



Cherwell District Council  
Planning Division  
Bodicote House  
White Post Road  
Bodicote  
Banbury  
OX15 4AA

17 December 2019

Dear Sir / Madam

**LAND SOUTH OF SOUTH SIDE, STEEPLE ASTON**

Further to our submission via the Planning Portal (reference PP-08371614), please find enclosed a planning application by Rectory Homes Ltd seeking full planning permission for:

*'Erection of 10 no. two-storey residential dwellings with access off South Side, including a new pedestrian footway, parking and garaging, landscaping, and all enabling and ancillary works.'*

In support of this application, the following documents and plans have also been submitted:

- Application Forms and Ownership Certificates;
- Site Location Plan (Drawing no. P224.LP.01);
- Proposed Site Plan (Drawing no. P224.SP.01 Rev K);
- Materials Plan (Drawing no. P224.MP.01 Rev K);
- Plot 1 & 3 Plans & Elevations (Drawing no. P.224.4B.DH.1795 Rev A);
- Plots 2 Plans & Elevations (Drawing no. P.224.4B.DH.1551 Rev B);
- Plots 4 & 5 Plans & Elevations (Drawing no. P224.DH.1334 & 1029 2);
- Plots 6 & 7 Plans & Elevations (Drawing no. P224.DH.1334 & 1029 Rev C);
- Plots 8 & 9 Plans & Elevations (Drawing no. P224.SD.2B.754 Rev C);
- Plot 10 Plans & Elevations (Drawing no. P224.DH.3B.1006 Rev B);
- Proposed Street Scenes (Drawing no. P224.SS.01 Rev G);
- Planning Statement;
- Design & Access Statement;
- Archaeology WSI;
- Transport Statement;
- Road Safety Audit;
- Road Safety Audit Response;
- Swept Path Analysis – Existing car & bus;
- Noise Assessment;

Registered Office as below. Registered in England No. 2575047

**rectory.co.uk**

Rectory Homes Limited, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA  
Telephone: 01844 295100 Email: sales@rectory.co.uk

- Ecology Assessment;
- Ecological Mitigation & Management Plan;
- Arboricultural report;
- Arboricultural Impact Assessment;
- FRA and Drainage Strategy;
- Topographical survey;
- Landscape Plan;
- Detailed Planting Plan;
- Photomontage Visualisation images.

This scheme follows a previous application for the erection of 10 units on the site. Although the application received support in principle from the District Council and the Parish Council, a number of design-related concerns resulted in the withdrawal of the application to work on a revised scheme, including conducting some further technical work.

Prior to submission of this application, pre-application advice was sought from Cherwell District Council to receive comments on a revised scheme and understand if there were any other concerns which could be addressed by amendments or further work prior to submission of a full application. This advice has been responded to and reflected in the new full application. It is therefore considered that the submitted scheme for approval fully addresses all concerns previously conveyed by the District and Parish Council.

We trust the enclosed is acceptable to the Local Planning Authority and look forward to receiving confirmation of receipt and registration of the application. Should you have any queries in relation to this submission, please do not hesitate to contact me on the details below.

Yours sincerely,



**Steve Kerry MSc MRTPI**  
**Planner**

**Direct dial: 01844 295361**  
**E-mail: [steve.kerry@rectory.co.uk](mailto:steve.kerry@rectory.co.uk)**

Encls.