). However, the ES was written in accordance with 'Planning Policy Statement 1 – Eco Towns Annex' setting out a minimum standard to reduce the carbon footprint of development to a low level and to create a more sustainable way of living. Climate Change was considered throughout the technical ES chapters (as relevant) and considered during the design of the Himley Village development. For example, the Flood Risk Assessment modelling incorporates contingency allowances to take account of climate change, and a Travel Plan was submitted to encourage and provide opportunities for low carbon transport and living.
- 7.7.2. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects from climate change with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.
- 7.7.3. Conditions 13 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that each reserved matters application shall be accompanied by a statement setting out how the design of buildings and the layout has taken account of future climate impacts, as identified in TSB research 'Future Climate Change Risks for NW Bicester', or any more recent assessment that has been published, and how the proposed development will be resilient to overheating, changing rainfall patterns and higher intensity storm events. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 13 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential effects from climate change has been mitigated (if required).
- 7.7.4. Therefore, no significant effects in relation to climate change are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Climate is therefore 'scoped out' of the forthcoming ES addendum.

7.8. Landscape

- 7.8.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Landscape and Visual Amenity ES chapter. The Baseline Conditions show the Himley Village development does not fall within a designated landscape. There are landscape elements and

features that are of value to local distinctiveness, such as geometric field patterns, hedgerows, and woodland shelter belts. The Himley Village development has been developed to respond to the existing context and character, with 40% of the development as non-developable allocated for landscaped areas, parks and swales.

- 7.8.2. The Landscape and Visual Amenity ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition & Construction Phase' and 'Completed Development', including effects on landscape character, network of existing hedgerows and trees, setting of Himley Farm and residential receptors. The residual effects (with mitigation measures in place) identified most construction effects as temporary, and minor-moderate adverse. The operation effects were identified as permanent, minor-moderate adverse for the setting of Himley Village and some residential receptors, however, in the most part many operational effects were identified as beneficial due to the landscape enhancements provided.
- 7.8.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on landscape and visual amenity with the Proposed Development in place, with no significant effects identified and no objection from the CDC Landscape Architect.
- 7.8.4. A number of conditions (8, 26, 27, 29) related to landscape matter are set out in the Decision Notice for the granted, outline planning permission for Himley Village. They ensure the design approach to the Site includes certain landscape principles, protection of landscape features and details the management and monitoring of landscape proposals. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and the conditions listed above are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential effects on landscape and visual amenity has been mitigated (if required).
- 7.8.5. As the forthcoming ES addendum to support a Section 73 application seeks, in short, to alter the quantum and mix of the commercial uses on the land subject of this Scoping Report, the assessed land use change from agricultural to built development is fully assessed in terms of effects on landscape and visual amenity receptors. The Landscape and Visual Amenity ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the forthcoming Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.
- 7.8.6. Therefore, no significant effects in relation to ecology are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified through the Landscape and Visual ES assessment for the Himley Village application. Landscape and Visual Amenity is therefore 'scoped out' of the forthcoming ES addendum.

7.9. Cultural Heritage and Archaeology

- 7.9.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Built Heritage ES chapter and Archaeology ES chapter. Regarding Built Heritage, the Baseline Conditions show one Grade II Listed Building on-site (Himley Farm barns) of medium value. The Himley Farm barns are retained as part of the Himley Village development. In regard to Archaeology, previous heritage investigations identified potential for Iron Age, Romano British and Post medieval archaeological remains to survive. These were assessed to be of no more than moderate sensitivity (local or regional importance).
- 7.9.2. The Built Heritage and Archaeology ES chapters supporting the Himley Village planning application assessed effects for the 'Demolition & Construction Phase' and 'Completed Development', including effects on damage and setting to the Grade II Listed Buildings, and destruction of potential archaeological remains. The residual effects (with mitigation measures in place) identified built heritage elements as negligible through to moderate/minor adverse, and destruction of archaeological remains is permanent and moderate/substantial adverse at a local level.
- 7.9.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on Built Heritage and Archaeology with the Proposed Development in place, with no significant effects identified and no objection from Historic England, CDC Conservation Officer or English Heritage.
- 7.9.4. Conditions 32 and 33 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority. Subsequent to the discharge of condition 32, a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation and shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be followed throughout the construction of the development. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 32 and 33 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential effects from Built Heritage and Archaeology has been mitigated (if required).
- 7.9.5. Therefore, no significant effects in relation to Built Heritage and Archaeology are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Cultural Heritage and Archaeology is therefore 'scoped out' of the forthcoming ES addendum.

