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[bartonwillmore.co.uk](http://bartonwillmore.co.uk)  
7 Soho Square  
London  
W1D 3QB  
T/ 0207 446 6888

**VIA EMAIL: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)**

Caroline Ford  
Major Projects Planning Team  
Development Management Division  
Place and Growth Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury, OX15 4AA.

31036/A5/MM  
16<sup>th</sup> December 2022

Dear Caroline,

**LAND NORTH WEST OF BICESTER - SUBMISSION OF "ANY OTHER INFORMATION" IN RESPECT OF A SUBMITTED ENVIRONMENTAL STATEMENT**

We write on behalf of Firethorn Developments Limited, in respect of the Environmental Statement (ES) submitted in support of proposed development on land North West of Bicester (application reference: 21/01630/OUT).

**Background**

In May 2021 an ES was submitted with an outline planning application for residential development, open space provision, access, drainage and all associated works and operations on 23.97 hectares of land located to the north west of Bicester in Oxfordshire.

In July 2021 further information in support of the May 2021 ES was submitted to Cherwell District Council (CDC) comprising the findings of bat and bird surveys completed following submission of the planning application. The submitted information (the First ES Addendum) comprised a covering letter and the bat and bird survey results. None of the conclusions of the May 2021 ES were amended.

In November 2021, a second ES addendum was submitted to CDC to address responses to consultee comments on the Transport Assessment and the Development Heights Parameter. The addendum comprised the following revised ES chapters: 3 – Site and Development. 5 – Construction Programme, 6 – Transport, and 15 – ES Summary. The change to the Development Heights Parameter Plan or ES chapters did not result in any changes to the findings of the assessments within the May 2021 ES.

In March 2022, a further amendment to the ES (the third ES Addendum) was submitted to CDC. This third Addendum comprised:

- an amendment to the wording of the formal description of the Development though amending Chapter 3 of the ES, Site and Development;
- a change to the development's indicative construction start date;
- provision of additional hydrological modelling data to the Environment Agency;
- an amendment to the Access and Movement Parameter Plan; and
- further revisions to the ES Transport chapter that had been updated in the November 2021 Second ES Addendum.

No significant effects were identified in the third ES Addendum and all conclusions of the May 2021 ES remained valid.

### **December 2022 Development Amendments**

Following further consultation comments from CDC, a revision to the presentation of information on the Parameter Plans has been undertaken. The revision encompasses removing built development from areas where greenspace has been assessed in the ES. The nature of parameter plans is such that there are often areas of overlap at the outline stage of a proposal to allow flexibility for the development's build out during the reserved matters stages. However, it is acknowledged that the areas shown as greenspace on the parameter plans will not be built on and therefore, to simplify the plans, the build footprint has been amended. There are no changes to the conclusions set out in the assessments of the May 2021 ES, as updated by the ES Addenda.

The revised Parameter Plans are appended to this letter as Figures 3.1C and 3.2B (the plans are marked with the suffix C to distinguish them from the previous amendments in previous addenda). An amended version of the Development Parameters document, containing these amended plans and minor changes to the Parameters wording to reflect these amendments, will also be submitted to you alongside the enclosed.

Regulation 25 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amended, sets out specific steps to be followed with regard to advertising and consulting on further information submitted in support of an ES. Regulation 25(1) states '*...If a relevant planning authority ...are of the opinion that, in order to satisfy the requirements of regulation 18(2) and (3), it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement,... must notify the applicant ..., and the applicant ... must provide that additional information; and such information provided by the applicant or appellant is referred to in these Regulations as 'further information'* Regulation 25(2) states that the advertising requirements apply to '*... further information and any other information...*'.

The information attached to this letter is clarification information. It is not substantive nor is it considered relevant to reaching a reasoned conclusion on the likely significant effects of the development.

We look forward to receiving your response and if you have any queries in the meantime, please do not hesitate to contact me.

Yours sincerely,

*Mary Mescall*

**Mary Mescall**

Environmental Planning Associate Director

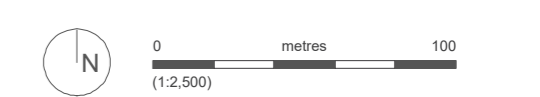
Encl. Figures 3.1C and 3.2B Parameter Plans

cc. (by email) Paul Martin, Eleanor Musgrove, Rob Bolton, and Hannah Leary



- Application boundary 24.16 hectares
- Built form up to 12 metres
- + Built form up to at 14 metres

Note: Heights are measured from finished ground level to the ridge of the roof. In residential areas incidental elements such as chimneys may exceed the ridge by up to 1.5 metres. Some re-modelling of the existing ground levels will be necessary to achieve appropriate development platforms. Finished floor levels may vary by +/-2 metres.



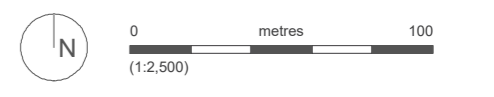
Project  
Land at North West Bicester

Drawing Title  
Development Parameter Plan 3.1C:  
Maximum building heights and footprint

Date	Scale	Drawn by	Check by
13/12/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	N	

Based upon Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office, © Crown Copyright. Licence No. 100045262

- Application boundary 24.16 hectares
- Multi-functional green space
- Retained vegetation
- ★ Indicative location of attenuation basin
- 10 metres hedgerow buffer
- 15 metres woodland buffer and bat corridor
- Heritage enhancement zone
- Landscape and visual mitigation zone



Project  
Land at North West Bicester

Drawing Title  
Development Parameter Plan  
3.2C: Green Space

Date	Scale	Drawn by	Check by
13/12/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	N	