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# **Land North West of Bicester Environmental Statement Volume 1**

## **Main Text and Figures**

**Prepared on behalf of Firethorn Developments Ltd**

**April 2021**

# Land North West of Bicester

## Environmental Statement Volume 1

### Main Text and Figures

Prepared by Barton Willmore on behalf of  
Firethorn Developments Limited

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## ABBREVIATIONS

AOD	Above Ordnance Datum
BGS	British Geological Survey
BS	British Standard
CIEEM	Chartered Institute of Ecology and Environmental Management
EA	Environment Agency
EIA	Environmental Impact Assessment
ES	Environmental Statement
FRA	Flood Risk Assessment
GEA	Gross External Area
GFA	Gross Floor Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Ha	Hectares
IEMA	Institute of Environmental Assessment and Management
LNR	Local Nature reserve
LPA	Local Planning Authority
m	Metres
NGR	National Grid Reference
NNR	National Nature Reserve
NOMIS	Official Labour Market Statistics
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
ONS	Office for National Statistics
OS	Ordnance Survey
PPG	Planning Practice Guidance
PROW	Public Right of Way
RQO	River Quality Objective
SAC	Special Area of Conservation
SSSI	Site of Specific Scientific Interest
sqm	Square metres
SuDS	Sustainable Drainage System
TPO	Tree Preservation Order

## GLOSSARY

Within this Environmental Statement, the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Applicant	Firethorn Developments Limited
Site	The Site comprises two parcels of land totalling approximately 23.97 hectares (ha) of uncultivated agricultural land located to the north west of Bicester in Oxfordshire.
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES, this phase refers to the Development when fully built and operational.
Considerate Contractors	Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable.
Construction	The construction of the Development is anticipated to commence in early 2022 subject to gaining planning permission, and span approximately five years.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	The development comprises an outline planning application for 530 residential dwellings (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.
Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.

Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Local Nature Reserve	Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. LNRs are places with wildlife or geological features that are of special interest locally.
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
National Nature Reserve	NNRs are designated under section 35 of the Wildlife & Countryside Act 1981. They are owned by or managed through agreements with Natural England
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Development.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Special Scientific Interest	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Special Area of Conservation	Special Areas of Conservation (SACs) are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.



Topography	The natural or artificial features, level and surface form of the ground surface.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.