7.10. Risk of Major Accident and Disaster

- 7.10.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped out Risk of Major Accident and Disaster⁸ as agreed in the Scoping Opinion provided by CDC (14/00005/SCOP).
- 7.10.2. The Site subject of this Scoping Report and the wider Himley Village development is not known to be susceptible to land instability or extreme and / or adverse climatic conditions. During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation / requirements to minimise the risks of accidents that would affect the local population and environment. There are no anticipated significant risks of accidents during construction or operation as the Proposed Development does not involve users dealing with hazardous substances or materials.
- 7.10.3. Conditions 30 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that no development shall take place on any phase, including any works of demolition until a Construction Method Statement for that phase has been submitted to, and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period for the development. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 30 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential effects on the environment and construction workers are protected during construction.
- 7.10.4. Considering the nature, scale and location of the Proposed Development, it is not considered to be vulnerable to or give rise to significant impacts in relation to the Risk of Accidents and Major Disasters. Therefore, no significant effects in relation to Risk of Accidents and Major Disasters are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Risk of Accidents and Major Disasters is therefore 'scoped out' of the forthcoming ES addendum.

7.11. Waste

- 7.11.1. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Waste ES chapter supported by a Sustainable Waste and Resources Plan. It was identified in the Baseline Conditions that CDC currently exceed targets for recycling and reuse and dispose of less than 5% of residual wastes to landfill. Oxfordshire, and in particular Cherwell District, were identified to have sufficient waste management facilities to meet current and predicted future need.
- 7.11.2. The Waste ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including

⁸ No definition of 'major accidents and disasters' is provided in the EIA Regulations, however the IEMA Quality Mark Article on 'Assessing Risks of Major Accidents / Disasters in EIA' produced by WSP in 2016 provides the following definition "man-made and natural risks which are considered to be likely, and are anticipated to result in substantial harm that the normal functioning of the project is unable to cope with/rectify i.e. a significant effect."

generation of construction waste and increased level of waste resulting from the completed development and management of waste. The residual effects (with mitigation measures in place) identified effects as negligible and localised.

- 7.11.3. This Scoping Report is produced to support a forthcoming ES addendum to support a Section 73 application in relation to the granted outline planning permission for Himley Village (ref: ref.14/O2121/OUT). As the land subject of this Scoping Report and forthcoming ES addendum is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects from waste with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer or Oxfordshire County Council Waste Project Manager.
- 7.11.4. Conditions 37 and 41 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that prior to the commencement of a phase, a Site Waste Management Plan, targeting zero construction waste to landfill for that phase, shall be submitted to and approved in writing by the Local Planning Authority; and prior to the occupation of any phase of the development, a waste strategy, setting targets above national standards for residual waste levels, recycling levels and landfill diversion and which identifies measures to facilitate waste reduction and recycling for commercial occupiers of that phase shall be submitted to and approved in writing by the Local Planning Authority. Currently the land subject of this Scoping Report and forthcoming ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 37 and 41 are yet to be discharged in these areas. However, as commencement of the development and occupation cannot progress until the discharge of conditions, the land subject of the Scoping Report and forthcoming ES addendum is considered to be acceptable and potential effects from waste has been mitigated (if required).
- 7.11.5. Therefore, no significant effects in relation to waste are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Waste is therefore 'scoped out' of the forthcoming ES addendum.

7.12. Material Assets

- 7.12.1. Material assets⁹ in EIA is a very broad term which considers both physical and non-physical sectors that could be said to have material value. The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped out Material Assets as agreed in the Scoping Opinion provided by CDC (14/00005/SCOP).
- 7.12.2. Construction will require the use of natural resources as is standard within the construction phase of development i.e. power supply / water / primary aggregates / concrete etc. This is not considered to be an unusual or complex operation.

⁹ Material Assets can be defined as follows: "The EIA Regulations refer to 'material assets', including architectural and archaeological heritage aspects. The phrase 'material assets' has a broad scope, which may include assets of human or natural origin, valued for socioeconomic or heritage reasons. Material assets are in practice considered across a range of topic areas within an ES, in particular historic environment and socio-economics". Source: <https://digital.eia.rpsgroup.com/EnvironmentalAssessment.html>

7.12.3. Due to the nature of the development, there will be a requirement for a long-term energy supply in order to support the built development uses. However, it is anticipated that the modern development will provide energy efficient buildings through a range of innovative techniques, which will be in accordance with the relevant requirements of the building regulations that are applicable at the time of the build. In addition, as the UK heads towards 'Net Zero' it is envisaged that energy taken from the main grid network will also be utilising a higher proportion of renewable energy with traditional carbon emitting sources reduced through new carbon capture technologies.

7.12.4. It is not considered there are any further Material Assets to those already addressed within other ES topics. Therefore, no significant effects in relation to Material Assets are anticipated from the Proposed Development. The forthcoming Section 73 application to alter the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Material Assets is therefore 'scoped out' of the forthcoming ES addendum.

7.13. Conclusion

7.13.1. As explained above, it is not considered that the Proposed Development will result in likely significant effects on the following disciplines which were not identified at the time planning permission was granted: Human Health, Biodiversity, Ground Conditions, Contamination, Land and Soils, Water Environment, Air Quality, Noise, Climate, Cultural Heritage and Archaeology, Landscape, Risk of Major Accidents and Disasters, Waste and Material Assets. It is therefore proposed these matters are scoped out of the ES.

8. Structure of the Environmental Statement Addendum

8.1.1. The ES Addendum will report the findings of the EIA and will address the requirements of Schedule 4 of the EIA Regulations, as set out in section 5.

