

Pegasus Ref: P22-1611

3rd January 2023

Mr Andy Bateson  
Development Management Team Leader  
Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
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Dear Mr Bateson

**RE: Dorchester Phase 10 – Non-Material Amendment to planning permission 18/OO825/HYBRID – Planning Portal Reference PP-11765018**

This planning application was accompanied by an Environmental Impact Assessment that assessed the environmental impacts on the landholding at Heyford Park. Cherwell District Council (CDC) approved this planning application and within the approved plans listed the “Heyford Park – Composite Parameter Plan P16-O631\_08 Rev AM” to ensure that any element of Reserved Matters Applications remained in line with the parameters assessed within the Environmental Impact Assessment (EIA).

Dorchester Living Limited are currently in the process of working on the Reserved Matters for Parcel 10 within the Heyford Park Development. Parcel 10 is located to the west of the Site, with its southern boundary formed by Camp Road. As part of this process, they wish the Composite Parameter Plan to be updated as a non-material minor amendment to version P16-O631\_08 Rev AP. This amended version is attached to this letter for reference.

Pegasus Planning Group who are the authors of the original Environmental Statement have reviewed the approved EIA and considered its findings against the amended Composite Parameter Plan, in order to determine whether the above amendments require any further Environmental Information to be provided to the decision maker. This compliance review has taken place following positive and helpful discussions Dorchester Living Group have had with the Local Authority planning officers. The focus of the review has been against the assessment for Parcel 10 and if the alterations within Rev AP remain in line with the assessment’s findings. The review has been conducted out of an abundance of caution given the marginal changes proposed.

The differences between these two Composite Parameter Plans are outlined in the paragraphs below.

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The footprint of the Land Use area for Residential within Parcel 10 has moved fractionally north, in so much as when considered against the detailed design plans, parking and gardens to the new properties are located in the small northern extension to the Land Use area. All of the new built form, however, remains in exactly the same areas as assessed in the approved AM plan.

The anticipated location of the security fence/cat and dog proof fence changed location between the approved AM plan and the updated AP plan. However, the location of this fence is conditioned via Planning Condition 14 on the hybrid planning consent in any event. This conditions the location and design of this fence to be approved separately for future detailed approval.

The design of the Public Open Space (POS) area within Parcel 10 has been amended in AP plan. This area has now been split to allow a swale to be installed to facilitate the drainage within the detailed design. This has resulted in an increase in greenspace being offered within parcel 10 from 7500 sq.metres to 8316 sq.metres.

The extent and positioning of the 'Strategic Landscape Buffer' which lies around the western and northern boundary of Parcel 10 has been amended in the AP plan. This Strategic Landscape Buffer was included into the approved design so as to offer mitigation to the assessed effects on the Avionics building to the immediate west and building 292 to the immediate north.

This Strategic Landscape Buffer was offered within the EIA as mitigation to the impact on the setting of these two heritage assets. Even with this Strategic Landscape Buffer the EIA recorded a 'very large' impact on the Avionics building. This level of impact was nonetheless, considered acceptable within both the heritage and the wider planning balance and the hybrid application was approved.

Composite Parameter Plan AP still retains this Strategic Landscape Buffer. On the western boundary the Strategic Landscape Buffer has been made larger, offering a 'Betterment' to the assessed and approved situation for the setting impact to the Avionics building.

On the northern boundary the size of the Strategic Landscape Buffer remains the same, but its location has shifted slightly further from building 292. This slight alteration of location does not affect the extent or effectiveness of the proposed mitigation. Therefore, the residual effects of this development as presented in the approved EIA remain accurate and unaltered for the amended Composite Parameter Plan Rev AP.

This review of compliance of the approved ES against the amended Composite Parameter Plan Rev AP concludes that the ES remains robust and accurate. When considering the specific residual impact on the setting of the Avionics building the amended Composite Parameter Plan (AP) offers a 'betterment' to the previously approved Composite Parameter Plan (AM). It is not therefore considered necessary to provide further Environmental Information as a consequence of the above non-material amendment.

Yours sincerely,



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Inc: P16-0631\_08 Rev AP – Heyford Park – Composite Parameter Plan