

# Additional Statement of Common Ground

**OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Heyford Park**

“Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from access.”

**Appellant:** Richborough Estates, Lone Star Land Ltd, K and S Holford, A and S Dean, NP Giles, A L C Broadberry

**Local Planning Authority:** Cherwell District Council

**Cherwell District Council Reference:** 21/04289/OUT

**Planning Inspectorate Reference:** APP/C3105/W/23/3326761

14 November 2023

# 1. Statement of Common Ground

- 1.1. This Statement of Common Ground (SoCG) agreed between Richborough Estates, Lone Star Land Ltd, K and S Holford, A and S Dean, NP Giles, and A L C Broadberry (hereinafter 'the Appellant') and Cherwell District Council (hereinafter 'CDC') is in addition to the SoCG dated 2 October 2023. No part of the 2 October SoCG is changed as a result of this additional statement.

## **List of Planning Appeal Plans**

- 1.2. The determinative plans for this planning appeal are considered to be:

- Location Plan – L01
- Site Access Junction With Visibility Splays and Crossing – T19562 001 revision A (as contained in the Transport Assessment).

- 1.3. The following plans are relevant as indicative / illustrative plans only:

- Land Use Parameter Plan – P01
- Access and Movement Parameter Plan – P02 revision A
- Building Heights Parameter Plan – P03
- Density Parameter Plan – P04
- Landscape and Open Space Parameter Plan – P05 revision A
- Illustrative Masterplan – P06 revision A
- Landscape Strategy Plan – 13464/P17a (this is Plan 6 in the landscape and Visual Impact Assessment)
- Outline Surface Water Drainage – UHO-BWB-ZZ-XX-DR-CD-0002 S2 revision P04 (this is appendix 1 to the letter of 7 July 2022 by BWB)

## **Illustrative Masterplan**

- 1.4. The Appellant and CDC have discussed the potential for a pedestrian link between this planning appeal site and the site to the west. This has led to identification of a potential pedestrian link to the west boundary to tie-in with the site to the west. A General Arrangement Plan (reference: 2099.16 / 01G) for the development to the west of the appeal site is appended to this SoCG. This has already been submitted to CDC under planning application reference: 22/03063/F. This is a full planning application by David Wilson Homes as applicant.
- 1.5. It is agreed between the Appellant and CDC that a location on the west boundary of the planning appeal site is a suitable location which, subject to future detail, can provide a pedestrian connection to the site to the west and can be controlled by a planning condition.

### **Planning Conditions**



- 1.6. The Appellant and CDC are in agreement over the following additional planning conditions as these were not included in planning conditions under section 11 of the 2 October 2023 SoCG. The numbering follows on from the aforementioned list.
- 1.7. 23. No development shall commence until a detailed foul water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied. Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community in accordance with Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.
- 1.8. 24. As part of any submission for reserved matters, details of a pedestrian link to the west boundary of the site, shall be submitted and approved in writing by the Local Planning Authority. The pedestrian link to the boundary of the site shall be created and made available for use in accordance with a timescale as part of the details for approval and thereafter kept available for the use of pedestrians. Reason: In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

### **List of Core Documents**

- 1.9. The Appellant and CDC are in agreement over the list of core documents appended to this statement.

## 2. Declaration

2.1. The above matters have been agreed by Cherwell District Council and the Appellant:

Declaration	Declaration
<p data-bbox="277 539 724 607">Signed and dated on the behalf of the Appellant:</p>  <p data-bbox="301 819 603 882">David Bainbridge Planning Director, Savills</p>	<p data-bbox="794 539 1267 607">Signed and dated on behalf of Cherwell District Council</p>  <p data-bbox="794 808 1289 898">Andy Bateson Development Management Team Leader Cherwell District Council</p>

Date: 14 November 2023