8.1.2. The ES Addendum is anticipated to include 2 volumes:

- Volume 1: Environmental Statement Main Text: sets out the findings to each of the environmental disciplines, including accompanying Figures (i.e. plans/drawings)
- Volume 2: Accompanying Technical Appendices: supports the main assessments within Volume 1;
- Non-Technical Summary (NTS) would also be provided as a separate document

8.1.3. The anticipated structure and content of Volume 1 (and Volume 2 where applicable) of the ES is likely to be as follows:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Application Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Socio-Economics
- Chapter 7 Transport and Access
- Chapter 6 Summary

8.1.4. Within each of the assessment chapters the main structure of the information presented, although not exclusively, will be as per the following headings:

- Introduction
- Assessment Approach (including methodology, assessment of significance, legislative and policy framework, scoping criteria, limitation)
- Baseline Conditions
- Assessment of Likely Significant Effects (Assessment of Impacts, including construction and operation)
- Mitigation, Enhancement and Residual Effects
- Cumulative and in-combination effects
- Summary

9. Scoping Summary

- 9.1.1. This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of CALA Homes (Cotswolds) Limited (the “Applicant”) in connection with a s.73 application to vary conditions attached to the planning permission for Himley Village development (ref: 14/O2121/OUT). The application focuses on the parcel of land within the consented Site which is identified for ‘Social/Community’ and ‘Other Uses’.
- 9.1.2. This Scoping Report has been prepared to accompany a formal EIA Scoping Request to Cherwell District Council under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as amended).
- 9.1.3. A Section 73 application was submitted in June 2024 to vary two conditions of the granted Himley Village development; Condition 44 (Use and Class of Buildings) and removal of Condition 45 (Retail Unit Size Restrictions). CDC were unable to formally register the application and requested submission of an EIA Addendum to support the application for it to be valid.
- 9.1.4. It is anticipated that the S73 application will be amended in conjunction with the submission of the ES Addendum in January 2025.
- 9.1.5. Condition 44 is anticipated to be amended as follows:
- Re-introduce maximum floor space limits for the specified uses, which would reflect the preliminary testing scenario used within the transport assessments used to inform this Scoping Request.
 - Insert a mechanism to approve alternative floorspace mixes. A developer would however be required to submit an updated Transport Assessment to the Council to demonstrate that any alternative mix of uses would not give rise to a material increase in traffic movements to and from the site.
 - Insert an allowance for a single Discount Food Store (Class E(a)) of up to 2,500sqm.
- 9.1.6. Condition 45 is no longer proposed for deletion, it would be amended to reflect the allowance for a Discount Food Store (Class E(a)), which reflects the amendments to condition 44.
- 9.1.7. This Scoping Report seeks to identify the likely significant environmental effects which were not identified at the time planning permission was granted of the Proposed Development which will need to be assessed in detail in the EIA and reported within the Environmental Statement (ES) Addendum, which will accompany the Section 73 planning application. Additionally, this Scoping Report seeks to confirm agreement on the content of the forthcoming ES Addendum to be submitted to SDC and assist in forming their Scoping Opinion.
- 9.1.8. As outlined and justified within this Scoping Report, it is proposed the ES Addendum will consider the topics listed in **Table 9.1**.

