

## Sharon Lowin

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**From:** Hannah Leary  
**Sent:** 10 January 2023 17:47  
**To:** Caroline Ford  
**Cc:** Alex Chrusciak; pmartin@firethortrust.com; Eleanor Musgrove; rb@reviewpartners.uk.com; Steve Houkes; Paul Seckington  
**Subject:** RE: 31036-A3-NW Bicester-Report to Planning Committee-Feedback and Comments

Thanks for coming back to me Caroline.

In reverse order, firstly please take this email as confirmation of my Client's agreement to an extension to 16<sup>th</sup> January 2023.

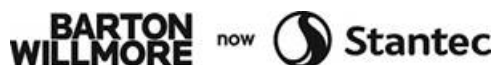
Noted re: the Parameters and feedback from Members. I appreciate that you will deal with any comments on the Parameters at Committee. If you do hear from any of the Members with points for clarification or questions in advance of Committee, and we can assist in addressing their points in anyway, then please do let me know.

Thanks. See you on Thursday afternoon.

**Hannah Leary**  
Planning Director

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**From:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Sent:** 10 January 2023 14:13  
**To:** Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>  
**Cc:** Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; pmartin@firethortrust.com; Eleanor Musgrove <emusgrove@firethortrust.com>; rb@reviewpartners.uk.com; Steve Houkes <shoukes@politicaldevelopments.com>; Paul Seckington <Paul.Seckington@Cherwell-DC.gov.uk>  
**Subject:** RE: 31036-A3-NW Bicester-Report to Planning Committee-Feedback and Comments

Hannah,

Thank you for the below. We will review and deal with these points in the updates.

No, I have not had any feedback following the publication of the report from any Members.

Any comments received through the re-consultation will be made public against the application and will be summarised in the written updates where not referred to within the report.

Lastly, I requested an extension of time until the Monday after the Planning Committee in February but have not received a response. In light of the application being referred to Planning Committee this week, I would be grateful to agree an extension of time until Monday 16 January 2023 which seems to me to be an entirely reasonable timeframe. Depending upon the resolution of the Committee, this could then be reviewed further. I would be grateful for your confirmation of this by return so that this too can be reported within the written updates.

I look forward to hearing from you. I must stress that this is provided without prejudice.

Kind regards  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
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Communities Directorate  
Cherwell District Council  
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

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**From:** Hannah Leary <[Hannah.Leary@bartonwillmore.co.uk](mailto:Hannah.Leary@bartonwillmore.co.uk)>  
**Sent:** 09 January 2023 17:24  
**To:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>  
**Cc:** Alex Chrusciak <[Alex.Chrusciak@cherwell-dc.gov.uk](mailto:Alex.Chrusciak@cherwell-dc.gov.uk)>; [pmartin@firethorntrust.com](mailto:pmartin@firethorntrust.com); Eleanor Musgrove <[emusgrove@firethorntrust.com](mailto:emusgrove@firethorntrust.com)>; [rb@reviewpartners.uk.com](mailto:rb@reviewpartners.uk.com); Steve Houkes <[shoukes@politicaldevelopments.com](mailto:shoukes@politicaldevelopments.com)>  
**Subject:** 31036-A3-NW Bicester-Report to Planning Committee-Feedback and Comments

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Dear Caroline,

Firstly, happy new year ! I hope you had a good Christmas break, and made the most of the time off. I certainly tried to !

It's a positive start to the new year to see our application on the Agenda for Thursday. We appreciate that this has taken a lot of work on all sides ! We've now had a chance to review the Committee Report – which is very comprehensive – and Town Legal have also reviewed it for us. There are a few points that we wanted to highlight from within the Report which may require clarification. We are aware that as Officers you have the opportunity to do so in advance of Committee. We hope that this is helpful to you. Our points are as follows:

- i. 2.1 - states "The land has some potential for ecology and is potentially contaminated". This is misleading as full intrusive ground reports have been completed including radon gas monitoring which has not identified any contamination;
- ii. 3.5 – the Parameters were last updated on 16<sup>th</sup> December 2022, not March 2022;
- iii. 3.12 - states that as a means of achieving energy efficiency measures to mitigate the impact of climate change the development will include either off-site solar arrays or carbon offsetting. Whilst the energy strategy has considered a number of options we have never put forward any proposal for off-site solar arrays, so we are unclear as to why this is referred to in the Report;
- iv. 9.23 - the wording is confusing here since it reads that the proposal does not deliver TZC development which is incorrect since our proposal provides for carbon offsetting to achieve this part of a package of measures;
- v. 9.26 - states that SSE are currently assessing how their infrastructure can be decarbonised to meet Building Regulation compliance. This is actually incorrect since they have already reported that this is not possible unless Government funding is provided to change the technology;
- vi. 9.46 – we think that the wording should be more precise here and refer to the December 2022 amendments;
- vii. 9.48 – this conflicts with the views expressed at 9.57 and 9.120. The Conservation Officer is happy re: impacts, but the Report seems to be suggesting that there remains a concern re: impact, which gives an impression of inconsistency;
- viii. 9.125 and 9.127 - in para 9.125 significant but less than substantial harm is identified to Home Farmhouse, a grade II listed building, but there is then no identification of what specific public benefits clearly outweigh that harm – other than a very general statement in para 9.127 as to "provision of housing on an allocated site". In our view something more specific is needed, if nothing else to demonstrate that the housing, and attendant benefits, cannot come forward without causing that level of harm;
- ix. 9.154 – should make clear that the ponds which were not surveyed are on private land, hence why they were not surveyed;
- x. 9.222 – same point as at 9.23 above - in essence the carbon offset payment plus the package of adjusted TZC measures in the viability equal TZC. That could be clearer;
- xi. 9.251 – it would be helpful, and emphasise the conclusion more fully here, if there was reference back to the 5YHLS position; and
- xii. 10.1 – following on from the comments above on 9.125 and 9.127, the heritage impacts should be acknowledged in this concluding section, as to negative impacts.

There were a couple of other things that I wanted to pick up with you as follows:

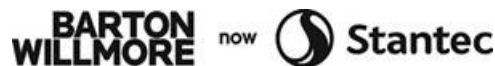
1. Has there been any feedback from consultees on the Parameter amendments that we should be aware of ?; and
2. Have any of the Members approached you with questions/points for clarification further to the publication of the Committee Report ? We will be registering to speak on Thursday and are understandably keen to make sure that we cover off any points which we can in terms of clarifications, so if there is any feedback from Members then it would really help us if you can share that.

Thanks in advance.

**Hannah Leary**  
Planning Director

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