

DJR/CIR.P20-3199

18th December 2020

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

Planning Portal Ref. PP-09292730

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

Dear Sir,

**Town and Country Planning Act 1990
Application for Non-Material Amendments to Full Planning Permission
19/00446/F**

Dorchester Phase 5D / Phase 8C and Trenchard Circle, Heyford Park, Upper Heyford, Bicester, Oxfordshire, OX25 5HD

Please find enclosed an application submitted on behalf of our client, Heyford Park Developments LTD, for Non-Material Amendments (NMA) to full planning permission 19/00446/F with regards to Dorchester Phase 5D, Phase 8C and Trenchard Circle of the development at Heyford Park, Camp Road, Upper Heyford, OX25 5HD.

Application documentation

Forming part of this application, please find enclosed the following documentation:

- Application Forms duly completed;

Phase 5D:

- Planning Layout - drawing ref: 0521-PH5C-102 Rev.H
- External Works Layout – drawing ref: 0521-PH5C-104 Rev.H
- Housetype Booklet – 0521-PH5C-HTB Issue 6

Phase 8C:

- Planning Layout 0521-PH8C-102 Rev.D
- House Type SPF2(A) Plans & Elevations – drawing ref: 0521-PH8A-200 Rev. B
- House Type SPF3 Plans and Elevations – drawing ref: 0521-PH8C-201 Rev.B

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Trenchard Circle:

- Planning Layout -drawing ref: 0521-TR-1002 Rev.H
- External Works – drawing ref: 0521-TR-1004 Rev.G
- House Type DL6 – drawing ref: 0521-TR-2000 Rev.C (Plots 858 & 859)
- House Type DL6 – drawing ref: 0521-TR-2001 Rev.C (Plots 852 & 853)
- House Type DL2 – drawing ref: 0521-TR-2002 Rev.D (Plots 834–838, 841-846 & 849-851)
- House Type 1 – drawing ref: 0521-TR-2003 Rev.B (Plots 831, 839, 840 & 857)
- House Type 1 – drawing ref: 0521-TR-2004 Rev.B (Plots 832, 833, 847, 848, 855 & 856)
- House Type SP4 – drawing ref: 0521-TR-2005 Rev.B (Plots 830 & 854)
- House Type SP4 – drawing ref: 0521-TR-2006 Rev.B (Plot 860)

The application fee of £234 for an application of this type has been paid direct to the Planning Portal in line with the requirements of an online submission.

Background

The mixed-use redevelopment for the New Settlement Area within Heyford Park was granted outline planning permission on 22nd December 2011 (application ref. 10/01642/OUT). Reserved matters (layout, scale, appearance, access and landscaping) pursuant to this consent have been subsequently submitted and approved on a phase-by-phase basis.

In connection with this wider development, subsequent full planning permission for the erection of 57 units was granted on the 24th December 2019 under reference 19/00446/F for Phases 5D, 8C and Trenchard Circle. These proposals related to phases predominantly on land benefiting from the previous outline permission 10/01642/OUT, and through the more efficient use of land and amended house design enabled the provision of additional units to supplement those previously approved and aid delivery.

Purpose of the application

This application seeks to amend Condition 2 of the full planning permission (application ref. 19/00446/F) in so far as the plans and particulars of the permission for Dorchester Phase 5D, Phase 8C and Trenchard Circle are to be amended by those drawings hereby submitted.

In this regard it is highlighted that the residential development proposed on the Phase 5 part of Heyford Park, consists of the three conjoined phases of Phase 5C, Phase 5R and Phase 5D. These phases taken together comprise 31 units in total, within each phase falling under different full permission or reserved matters approvals. In addition since the original permissions were granted, the plots numbers have been amended to take account of the wider development proposals.

In seeking to clarify matters for Officers, the following table sets out the appropriate permissions for each phase as well as the original and amended plot numbers to which they relate:

Phase	Decision Notice	Original Plots	Amended Plots
Phase 5R	19/00441/REM	1 to 7	861 to 867
Phase 5D	19/00446/F	8 to 18	868 to 873 and 887 to 891
Phase 5C	19/00438/REM	19 to 31	874 to 886

Although this NMA relates to the sub phase of **Phase 5D only**, corresponding NMAs have been submitted to Phase 5R and Phase 5C under references PP-09292725 and PP-09292116 respectively.

In addition, Phase 8 (Trident) is similarly divided into 3 sub-phases of 8A, 8B and 8C, with the approval and plot relationship being set out below:

Phase	Decision Notice	Plots
Phase 8A	19/00440/REM	419 to 433 and 440 to 448
Phase 8B	16/00864/REM	361 to 409
Phase 8C	19/00446/F	410 to 418 and 434 to 439

Again, given the contiguous relationship of Phases 8A and 8C, a related NMA for Phase 8A will be submitted under reference PP-9360579.

