

P20-1958PL

21 December 2022

Planning and Development Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Dear Sir/Madam

**Outline Planning Application – For the development of up to 65 homes, including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access.**

Pegasus Group is instructed by Barwood Development Securities Ltd and Mr Mark Horgan ('The Applicant') to apply for outline planning permission for up to 65 homes and associated works, at Land west of Bloxham Road.

The description of development is as follows:

*'Outline Planning Application for the development of up to 65 homes, including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access.'*

This letter, in conjunction with the completed application forms, plans and reports comprise the planning application package as listed below and has been submitted electronically via the Planning Portal on 20th December (PP-11725547). The requisite planning fee of £12,844.20 (inc. service charge £32.20) has been paid.

The following documents have been submitted to the Council via the Planning Portal:

5th Floor, 1 Newhall Street, Birmingham, B3 3NH  
T 0121 308 9570 E [Birmingham@pegasusgroup.co.uk](mailto:Birmingham@pegasusgroup.co.uk)  
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning 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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- Application Forms and Certificate, duly completed

Plans for approval

- Location Plan (Drawing No. 3831-05)
- Parameters Plan (Drawing No. 3931-03 Rev B)
- Landscape Strategy Plan (Drawing No. edp7153\_d018a scale 1:1,250 @ A3)

Plans for illustration

- Illustrative Layout (Drawing No. SK04B)
- Planning Statement (including Affordable Housing Statement and draft S106 HoT) produced by Pegasus Group (ref: P20-1958 – December 2022)
- Energy Statement produced by Pegasus Group (P20-1958 – December 2022)
- Transport Statement produced by ADC Infrastructure (ref: ADC3114-RP-B v3)
- Travel Plan produced by ADC infrastructure (ref: ADC3114-RP-C v3)
- Flood Risk Assessment and Drainage Strategy produced by ADC Infrastructure (ref: ADC3114-RP-A-V3)
- Ecological Appraisal produced by EDP (ref: edp7153\_r003a)
- Landscape and Visual Appraisal produced by EDP (ref: edp7153\_r001a)
- Archaeological and Heritage Assessment produced by EDP (ref: edp7153\_r005a)
- Arboricultural Impact Assessment produced by EDP (ref: edp7153\_r006a)
- Phase 1 Site Appraisal (Desk Study) produced by KAB Geo-solutions Ltd (ref:22021/10-22/001-1)

I look forward to receiving confirmation of receipt of this submission, its validation and a timescale for determination.

Yours Sincerely,



Katie Gregory

**Planner**

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