

2 November 2023
Letter to Ambrosden Parish Council - 2 November 2023



Ambrosden Parish Council,
C/o Parish Clerk, Rebecca Chatterley,
8 The Village Close, Upper Arncliffe,
Bicester, OX25 1QU

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Dear Sir / Madam,

**Notification of Change to Proposed Development Subject to a
Planning Appeal**

Planning Appeal Reference: APP/C3105/W/23/3327213

Planning Application Reference: 22/02866/OUT

Land East of Ploughley Road, Ambrosden, OX25 2AD

Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration

On behalf of Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May

I write to give notice of a proposed change in the written description of the proposed development which is the subject of the above planning appeal.

This letter has been prepared and is provided on behalf of Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May, who are the applicant for the planning application and are the appellants for this planning appeal.

The proposed change is to omit reference to a new pedestrian access to West Hawthorn Road. The reason for this is to provide clarity that this is no longer the intention. A proposed pedestrian access to Ploughley Road will remain.

The change to the description of the proposed development is shown as follows with text proposed to be omitted shown struck-through:

Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, ~~new pedestrian access to West Hawthorn Road~~, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration

This is an outline planning application with matters of layout and landscaping reserved for future consideration and therefore the detailed layout and landscaping will be controlled under planning conditions if outline planning permission is granted.

The proposed omission of a new pedestrian access to West Hawthorn Road has resulted in a change to the following 2 no. plans:

- Framework Plan, drawing number: FP-01 revision B (replacing previous version revision A)
- Parameter Plan Access, drawing number: 9603 revision B (replacing previous version revision A)

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The other plans submitted under the planning application, some as amended during the course of the planning application, remain unchanged as a result of the proposed omission of a new pedestrian access to West Hawthorn Road.

I have enclosed a copy of these 2 no. plans. A copy of these plans, and other appeal documentation, will be available at the appeal venue during the sitting days for this planning appeal inquiry.

Should you have any queries on this matter please do not hesitate to contact me.

The Planning Inspector has said that an opportunity will be given for interested parties (including local residents) to speak during the opening morning of the planning appeal inquiry. This inquiry will start at 10:00am on Wednesday 22 November 2023 as a physical in person event.

Cherwell District Council has confirmed that the planning appeal inquiry venue is Cherwell District Council Offices, Council Chamber, Bodicote House, Bodicote, Banbury, OX15 4AA

Yours faithfully,

A handwritten signature in black ink, appearing to read "David Bainbridge". The signature is fluid and cursive, with the first name "David" being more prominent.

David Bainbridge MRTPI
Planning Director

Copy. Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May
Cherwell District Council
The Planning Inspectorate

Encl. As listed above