

**From:** [Hannah Leary](#)  
**To:** [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk); [Alex Chrusciak](#)  
**Cc:** [pmartin@firethorntrust.com](mailto:pmartin@firethorntrust.com); [rb@reviewpartners.uk.com](mailto:rb@reviewpartners.uk.com); [Eleanor Musgrove](#); [Mary Mescall](#)  
**Subject:** 31036-A3-NW Bicester-APPLICATION REF. 21/01630/OUT-Amendments to the Development Parameters  
**Date:** 16 December 2022 10:46:00  
**Attachments:** [15\\_12\\_22\\_NWB\\_Development\\_Parameters\\_-\\_V6.1\\_-\\_Final\\_Tracked.doc](#)  
[16\\_12\\_22\\_NWB\\_Development\\_Parameters\\_-\\_V6.1\\_-\\_Final\\_Clean\\_with\\_plans.pdf](#)  
[31036\\_A3\\_HL\\_16\\_12\\_22\\_Letter\\_CFord\\_-\\_Dec\\_Parameter\\_Amends-docx.pdf](#)  
[NW\\_Bicester\\_ES\\_Conformity\\_Letter\\_Dec22.pdf](#)  
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[image012.png](#)  
[image013.png](#)  
[image014.jpg](#)  
[image015.png](#)

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Caroline,

Further to your letter of 24<sup>th</sup> November, and our recent discussions, please find attached a letter which explains the steps we have taken to address your comments as regards the Parameter Plans, along with an amended Development Parameters document (and a tracked version to assist your review).

I also attach a letter from my colleague Mary Mescall, which addresses the EIA position in respect of these amendments.

**Hannah Leary**  
Planning Director

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# Land at North West Bicester

## Development Parameters Schedule and Plans

Prepared by Barton Willmore LLP on behalf of Firethorn Developments Limited

April 2021  
(Amended November 2021, and December 2022)

# Land at North West Bicester

## Development Parameters Schedule and Plans

Prepared by Barton Willmore LLP on behalf of Firethorn Developments Limited

<b>Project Ref:</b>	31036/A3
<b>Status:</b>	<del>Final Tracked</del>
<b>Issue/Rev:</b>	<del>V6.1</del>
<b>Date:</b>	<del>16<sup>th</sup> December 2022</del>
<b>Prepared by:</b>	Hannah Leary
<b>Checked by:</b>	TEAM
<b>Authorised by:</b>	TEAM

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7 Soho Square  
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Tel: 020 7446 6888  
Email: hannah.leary@bartonwillmore.co.uk

Ref: 31036/A3/HL  
Date: ~~16<sup>th</sup> December 2022~~

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## 1.0 DESCRIPTION OF DEVELOPMENT

1.1 Outline planning permission is sought for the following:

*"Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination."*

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## 2.0 DEVELOPMENT PARAMETER PLANS

2.1 The development approved pursuant to this outline planning application, and subsequent Reserved Matters Applications, shall comply with the following Development Parameter Plans (see **Appendices 2-4**):

Plan 1 - Maximum Building Heights and Footprint [\(Rev. N\)](#)

Plan 2 - Green Space [\(Rev. N\)](#)

Plan 3 - Access and Movement [\(Rev. M\)](#)

2.2 The Reserved Matters Applications submitted pursuant to the grant of outline planning permission shall also comply with the Development Parameter text set out below.

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### 3.0 LAND USES

- 3.1 The development shall provide up to a maximum of 530 residential units (up to 50,000sq.m. (or 538,195sq.ft.)), in Use Class C3.

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#### 4.0 BUILT DEVELOPMENT AREAS

4.1 Built development footprint shall be restricted to the areas shown on **Development Parameter Plan 1**, with the exception of the categories below.

4.2 Within the areas of Multi-functional Green Space and the Landscape and Visual Mitigation Zone (See **Development Parameter Plan 2** and paragraph 7.5), there will be no residential built form, and no built development will be permitted other than:

1. SUDS;
2. Existing fluvial flood storage;
3. Surface water attenuation;
4. Structural planting;
5. Landscaping;
6. Land sculpting;
7. Artwork, sculptures, and signage;
8. Means of enclosure;
9. Footpaths and cycleways and their associated apparatus;
10. Utilities and apparatus;
11. Development related to open space and recreation, including play equipment, allotments, orchards, and edible landscapes;
12. Creations of roads (including driveways) and footpaths that may need to cross the Zones in order to provide connections for the built development; and
13. Creation of ecological habitats including wetland, wildflower meadows, scrub, species-rich grassland, woodland.

