

Planning Administration
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

APPLICATION BY PLANNING PORTAL: PP-09793835
LETTER BY EMAIL: caroline.ford@cherwell-dc.gov.uk

20718/A3/HL/sl
5th May 2021

Dear Sir/Madam,

LAND AT NORTH WEST BICESTER, CHARLOTTE AVENUE, BICESTER, OX27 8BP
PLANNING PERMISSION REF.CB/12/03613/OUT
SUBMISSION OF AN OUTLINE PLANNING APPLICATION, WITH ALL MATTERS RESERVED
WITH THE EXCEPTION OF ACCESS
PLANNING PORTAL REF. PP-09793835

We write on behalf of our Client, Firethorn Developments Limited, and further to our pre-application discussions with your Officers, to submit an outline planning application, and for the approval of the following:

"Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination."

This application has been submitted via the Planning Portal (PP-09793835), with this covering letter. The following table sets out the drawings and documents which have been uploaded to the Portal and which are relevant to this submission:

SCHEDULE 1: APPLICATION DRAWINGS AND DOCUMENTS

Documents Submitted for Approval:

Title
Outline application forms, landownership certificates/agricultural holding certificate, and CIL form 1
Planning Application Drawings (see separate schedule below)



Title
Development Parameters Schedule and Plans

Drawings Submitted for Approval:

Drawing Number	Title
Drawing Ref. 1192-001 Rev.I	Site Location Plan
Drawing Ref. 1192-003C Rev.H	Maximum Building Heights and Footprint
Drawing Ref. 1192-003A Rev. H	Multi-Functional Green Space
Drawing Ref. 1192-003D Rev.H	Access and Movement
Drawing ref. 4600-1100-T-009 Rev.A	Site Accesses A-C
Drawing ref. 4600-1100-T-010 Rev.A	Site Access D
Drawing ref. 4600-1100-T-011 Rev.A	Site Access E
Drawing ref. 4600-1100-T-016 Rev.A	Potential B4100/Charlotte Avenue Traffic Signals

SCHEDULE 2: DRAWINGS AND DOCUMENTS SUBMITTED IN SUPPORT OF THE APPLICATION**Drawings Submitted in Support:**

Drawing Number	Title
Drawing Ref. 1192-SK004 Rev.C	Illustrative Masterplan

Documents Submitted in Support¹:

Title
Design and Access Statement (DAS)
Landscape Strategy (covered within the DAS)
Environmental Statement – Non-Technical Summary
Environmental Statement (inc. statement of conformity, alternatives, and cumulative effects) and covering: transport, air quality, noise and vibration, landscape and visual appraisal, ecological and biodiversity assessment, built heritage, human health, flood risk and drainage, and climate change

¹ It should be noted that the Viability Assessment will be discussed with CDC first before the initial appraisal is provided to CDC for full review. It is also worth noting that a Landscape and Habitats Management Plan is being prepared for discussion with CDC and other relevant consultees, and this will be shared as soon as it is available

Title
Environmental Statement Technical Appendices
Contamination and Ground Conditions Statement
Sustainability Framework (covered within the DAS)
Energy Strategy and Addendum
Water Cycle Strategy
Utilities Assessment
Planning Statement (Including Draft Heads of Terms)
Statement of Community Involvement
Affordable Housing Statement
Arboriculture Survey
Health Impact Assessment
Cultural Wellbeing Strategy (covered within the DAS)
Monitoring Plan (covered within the EIA)

A fee of £41,102.00 has been paid online, via the Planning Portal. It should be noted that a single hard copy of the Development Parameters Schedule and Plans, and the Environmental Impact Assessment will be printed and sent directly to Sam Merry-Taylor at the Council in order that there is a hard copy available at your Offices should anyone wish to view it in person.

We look forward to receiving formal acknowledgement of this submission. If you require any further information, please do not hesitate to contact me.

Yours sincerely,



HANNAH LEARY
Planning Associate

Cc. **BY EMAIL**

Paul Martin	-	Firethorn
Eleanor Musgrove	-	Firethorn
Rob Bolton	-	Review Partners
Robin Meakins	-	Barton Willmore