With regard to the Trenchard Circle proposals, the plot numbers indicated on approved planning layout 0521-TR-1002 Rev.B have also been amended as shown on submitted drawing 0521-TR-1002 Rev.H as summarised below:

Phase	Decision Notice	Original Plots	Amended Plots
Trenchard Circle	19/00446/F	1 to 31	830 to 860

Previously Approved and Submitted Drawings:

For the avoidance of doubt, the table below identifies those drawings that were previously consented for the individual Phase 5D, Phase 8C and Trenchard Circle schemes under full permission 19/00446/F 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 19/00446/F	Proposed amendments
PHASE 5D		
Planning Layout	0521-PH5C-102 Rev.A	0521-PH5C-102 Rev.H
External Works Layout	0521-PH5C-5D-5(R)-104 Rev.A	0521-PH5C-104 Rev.H
	Housetype Booklet 0521-PH5C-5D-5(R)-HTB ISSUE 2 Containing:	Housetype Booklet 0521-PH5C-HTB ISSUE 6 Containing:
House Type DL6 Plots 4, 5 & 9-12	0521-PH5C-5D-5(R)-200 Rev.-	0521-PH5C-200 Rev.B Plots 864, 865 & 869-872
House Type DL2 Plots 6-8	0521-PH5C-5D-5(R)-201 Rev.-	0521-PH5C-201 Rev.B Plots 866-868
House Type 1A-SA Plots 13 & 14	0521-PH5C-5D-5(R)-204 Rev.-	0521-PH5C-204 Rev.B Plots 873 & 891
House Type SP7C Plot 16	0521-PH5C-5D-5(R)-205 Rev.-	0521-PH5C-205 Rev.B Plot 889
House Type SP7C Plot 16	0521-PH5C-5D-5(R)-206 Rev.-	0521-PH5C-206 Rev.A Plot 889
House Type SP7B Plot 15	0521-PH5C-5D-5(R)-207 Rev.-	0521-PH5C-207 Rev.B Plot 890
House Type SP7B Plot 15	0521-PH5C-5D-5(R)-208 Rev.-	0521-PH5C-208 Rev.A Plot 890
House Type SP2-V3 Plots 17-23 Elevations	0521-PH5C-5D-5(R)-209	0521-PH5C-209 Rev.D (Plots 882, 883, 887 and 888) 0521-PH5C-219 (Plots 884-886)
House Type SP2-V3 Plots 17-23 Elevations	0521-PH5C-5D-5(R)-210	0521-PH5C-210 Rev.D (Plots 882, 883, 887 and 888) 0521-PH5C-220 (Plots 884-886)

Drawing Title	Consented drawings under 19/00446/F	Proposed amendments
House Type SP2-V3 Plots 17-23 Plans	0521-PH5C-5D-5(R)-211	0521-PH5C-211 Rev.C (Plots 882, 883, 887 and 888) 0521-PH5C-221 (Plots 884-886)
PHASE 8C		
Planning Layout	0521-PH8C-102 Rev.A	0521-PH8C-102 Rev.D
	Housetype Booklet – 0521-PH8C-HTB-Issue 2 Containing:	
SPF2(A) – Plans & Elevations	0521-PH8A-200 Rev.A-	0521-PH8A-200 Rev.B
SPF3 – Plans & Elevations	0521-PH8C-201 Rev.A	0521-PH8C-201 Rev.B
TRENCHARD CIRCLE		
Planning Layout	0521-TR-1002 Rev.B	0521-TR-1002 Rev.H
External Works Layout	0521-TR-1004 Rev.B	0521-TR-1004 Rev.G
	Housetype Booklet – 0521-TR-HTB – Issue 4 Containing:	
House Type DL6 – Plots 29 & 30	0521-TR-2000 Rev.A	0521-TR-2000 Rev.C (Plots 858 & 859)
House Type DL6 – Plots 23 & 24	0521-TR-2001 Rev.A	0521-TR-2001 Rev.C (Plots 852 & 853)
House Type DL2 – Plots 5-9, 12-17 & 20-22	0521-TR-2002 Rev.B	0521-TR-2002 Rev.D (Plots 834-838, 841-846 & 849-851)
House Type 1 – Plots 2, 10, 11 & 28	0521-TR-2003 Rev.-	0521-TR-2003 Rev.B (Plots 831, 839, 840 & 857)
House Type 1 – Plots 3, 4, 18, 19, 26 & 27	0521-TR-2004 Rev.-	0521-TR-2004 Rev.B (Plots 832, 833, 847, 848, 855 & 856)

Drawing Title	Consented drawings under 19/00446/F	Proposed amendments
House Type SP4 – Plots 1 & 25	0521-TR-2005 Rev.-	0521-TR-2005 Rev.B (Plots 830 & 854)
House Type SP4 – Plot 31	0521-TR-2006 Rev.-	0521-TR-2006 Rev.B (Plot 860)

The Proposed Amendments

The nature of the proposed amendments from the approved drawings relate to the following:

Phase 5D:

- Amended porch design from mono-pitch design to more traditional gabled design;
- Amended cill and header materials to match walling brick;
- Introduction of quoin and banding detail to front elevations;

Phase 8C:

- Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest;
- Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations;
- Enlarged lobby area to apartment SPF3 and associated elevational changes;
- Substitution of cladding for grey render on elevations;

Trenchard Circle:

- Amended cill and header materials to reflect walling material;
- Minor boundary treatment changes;

Summary

The proposed changes, individually and cumulatively, are considered to be non-material and the resultant development would have no greater impact than that previously approved and would remain in-keeping with the character of the local and wider area.

In enabling the overall development to advance, we would be grateful if that application, and this submission could be progressed to a favourable determination as soon as possible.

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

Yours faithfully,



Darryl J. Rogers
Principal Planner

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