

Date: 23 June 2021

Our Ref: 3320010100

**Attention: Caroline Ford**

Cherwell DC  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Dear Caroline,

**RE: RESERVED MATTERS APPLICATION FOR PHASE 1 DEVELOPMENT OF 500 DWELLINGS, LANDSCAPING, NEW VEHICULAR, CYCLE AND PEDESTRIAN ACCESS ROUTES AND OTHER OPERATIONS AT HIMLEY VILLAGE NORTH WEST BICESTER, MIDDLETON STONEY ROAD, BICESTER.**

On behalf of our client Countryside Properties (UK PLC), please find enclosed a reserved matters application for the above. The application is made pursuant to Condition 2 of outline planning permission ref. 14/02121/OUT. The requisite application fee of £84,959 has been paid in full.

The application comprises the following forms, drawings and reports:

- Planning Application Form - Stantec
- Planning Statement – Stantec
- Application Cover Letter – Stantec
- Site Location Plan (ref. P20-3215\_12-00 rev. C) – Pegasus
- Planning Layout (refs. P20-3215\_12-01 rev. V, P20-3215\_12-02 rev. V and P20-3215\_12-03 rev. V) – Pegasus
- Tenure Plan (ref. P20-3215\_12-04 rev. V) – Pegasus
- Materials Distribution Plan (ref. P20-3215\_12-05 rev. V) – Pegasus
- Boundary Treatments Layout (ref. P20-3215\_12-06 rev. V) – Pegasus
- Parking Plan (ref. P20-3215\_12-07 rev. V) – Pegasus
- Surface Materials Layout (ref. P20-3215\_12-08 rev. V) – Pegasus
- Architectural Style (ref. P20-3215\_12-09 rev. V) – Pegasus
- Housetype Portfolio parts 1-5 (ref. P20-3215\_10 rev. F) – Pegasus
- Site Wide Illustrative Masterplan (ref. P20-3215\_14 rev. E) – Pegasus
- Regulating Plan (ref. P20-3215\_18 rev. D) – Pegasus
- Presentation Layout (ref. P20-3215\_28-01 rev. T) – Pegasus
- Design Code Compliance Statement (ref. P20-3215\_30 rev. A) – Pegasus
- Land Use Parameter Plan (ref. P20-3215\_02 rev. E) – Pegasus
- Street Scenes sheets (refs. P20-3215-22-1 rev. D and P20-3215-22-2 rev. D) – Pegasus
- Contamination Desk Study (ref. 16153-HYD-XX-XX-GE-DS-1001 rev. P01) – Hydrock
- Ground Investigation Report (ref. 16153-HYD-XX-XX-GE-RP-1002 rev. P1) – Hydrock
- Preliminary Cut and Fill Assessment (ref. 16153-HYD-XX-X-DR-C-2300 rev. P02) – Hydrock
- Drainage Sheets 1-4 (ref. 16153-HYD-XX-X-DR-C-2204 revs. P02, P03 and P04) – Hydrock

- Ecological Appraisal (ref. 9776 rev. C) – FPCR
- Biodiversity Strategy (ref. 9776) – FPCR
- Design Code – Pegasus
- Arboricultural Information (dated 31 March 2021) – Marlow Consulting
- Tree Protection Plan (dated 2 December 2021) – Marlow Consulting
- Air Quality Technical Report (ref. HVB-HYB-XX-ZZ-RP-Y-2002 rev. P02) – Hydrock
- Construction Phase Environmental Management Plan (dated March 2019) – Countryside Properties
- Economic Benefits Infographic – Lichfields
- Heritage Statement (ref. PN2906/HS/1) – Orion
- Archaeological Outline Mitigation Strategy Document (ref. PN2906/1) – Orion
- Archaeological Evaluation Written Scheme of Investigation (ref. PN2906/2) – Orion
- Phase 1 – POS Landscape Masterplan (ref. P20-3215\_23 rev. D) – Pegasus
- Phase 1 – POS Play Space Strategy (ref. P20-3215\_24 rev. D) – Pegasus
- Phase 1 – Plot Landscape Strategy (ref. P20-3215\_25 rev. D) – Pegasus
- Daylight and Sunlight Assessment (ref. 16153-HYD-XX-XX-RP-Y-5001) – Hydrock
- Waste Management and Servicing Strategy (ref. 16153-HYD-XX-XX-RP-Y-5003) – Hydrock
- Affordable Housing Statement (dated 16 June 2021) – Countryside Properties

Conditions 12 to 19 of outline planning permission ref. 14/02121/OUT require specific documents to be submitted within each reserved matters application. The following documents are therefore submitted here:

- Condition 12: Building for a Healthy Life Assessment (ref. P20-3215\_29) – Pegasus; whilst 'Building for Life 12' is quoted within this condition, this design tool has now been superseded by Building for a Healthy Life.
- Condition 13: Climate Change Design Statement/Energy Statement (ref. 16153-HYD-XX-XX-REP-Y-5001 rev. P04) - Hydrock
- Condition 14: Acoustic Impact Technical Note (ref. 16153 rev. 0) – Hydrock
- Condition 15: not applicable here as the application does not include mechanical plant or the energy centre
- Conditions 16 and 17: S278 Works Sheets (refs. HYD-XX-XX-DR-D-0100 rev. P01 and HYD-XX-XX-DR-D-0101 rev. P01) - Hydrock
- Condition 18: Framework Travel Plan (ref. 16153-HYD-XX-XX-RP-TP-6001 rev. P1) - Hydrock
- Condition 19: Masterplan Surface Drainage sheets/Preliminary Drainage Assessment (refs. 16153-HYD-XX-XX-DR-C-2600 rev. P02 and 16153-HYD-XX-XX-DR-C-2601 rev. P02) – Hydrock

It should also be noted that the drawings and documents listed above are consistent with the material which we have submitted simultaneously as a separate application to discharge conditions 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36 and 37 of the Outline Planning Permission (ref. 14/02121/OUT).

We trust this information is sufficient for the Council to determine the application. Should you have any queries or require further information then please do not hesitate to contact me.

Yours sincerely



**Tim Coleby**  
Senior Associate Planner