

P18-2523

18 November 2022

Mr W Campbell
Principal Planning Officer
Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Mr Campbell

Outline Planning Application 22/00747/OUT – For the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road: Land at Gosford (part of allocation PR7a)

Please find enclosed the following documents which address various consultation responses received to date regarding my client's application:

Submitted Document	Reference	Replaces
Development Framework Plan (DFP) Rev H	CSA/3263/123 Rev H	Development Framework Plan (DFP) Rev D
Ecology Technical Note Response (November 2022)	3263/15A	New document

As a result of these responses, it has been necessary to update the following documents, to accommodate consequential changes:

- Biodiversity Net Gain Metric 3.0 v1 4.1
- Biodiversity Improvement and Landscape Management Plan (BILMP) CSA/3263/10 Rev D
- Landscape Strategy Plan CSA/3263/124
- Design and Access Statement 3263_14_B
- Ecological Impact Assessment CSA/3263/09 Rev B

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Submitted Document	Reference	Replaces
Biodiversity Net Gain (BNG) Metric 3.0 v1 4.1	3.0 v1 4.1	Biodiversity Net Gain (BNG) Metric 3.0 V1.3
Biodiversity Improvement and Landscape Management Plan (BILMP) Rev F	CSA/3263/10 Rev F	Biodiversity Improvement and Landscape Management Plan (BILMP) CSA/3263/10 Rev D
Landscape Strategy Plan Rev A	CSA/3263/124 Rev A	Landscape Strategy Plan CSA/3263/124
Design and Access Statement Rev C	CSA/3263/14 Rev C	Design and Access Statement 3263_14_B
Ecological Impact Assessment Rev D	CSA/3263/09 Rev D	Ecological Impact Assessment CSA/3263/09 Rev B

These updated documents do not propose any material change from the submitted versions beyond reflecting the changes to the DFP identified above.

Development Framework Plan (Drawing No. CSA/3263/123 Rev H)

The following changes to the DFP have been made:

- The allotments have been relocated to the easternmost parcel to the south of the residential development area.
- The homes adjacent to the existing properties on Water Eaton Land have been annotated to show a maximum of 2 storeys in height.
- New bus stops (x2) indicated along Bicester Road, including the potential stops serving the Hill Residential land.
- The DFP (Rev H) has been updated to incorporate the principles of the Kidlington Roundabout Consultation General Arrangement Plan (Sheet 1 of 2 Drawing No. PIB-ATK-HGN-XX-DR-CH-001005, Rev P02.2 & Sheet 2 of 2 Drawing No. PIB-ATK-HGN-XX-DR-CH-001006 Rev P02.3). Specifically, The Greenway, proposed pedestrian links and proposed combined cycleway/footway are now shown to connect to the Bicester Road and the proposed upgrades to the Kidlington Roundabout.
- The Hill Residential proposed combined cycleway/footway have been extended beyond the most south western residential parcel of land. This will connect to the Bicester Road and will link into the proposed upgrades to the Kidlington Roundabout.



- The proposed footpath has been extended to the east of Kidlington cemetery to link into the land to the north.

The Development Framework Plan (Rev H) is both Development Plan policy and Development Brief (June 2022) compliant.

Ecological Technical Note Response

CSA have prepared a response to observations made by the Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust. These are set out in full in the attached response document.

The requirement of Policy PR7A (point 9, part g) of the Cherwell Local Plan (2011–2031) (Part 1) Partial Review– Oxford's Unmet Housing (adopted September 2020) states that the site must secure '*net biodiversity gains*'. The policy makes no reference to a specific threshold (e.g. 10%) to be achieved. The application is consistent with the Development Plan policy.

I trust this cover letter and the information submitted with this cover letter provides the relevant consultees with the additional information requested, and my apologies for the slight delay in getting this information submitted to you.

Yours Sincerely,

Katie Gregory
Planner

katie.gregory@pegasusgroup.co.uk

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Development Framework Plan CSA/3263/123 Rev H
Biodiversity Metric 3.0 v1 4.1
Ecological Impact Assessment Rev CSA/3263/09 Rev D
Biodiversity Improvement and Landscape Management Plan Rev CSA/3263/10 Rev F
Ecology Technical Note Response to BBOWT comments – November 2022
Landscape Strategy Plan CSA/3263/124/Rev A
Design and Access Statement CSA/3263/14 Rev C