Table 9.1 Summary of Proposed ES Scope

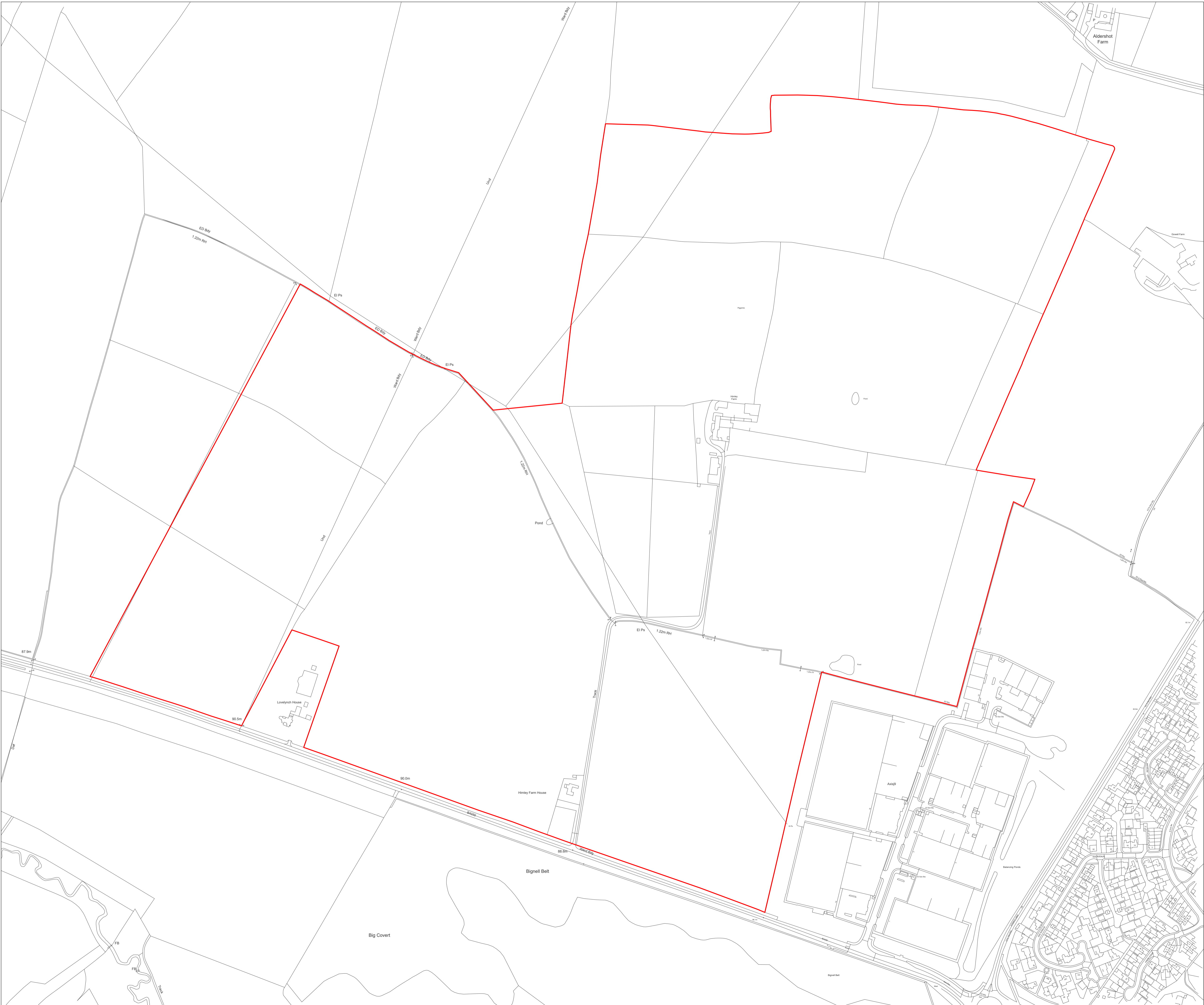
EIA Topic	Scoped In / Out	Where Addresses with ES (if applicable)
Population	Scoped In	To be addressed in the Socio- Economics ES Chapter.
Human Health	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Biodiversity (e.g. flora and fauna)	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Land (e.g. land take)	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Soil	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Water	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Air	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Climate	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Transport	Scoped In	To be addressed in the Transport and Access ES Chapter
Noise and Vibration	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Risk of Major Accident and Disaster	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Material Assets	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Waste	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.

Cultural Heritage	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Landscape	Scoped out	No significant impacts likely and therefore not proposed to be considered within the ES.
Interrelationship between above factors	Scoped In	Within each topic chapter and / or in Summary chapter

9.1.9. The Applicant looks forward to receiving Cherwell District Council's Scoping Opinion within 5 weeks, as set out within the EIA Regulations 2017 (as amended).