4.3 Within the areas of Retained Vegetation, which are located within the Multi-functional Green Space (See **Development Parameter Plan 2**), there will be no residential built form, and no built development will be permitted other than:

1. Some surface water drainage;
2. Informal footpaths and their associated apparatus;
3. Artwork, sculptures, and signage;
4. New planting and management of existing vegetation; and
5. Creations of roads (including driveways) and footpaths that may need to cross the Zones in order to provide connections for the built development (for retained hedgerows only);
6. Means of enclosure; and

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7. Any works associated with the potential uses of any part of the woodland area for educational purposes whilst maintaining the natural feel and biodiversity of that woodland.
- 4.4 Within the Heritage Enhancement Zone (see **Development Parameter Plan 2**), no built development will be permitted other than:
1. Roadside tree planting, as long as it does not include species whose growth and canopies would dominate or interfere with long and middle-distant views of the Church tower;
  2. Footpaths, highways, and driveways to access built development;
  3. Signage, lighting, utilities, and apparatus, as long as they do not interfere with long and middle-distant views of the Church tower; and
  4. Built development that acts to create a framing aspect of the Church tower. Overtly complex, ornate, or monumental architectural themes will need to be avoided to save distracting from the presentation of the Church tower.

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## 5.0 BUILDING HEIGHTS & GROUND CONTOURS

- 5.1 The maximum height of structures and buildings are defined on **Development Parameter Plan 1** and are to be measured from the finished ground level, which is also controlled by **Development Parameter Plan 1**. Finished floor levels may vary +/- 2.0 metres.
  
- 5.2 The extent of excavation undertaken will need to take into account the hydrogeological setting of the development, ground water levels and the groundwater flow regime.
  
- 5.3 The extent of the parameter shown on **Development Parameter Plan 1** relates to the finished development ground level and does not include any construction or temporary works operations above or below the finished development level.

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## 6.0 RESIDENTIAL ACCOMMODATION

- 6.1 The range of residential accommodation within the development may extend from one-bedroom apartments to five bedroomed detached houses, and all formats in between.

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## 7.0 GREEN SPACE

- 7.1 Green space includes: private gardens, landscaping, and structural planting; SUDS; ecological and natural areas; parkland; formal and informal recreation areas; orchards and edible landscapes; allotments; equipped and non-equipped play areas; wetlands and watercourses, water features; flood risk management areas; and natural areas (maintained or otherwise). Green space may be provided on any part of the site. The Multi-Functional Green Space will form part of the Green Space.
- 7.2 Green space (including the Retained Vegetation, buffers and Landscape and Visual Mitigation Zone shown on **Development Parameter Plan 2**) must comprise a minimum of 40% of the site area when the development is complete, with at least half of that green space being public.

### Retained Features

- 7.3 The woodland within the Retained Vegetation area shown on **Development Parameter Plan 2** shall be retained, except where there is a need to remove trees which are in poor condition and/or which represent a danger to the public, or to facilitate development (in agreement with the Local Planning Authority), or any works required to improve the overall structure and biodiversity value of the woodland.

### Green Space

- 7.4 When the development is complete, the Multi-Functional Green Space (**Development Parameter Plan 2**) shall be provided across the site to create joined up spaces, predominantly free from development, and will:
1. Allow humans and wildlife to cross the site in a north-south and east-west directions; in corridors where there will be no development other than that permitted under **Paragraph 4.2**;
  2. Retain or provide improved ecological conditions for wildlife; and
  3. Perform a drainage function.

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7.5 **Development Parameter Plan 2** shows the location of where the Multi-functional Green Space shall be located. This area shall be free from development (except in accordance with paragraph 4.2).

