

18th November 2022

Cherwell District Council
Planning Control,
Bodicote House,
Bodicote,
BANBURY,
Oxon,
OX15 4AA

Dear Sirs

Town and Country Planning Act 1990
Proposed Non Material Amendment under s.96a in relation to planning permission ref.14/O2121/OUT
(as already amended)
Re. Land at Himley Village, North West Bicester, Middleton Stoney Road, Bicester, Oxfordshire

I write with regards to the above site.

Please find enclosed an application for a Non-Material Amendment (NMA) to planning permission 14/O2121/OUT which I hereby submit on behalf of Cala Cotswolds Ltd and Desiman 2 Ltd.

The original planning permission was granted on 30th of January 2020 for a proposed development comprising: –

OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road

The outline permission is subject to 53no. planning conditions. Some are compliance conditions whereas others require the submission and approval of further details before specified trigger points are reached.

As allowed for under section 96a of the Town and Country Planning Act 1990 the applicant seeks to make non-material amendments to a number of the conditions. The proposed changes are set out as tracked changes in the attached schedule prepared by Pegasus Group dated 18th November 2022. None of the proposed changes would result in a material change to the development itself or the time limits for the submission of Reserved Matter applications. The schedule also sets out the reasons for each of the proposed changes.

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, GL7 1RT
T 01285 641717 E Cirencester@pegasusgroup.co.uk
Offices throughout the UK and Ireland.
Pegasus Group is a trading name of Pegasus Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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Most relate to the timing of submissions required to discharge conditions. The proposed changes would assist with the practical implementation of the planning permission and ensure that the development can come forward sooner.

The planning permission has already been the subject of an earlier NMA application (LPA. Ref.22/O2375/NMA) which was approved on 2nd September 2022. The main reason for that application was to allow for details to be submitted prior to or alongside reserved matter applications (rather than the only option being prior to the reserve matter application).

Forming part of this application please find enclosed the following documentation

- NMA application form duly completed and signed
- The original Site Location Plan for planning permission ref. 14/O2121/OUT – ref. 592-PL-101 A
- The Schedule of Proposed NMA Changes prepared by Pegasus Group dated 18th November 2022

I trust the above and enclose provides sufficient information for the LPA to satisfy itself that the proposed changes are not material and for the application to be determined thereafter. Should you have any queries please contact me at the above address.

Yours faithfully



David Hutchison
Executive Director
Email: David.Hutchison@pegasusgroup.co.uk

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