Appendix A – Site Location Plan



KEY

Site Boundary

SITE LOCATION PLAN

HIMLEY VILLAGE, BICESTER

CALA HOMES (COTSWOLD) LIMITED

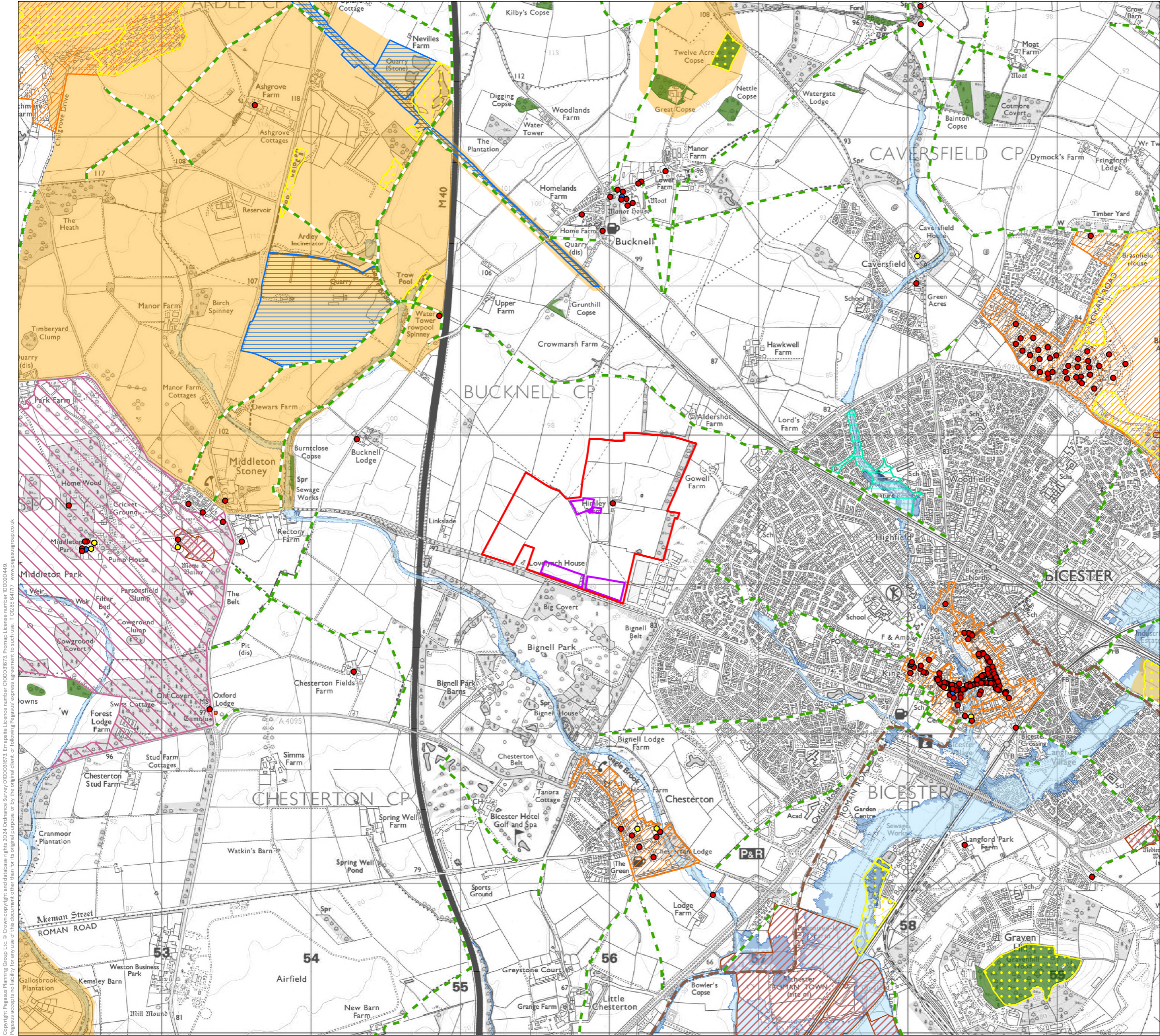
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Appendix B – Environmental Designations Plan



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- KEY
- Site Boundary
-
- 'Social/Community' and 'Other Uses' land – as specified in the 'Land Use- Parameter Plan 4' (ref: 14/02121/OUT)
-
- Grade I Listed Building

REV	DATE	DESCRIPTION
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ENVIRONMENTAL DESIGNATION PLAN

HIMLEY VILLAGE, BICESTER

CALA HOMES (COTSWOLD) LIMITED

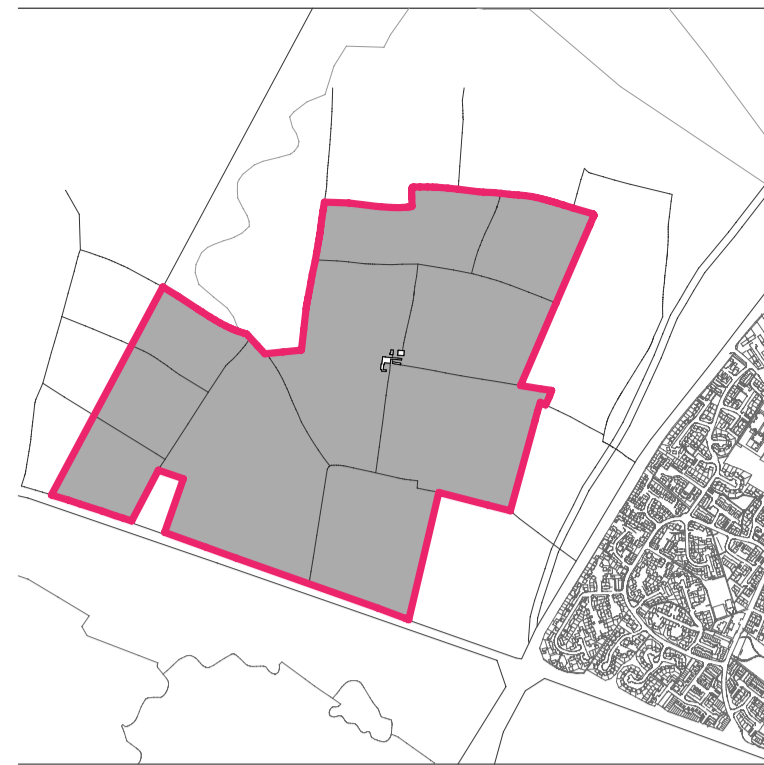
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DRAWING NUMBER
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Appendix C – Land Use – Parameter Plan 4 (drawing number P22-3093_DE_013)



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Do not scale from this drawing.
Dimensions are to be verified on site prior to construction

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- Boundary Line
- Primary Road
- Residential (C3)
- Social / Community (A1, A3, A4, D1) (E, F.2, Sui Generis)
- Residential (C2)
- Other Uses (E, C1, Sui Generis) (A1, A2, A3, A4, A5, C1, D1)
- School (D1) (F1)
- Himley Farm (C3)
- Hard/Soft Landscape