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## 8.0 ACCESS AND MOVEMENT

- 8.1 The highway connection points – known as the Vehicular, Pedestrian and Cycle Connection Zone - from the site to the public highway will be made in the locations shown on **Development Parameter Plan 3**. There are five Zones identified.
- 8.2 Vehicular access to the Western Parcel is proposed from three locations. These include a simple priority junction located to the south of the existing bus gate and a simple priority junction located to the north of the existing bus gate. A further vehicular access will be provided from an extension to an existing access road provided within the permitted Exemplar Scheme and located approximately mid-way along the northern boundary of this parcel.
- 8.3 Vehicular access to the Eastern Parcel will be provided from an extension to an existing access road provided within the permitted Exemplar Scheme and located to the south of the existing bus gate.
- 8.4 Two temporary construction accesses are identified from the Eastern and Western Parcels directly to the B4100 Banbury Road (in the case of the latter to connect to the B4100 via the layby). These temporary access points are only proposed to be in place for the duration of the construction of these Parcels, expected to be up to 5 years.
- 8.5 No dedicated emergency vehicle access points are required due to the scale and layout of the proposed Application Site.
- 8.6 Pedestrian and cycle connections will be provided at each of the vehicular access points. Additional pedestrian connection points are to be provided from the Eastern Parcel to the adjacent Exemplar Scheme along the northwest and southwest boundaries along routes provided within the permitted Exemplar Scheme that are identified as being adopted by Oxfordshire County Council in the future.
- 8.7 Car and cycle parking for the development will be provided in accordance with the standards set out within the Cherwell Residential Design Guide (2018), and in consultation with Oxfordshire County Council.

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**APPENDIX 1**  
**SITE LOCATION PLAN (Amended)**

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**APPENDIX 2**  
**DEVELOPMENT PARAMETER PLAN 1 -**  
**MAXIMUM BUILDING HEIGHTS AND**  
**FOOTPRINT (Further Amended)**

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**APPENDIX 3**  
**DEVELOPMENT PARAMETER PLAN 2 – GREEN**  
**SPACE (Further Amended)**

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**APPENDIX 4**  
**DEVELOPMENT PARAMETER PLAN 3 – ACCESS**  
**AND MOVEMENT (Amended)**

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SITE LOCATION PLAN

APPENDIX 2  
DEVELOPMENT PARAMETER PLAN 1



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# Land at North West Bicester

## Development Parameters Schedule and Plans

Prepared by Barton Willmore LLP on behalf of Firethorn Developments Limited

April 2021  
(Amended November 2021, and December 2022)

# Land at North West Bicester

## Development Parameters Schedule and Plans

Prepared by Barton Willmore LLP on behalf of Firethorn Developments Limited

<b>Project Ref:</b>	31036/A3
<b>Status:</b>	Final Clean
<b>Issue/Rev:</b>	V6.1
<b>Date:</b>	16 <sup>th</sup> December 2022
<b>Prepared by:</b>	Hannah Leary
<b>Checked by:</b>	TEAM
<b>Authorised by:</b>	TEAM

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Ref: 31036/A3/HL  
Date: 16 December 2022

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## **APPENDICES**

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<b>APPENDIX 3</b>	<b>:</b>	<b>DEVELOPMENT PARAMETER PLAN 2 – GREEN SPACE (Further Amended)</b>
<b>APPENDIX 4</b>	<b>:</b>	<b>DEVELOPMENT PARAMETER PLAN 3 – ACCESS AND MOVEMENT (Amended)</b>

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2.1 The development approved pursuant to this outline planning application, and subsequent Reserved Matters Applications, shall comply with the following Development Parameter Plans (see **Appendices 2-4**):

- Plan 1 -Maximum Building Heights and Footprint (Rev. N)
- Plan 2 - Green Space (Rev. N)
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2.2 The Reserved Matters Applications submitted pursuant to the grant of outline planning permission shall also comply with the Development Parameter text set out below.

### **3.0 LAND USES**

- 3.1 The development shall provide up to a maximum of 530 residential units (up to 50,000sq.m. (or 538,195sq.ft.)), in Use Class C3.



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  2. Retain or provide improved ecological conditions for wildlife; and
  3. Perform a drainage function.

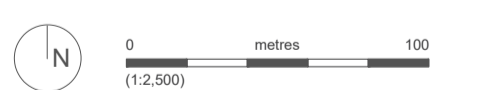
- 7.5 **Development Parameter Plan 2** shows the location of where the Multi-functional Green Space shall be located. This area shall be free from development (except in accordance with paragraph 4.2).

## 8.0 ACCESS AND MOVEMENT

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- 8.7 Car and cycle parking for the development will be provided in accordance with the standards set out within the Cherwell Residential Design Guide (2018), and in consultation with Oxfordshire County Council.

