



TERENCE
O'ROURKE

Linda Griffiths
Principal Planning Officer (Major Developments)
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

12th September 2016

Our Reference: 180601

Dear Ms Griffiths,

South West Bicester (Kingsmere)

Application for a non-material amendment to reserved matters consent 10/00325/REM for strategic highway infrastructure: new signalised junction to the A41 serving the development at SW Bicester, "Kingsmere", and associated landscaping

On behalf of our client, Countryside Properties (Bicester) Ltd., please find enclosed an application under Section 96a of the Town and Country Planning Act 1990 (as amended) for a non-material amendment in relation to the above reserved matters permission.

Strategic highway infrastructure for a new signalised junction to the A41 was approved in March 2011 (ref 10/00325/REM). This application seeks to replace plan no. DFD/BIC/L23 Rev N approved under this consent with respect to one minor element, as referred to below.

The approved plan specifies resin gravel pits for trees located at the A41 entrance; the tree pits were implemented as per the approved plan. Since implementation, surface water has not drained as efficiently as expected and has subsequently resulted in the need to remove and replace the trees due to flooding.

Non-material amendment application 16/00024/NMA was refused on 18 April 2016 for the replacement of the tree pits with tree grilles. Tree grilles were considered to be more costly, not eco-friendly and to not provide adequate general water catchment and gas permeability. It was also considered that tree grilles tend to attract litter and are difficult to maintain. In light of this, this submission seeks to install new resin and plastic collar tree pits.

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This submission reflects pre-application discussions with officers at Cherwell District Council (CDC) and Oxfordshire County Council (OCC), which confirmed the acceptability of the revised details.

The application has been submitted electronically via the Planning Portal (ref: PP-05285441) and comprises the following:

- Application form
- Drawing no. 2226_034 Landscape proposals SL21 - revised tree pit details, 1:500 @ A1.

A cheque made payable to "Cherwell District Council" for the sum of £195 has been sent separately as requisite payment of the application fee.

We trust the information supplied is sufficient to enable you to determine the application. Please do not hesitate to contact me should you require any further clarification or information.

Yours sincerely,



Sarah Pullen
Planner

cc

Steve Price
Matthew Reeve

Countryside Properties Ltd
Countryside Properties Ltd