Hatching indicates flexibility/mix of uses of the types shown

K	26.09.2019	SS/BS	Incorporating agreed changes
J	09.09.2019	SS/BS	Final - Incorporating agreed changes
H	/	/	Superseded
G	/	/	Superseded
F	/	/	Superseded
E	28.07.2015	FR/BS	Land Use update
D	01.07.2015	FR/BS	Land Use update
C	04.06.2015	FR/BS	Land Use update
B	24.04.2015	FR/BS	Drawing Scale update / Land Use update
A	16.12.2014	FR/BS	Key update

Rev	Date	Prep/Check	Description

Penoyre & Prasad

28-42 Banner Street
London EC1Y 8QE

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penoyreprasad.com

Client
P3Eco

Project
592 - Himley Village

Drawing Title
Land Use - Parameter Plan 4

Drawing Status
Outline Planning Application

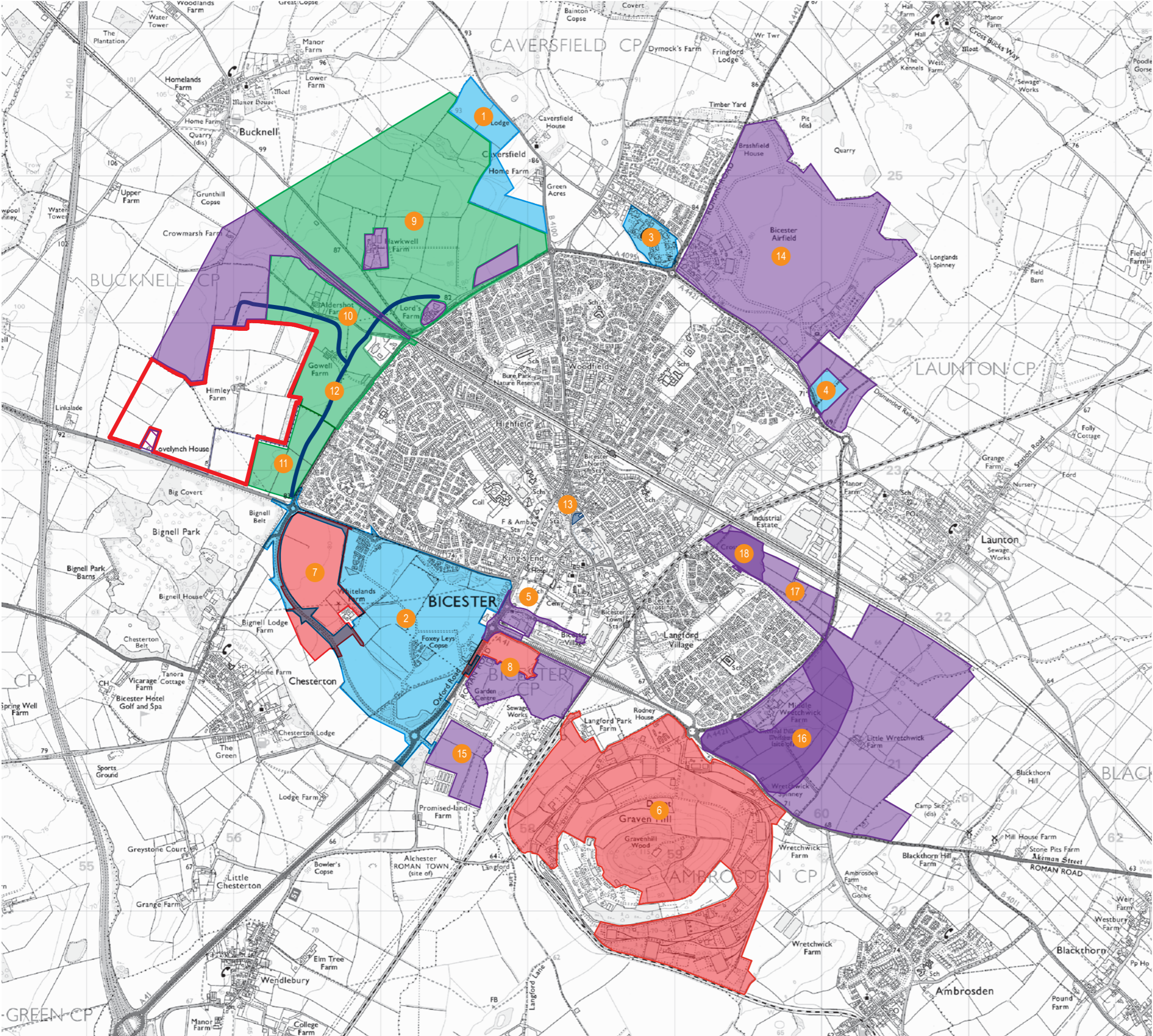
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Drawing Number	Revision
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592-PL-103 **K**

P22-3093_DE_013 **-**

Appendix D – Cumulative Schemes Plan for Himley Village planning application (ref: 14/O2121/OUT)



