

Planning and Development

Development Management



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

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May 20th 2021

Dear Sir/Madam,

Acknowledgement of Application

Application No.: 21/01630/OUT

Applicant's Name: Firethorn Developments Ltd

Proposal: 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

Location: Land at North West Bicester, Home Farm, Lower Farm and SGR2, Caversfield

Parish(es): Bucknell

Your application for **Outline Application**, as described above was received complete and valid on **6 May 2021**. I confirm the fee of **£41102.00** for the application has been paid in full.

If on **5 August 2021** you have not been given notice by the Local Planning Authority of their decision, you are entitled, unless the application has already been referred to the Secretary of State, to appeal to the Secretary of State. Appeals must be made on a form, which can be obtained from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or via the Planning Portal website at <https://www.gov.uk/appeal-planning-decision>

Your application will be dealt with as quickly as possible. However, should you require any information about its progress please use our Online Planning Register, which will tell you the current status of the application together with other useful information. The Online Planning Register updates automatically and forms part of the Planning Online Services which are available to you 24 hours a day 7 days a week at <https://planningregister.cherwell.gov.uk/>

Please note, it may be necessary after more detailed examination of your proposals to ask you to supply further information.

The Council has a duty to publicise all planning applications and will make the information available on our website through the Online Planning Register. We may also wish to display a site notice. You should note that removal or defacement of such a notice may delay determination of your application

If you need to contact us, please quote the application number given above.

Yours faithfully

Cherwell Planning Team

Information Note: Planning Officer site visits on Planning Applications

As part of the consideration of every planning application, a planning officer will visit the site. This leaflet tries to answer some common questions about this process.

When will the site visit be carried out?

In most cases the planning officer will visit the site within three weeks of the application being registered. Normally only one visit will be required, but on occasions the planning officer will need to return, or another officer may need to visit. Sometimes the planning officer may be accompanied by another officer (e.g. the conservation officer)

Why does the planning officer need to make a site visit?

The planning officer will need to make a visit to become familiar with the site, to assess its surroundings and to identify any specific features that will require further consideration.

What will the planning officer do during the site visit?

This may vary according to the type of application, but the officer may want to:

- Make notes on the site and its surroundings.
- Take measurements (e.g. of the distance of a building from the boundary).
- Post a site notice.
- Take photographs.

Where will the Officer want to view the site from?

This will depend on the nature of the proposal. For example, for a front extension the planning officer may be able to see everything he or she needs to from the street. However, if the application is for a rear extension the officer will need to see the back garden. For larger sites the officer may want to view the site from several vantage points.

Will the planning officer want to look inside any buildings?

In most cases this will not be necessary, although it may be required for listed buildings. If the planning officer does need to see inside, he or she will usually make a prior appointment.

Will the planning officer tell me when they are coming to visit the site?

No, the case officer is unable to make appointments for the site visit and they will therefore be unannounced. This is because of finite resources and the need for officers to conduct multiple site visits on one outing and fit this in around other work.

What happens if I'm not at home when the officer visits?

This depends on where the officer needs to view the site. The officer may be able to see the site from a neighbour's garden. If this is not possible the officer may leave a card and ask you to contact him or her to fix a mutually convenient appointment.

What happens if I refuse to let the planning officer on the site?

As it is essential that a proper site inspection be carried out the main result will be to delay your application. Rights of access do exist in planning legislation and in the last resort the officer can insist on access (subject to giving 24 hours' notice in some circumstances). However, you are quite entitled to ask for identification before allowing the officer onto the site.

If I am a neighbour, can I ask the planning officer to view the site from my property?

You can make this request and if possible, the planning officer will view the site from your property.

Will the planning officer be able to tell me whether the application will be approved when he or she visits?

The site visit normally takes place early in the course of considering the application. The officer will not have received the results of consultations when he or she visits the site, and much depends on the site visit itself. It is therefore very unlikely that the officer will be able to advise on the likely outcome at this stage.

What happens next?

The planning officer will consider the results of consultations and what he or she has seen on the site. If amendments are required, he or she may contact the agent, or applicant if there is no agent. The officer will then draft a recommendation. Further details on these stages can be obtained from the planning division.

If planning permission is granted will anyone else call?

The Council has Monitoring Officers to check that development conforms to the approved plans. They may visit the site during construction to ensure compliance, and after the development is completed to check conditions. If they note any failure to comply with the plans you may be required to remedy the situation and could be liable for prosecution.