

DJR/CIR.P20-3152

17th June 2021

Public Protection & Development Management
 Cherwell District Council
 Bodicote House
 Bodicote
 Banbury
 Oxfordshire
 OX15 4AA

LPA Reference – 20/03628/NMA

For the attention of Mr. Andrew Lewis, Principal Planning Officer – Major Projects

Dear Sir,

Application for Non-Material Amendments to Full Planning Permission 16/02446/F with regards to:

Dorchester Phase 9, Land South West of Camp Road, Heyford Park, Upper Heyford, Bicester, Oxfordshire, OX25 5HD

I write with reference to the above application submitted on behalf of our client, Elgin Investments LLP, for Non-Material Amendments (NMA) to full planning permission 16/02446/F with regards to Dorchester Phase 9 of the development at Land South West of Camp Road, Heyford Park, Upper Heyford, OX25 5HD. The application is currently under consideration by way of application reference 20/03628/NMA.

Following consideration of the consultation responses received to the application, together with discussions between the Applicant and the Council direct, the scheme has been amended and revised plans prepared.

Accordingly, please find attached the following amended and supplemental documentation:

Title	Reference	New Revision	Superseded Revision (from 15.12.20 submission)
Planning Layout	0521-PH9-102	P	K
External Works Layout (Sheet 1 of 4)-	0521-PH9-104-1	I	E
External Works Layout (Sheet 2 of 4)-	0521-PH9-104-2	K	F

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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External Works Layout (Sheet 3 of 4)-	0521-PH9-104-3	I	E
External Works Layout (Sheet 4 of 4)-	0521-PH9-104-4	I	E
External Detailing	0521-PH9-106	B	N/A
Detailed Tree Planting Proposal	1619 A6 03	L	J
Eastern POS Proposal	1619 A6 05	K	I
Trim Trail Detailed Landscape Proposal	1619 A6 06	H	F
Detailed Planting Proposals (Sheet 1 of 7)	1619 A6 12	H	N/A
Detailed Planting Proposals (Sheet 3 of 7)	1619 A6 14	I	N/A
Detailed Planting Proposals (Sheet 7 of 7)	1619 A6 18	J	H
Flood Risk Assessment and Drainage Strategy Compliance Note. (including Appendices A - F)	16871/FRA-C-PH9	Rev.3. May 2021	N/A

As per our earlier covering letter, the nature of the proposed amendments from the approved drawings relate to the following:

- Reduction in size and extent of southern attenuation basin;
- Relocation of pumping station and emergency storage tank;
- Associated reconfiguration and repositioning of LEAP with southern area;
- Associated rearrangement of seating area and repositioning of NEAP equipment;
- Realignment of footpath through south eastern LAP;
- Associated repositioning of LAP and trim trail equipment;
- Repositioning of trim trail equipment along southern boundary footpath opposite plot 632;
- Associated amendments to planting and landscaping arrangements;
- Minor renumbering of parking spaces for plots 576-580 and 747-751;
- Minor landscaping and engineering amendments including surface treatments for plots 546-551, 677-680 and 634-637;
- Boundary treatment amendments to plots 765 and 766;

For the avoidance of doubt, the table below identifies those drawings that were previously consented under the Phase 9 permission and those drawings forming the subject of this NMA application. Those drawings greyed-out are proposed to be superseded by this NMA application.

Drawing Title	Consented drawings under 19/00438/REM	Proposed amendments
Planning Layout	0521-PH9-102 Rev.G	0521-PH9-102 Rev.P
External Works Layout (Sheet 1 of 4)	0521-PH9-104-1 Rev.D	0521-PH9-104-1 Rev.I
External Works Layout (Sheet 2 of 4)	0521-PH9-104-2 Rev.D	0521-PH9-104-2 Rev.K
External Works Layout (Sheet 3 of 4)	0521-PH9-104-3 Rev.D	0521-PH9-104-3 Rev.I
External Works Layout (Sheet 4 of 4)	0521-PH9-104-4 Rev.D	0521-PH9-104-4 Rev.I
External Detailing	0521-PH9-106 Rev.A	0521-PH9-106 Rev.B
Detailed Tree Planting Proposal	1619 A6 03 Rev.G	1619 A6 03 Rev.L
Eastern POS Proposal	1619 A6 05 Rev.D	1619 A6 05 Rev.K
Trim Trail Detailed Landscape Proposal	1619 A6 06 Rev. D	1619 A6 06 Rev.H
Detailed Planting Proposals (Sheet 1 of 7)	1619-A6-12 Rev.F	1619-A6-12 Rev.H
Detailed Planting Proposals (Sheet 3 of 7)	1619-A6-14 Rev. F	1619-A6-14 Rev.I
Detailed Planting Proposals (Sheet 5 of 7)	1619 A6 16 Rev.E	1619 A6 16 Rev.G
Detailed Planting Proposals (Sheet 6 of 7)	1619 A6 17 Rev.E	1619 A6 17 Rev.F
Detailed Planting Proposals (Sheet 7 of 7)	1619 A6 18 Rev.E	1619 A6 18 Rev.J

As Officer will be aware, this application is closely linked to related application 20/03619/F for the creation of an attenuation basin on land to the immediate east of the Phase 9 proposals, and indeed this basin is shown for illustrative purposes on the enclosed drawings.

In recognition of this, the submitted Flood Risk Assessment and Drainage Compliance Statement provides an overall assessment of the drainage environment for both applications.

I trust you find the above and enclosed covers all the relevant and necessary particulars for you to progress this application to a favourable decision. However, should you have any questions or require any further information, please do not hesitate to contact me.

Yours faithfully,



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