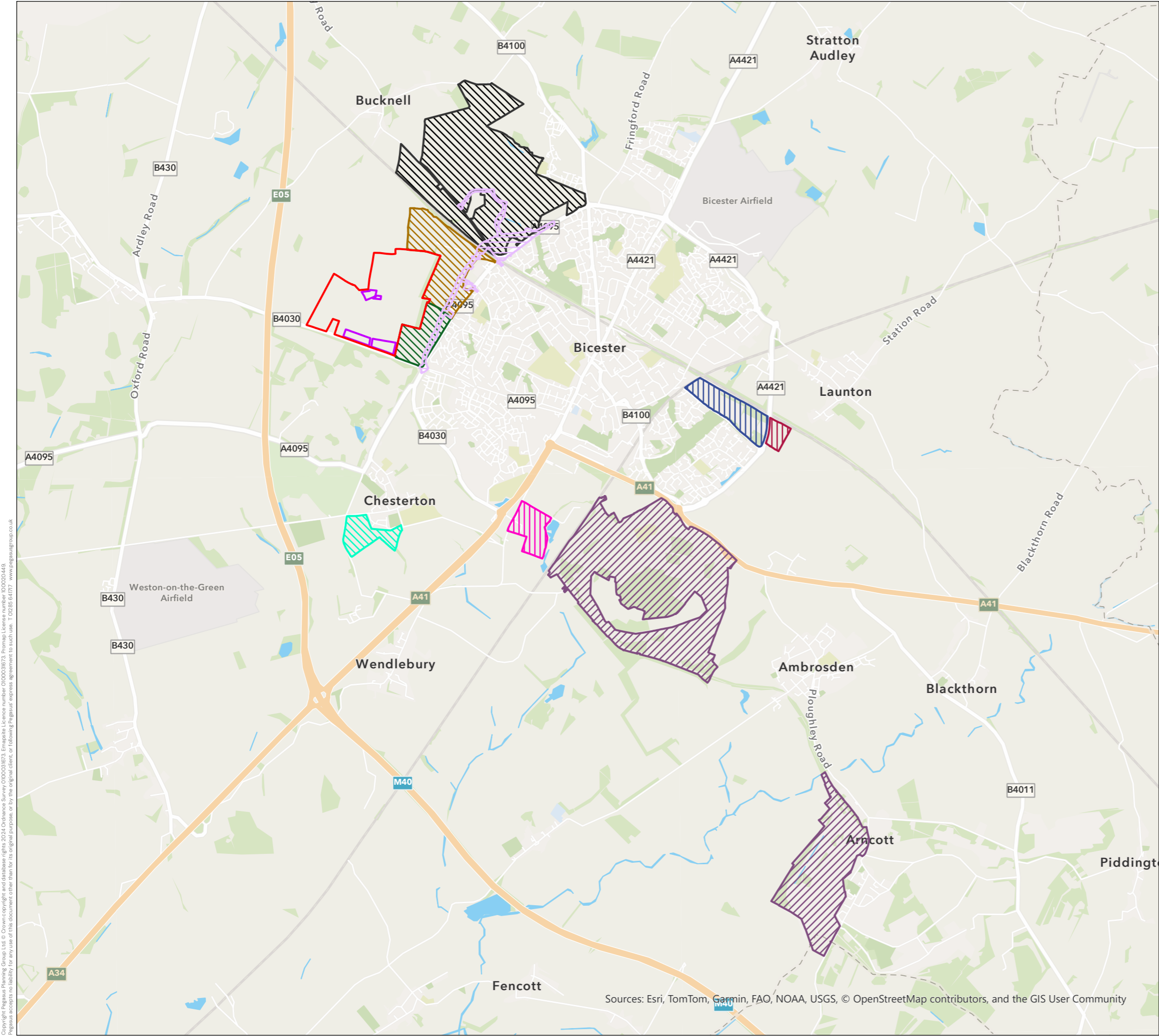
- Site Boundary
- NW Bicester EcoTown Site (Masterplan)
- Cumulative Schemes - Approved
- Cumulative Schemes - Pending
- Cumulative Schemes - Under Construction
- Cumulative Schemes - Yet to be Submitted
- NW Bicester Link Road

	Development	Application #
1	Exemplar	10/1780/HYBRID
2	Kingsmere Phase 1 (SW Bicester)	06/00967/OUT
3	Caversfield (RAF Bicester)	11/00151/F
4	NE Bicester Business Park (Care Home)	13/00372/OUT
5	Bicester Village Phase 4	12/01209/F
6	Graven Hill	11/01494/OUT
7	Kingsmere Phase 2 (SW Bicester)	13/00847/OUT
8	Tesco (Part of the Proposed Bicester Business Park)	12/01193/F
9	NW Bicester Application 1 (North of Railway)	14/01384/OUT
10	NW Bicester Application 2 (South of Railway)	14/01641/OUT
11	NW Bicester Business Park	14/01675/OUT
12	NW Bicester Link Road	14/01968/F
13	Land at Bure Place Car Park	07/0042/F
14	Former RAF Bicester	
15	Bicester Gateway	
16	South East Bicester	
17	Land Between Birmingham London Rail Line And Gavray Drive Bicester	14/00008/SCOP
18	On The North East Side Of Gavray Drive Bicester	14/00009/SCOP