**APPENDIX 1**  
**SITE LOCATION PLAN (AMENDED)**





- Application boundary 24.16 hectares
- Other land under the applicants ownership 0.03 hectares

Project  
Land at North West Bicester

Drawing Title  
Location Plan

Date	16/11/2021	Scale	1:2,500 at A1	Drawn by	LA	Check by	LA
Project No	1192	Drawing No	001	Revision	J		

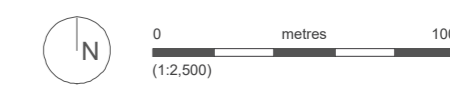
**APPENDIX 2  
DEVELOPMENT PARAMETER PLAN 1  
MAXIMUM BUILDING HEIGHTS AND  
FOOTPRINT (Further Amended)**

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

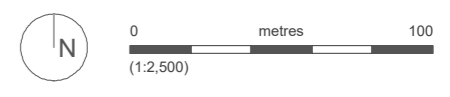
Drawing Title  
Development Parameter Plan 1: Maximum building heights and footprint

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

**APPENDIX 3**  
**DEVELOPMENT PARAMETER PLAN 2 – GREEN SPACE (Further Amended)**



- 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 2 :  
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	

**APPENDIX 4**  
**DEVELOPMENT PARAMETER PLAN 3 – ACCESS AND MOVEMENT**  
**(Amended)**

- Application boundary 24.16 hectares
- Vehicular, pedestrian and cycle connection zone
- Pedestrian and cycle connection - subject to adoption and/or future development proposals beyond the site boundary
- Temporary construction access zone



Project  
Land at North West Bicester

Drawing Title  
Development Parameter Plan 3 :  
Access and Movement

Date	Scale	Drawn by	Check by
28/03/2022	1:2,500 at A2	LA	LA
Project No	Drawing No	Revision	
1192	003	M	

BIRMINGHAM  
BRISTOL  
CAMBRIDGE  
CARDIFF  
EDINBURGH  
GLASGOW  
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SOUTHAMPTON

Caroline Ford  
Principal Planning Officer  
Cherwell District Council  
Bodicote House  
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Oxfordshire  
OX15 4AA

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

31036/A3/HL/SL  
16 December 2022

Dear Caroline,

**APPLICATION REF. 21/01630/OUT**  
**LAND AT NORTH WEST BICESTER – ON BEHALF OF FIRETHORN DEVELOPMENTS LTD**

Further to your letter of 24<sup>th</sup> November, and to our recent discussions, we write on behalf of our Client Firethorn Developments Ltd, to respond in respect of the comments that you have made in relation to the Parameters and some perceived inconsistencies in the way in which they are presented.

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 on the Green Space Parameter Plan will not be built on and therefore, to simplify the plans, the Built Footprint Plan has also been amended to reflect that. This has resulted in some minor amendments to the Parameters text to add clarity around this, but please note that the Access and Movement Plan has not changed – we have simply included its existing revision number for absolute clarity.

To this end we enclose the following information for your review and consideration:

- **Development Parameters Schedule and Plans – V6.1** – tracked text only (without plans) and a 'clean' version which includes the tracked changes shown (the latter includes the amended Building Heights and Green Space Plans).

My colleague Mary Mescall has written to you under separate cover to address these amendments from an EIA position.

We look forward to acknowledgment of the receipt of this letter and would ask you to ensure that the enclosed amendments to the Development Parameters Schedule and Plans are consulted upon for the required period. As discussed at our meeting on Wednesday this week, we understand that you are in a position to take an application to Committee with an unexpired consultation period and seek a resolution



subject to finalising planning conditions/S106 agreement (assuming all other matters are resolved) and make that position clear to Members.

Yours sincerely,



**HANNAH LEARY**  
Planning Director

Cc:	Paul Martin	-	Firethorn Trust
	Eleanor Musgrove	-	Firethorn Trust
	Rob Bolton	-	Review Partners
	Mary Mescall	-	Barton Willmore

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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

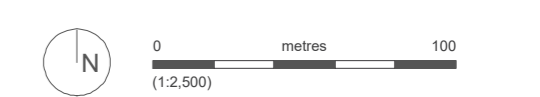
Encl. Figures 3.1C and 3.2B Parameter Plans

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.



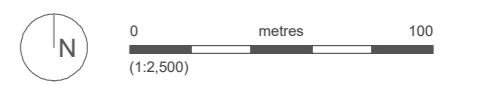
Project  
Land at North West Bicester

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	