Project Details	EED14995-100: Himley Village
Figure Title	Figure 19.1: Cumulative Scheme Plan
Figure Ref	EED14995-100_GR_ES_19.1A
Date	2014
File Location	\\nt-incs\weed\projects\eed14995\100\graphics\issued figures



Appendix E – Cumulative Schemes



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

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

REV	DATE	DESCRIPTION
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CUMULATIVE SCHEMES

HIMLEY VILLAGE, BICESTER

CALA HOMES (COTSWOLD) LIMITED

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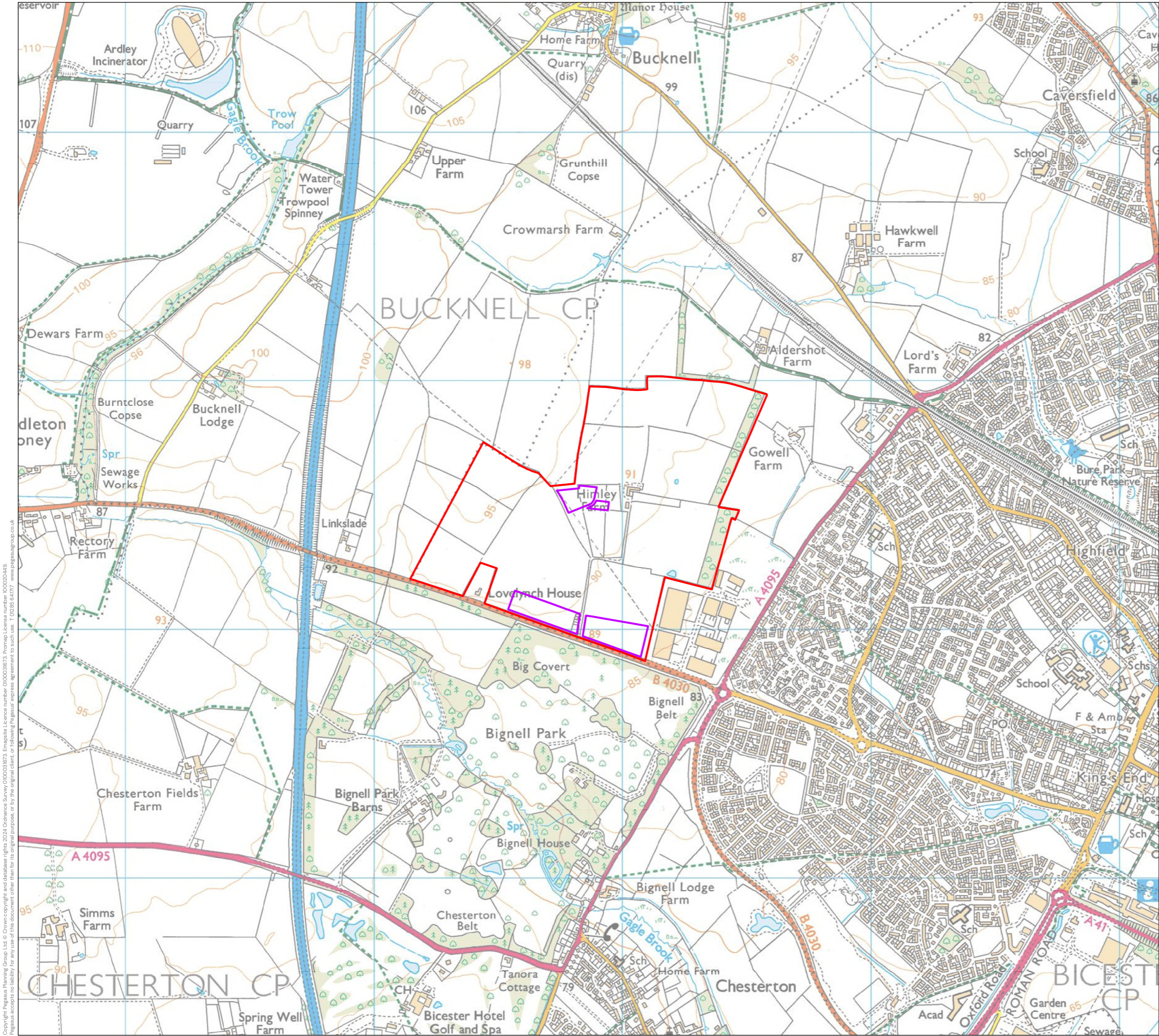
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Appendix F – Context Plan



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KEY

Site Boundary

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

REV	DATE	DESCRIPTION
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CONTEXT PLAN

HIMLEY VILLAGE, BICESTER

CALA HOMES (COTSWOLD) LIMITED

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P22_2886_EN_04

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Town & Country Planning (Environmental Impact Assessment) Regulations 2017

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