

PB/DJR/CIR.P19-0137

17<sup>th</sup> December 2020

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

**Planning Portal ref: PP-09355079**

FAO: Andrew Lewis, Principal Planning Officer (Major Developments)

Dear Sirs

**Town and Country Planning Act 1990**

**Application for approval of details reserved by Condition 12 of Full Planning Permission 19/00446/F at**

**Dorchester Phase 5D, Phase 8C and Trenchard Circle, Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD**

Please find enclosed an application for the discharge of Condition 12 attached to the above full planning permission at Heyford Park in respect of land at Dorchester Phase 5D, Phase 8C and Trenchard Circle, Heyford Park.

Condition 12 (Cycle Parking) states that:

**“Prior to the first use or occupation of any phase or sub-phase of the development hereby permitted, covered cycle parking facilities shall be provided within that phase or sub-phase in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be provided prior to the occupation of the residential unit to which they relate and permanently retained and maintained for the parking of cycles in connection with the development.”**

As required for the above condition please find enclosed the following documents:

- Application Form duly completed;
- Planning Layout – drawing ref:0521-PH5C-102 Rev.E;

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

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- Planning Layout – drawing ref: 0521-TR-1002 Rev.E;
- Bike Store photo.

The proposed bike stores would be 'Empire Bike Stores' of timber shiplap construction measuring 7ft (w) by 4ft (d) with a felt pent roof.

The application fee of £116, for an application of this type, has been paid direct to the Planning Portal in line with the requirements of an online submission.

For ease of confirmation, this submission seeks the **complete** discharge of condition 12 in respect of all phases of the development (i.e. Phase 5D, Phase 8C and Trenchard Circle).

With regard to the cycle parking provision proposed for each of the phases, this is explained below.

#### Phase 5D

In respect of the residential development proposed on this part of Heyford Park, it is highlighted that this 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 seeking to clarify matters for Officers, the following table sets out the appropriate permissions for each phase as well as the plot numbers to which they relate:

Phase	Decision Notice	Plot Numbers
Phase 5R	19/00441/REM	861 to 867
Phase 5D	19/00446/F	868 to 873 and 887 to 891
Phase 5C	19/00438/REM	874 to 886

Although this condition submission covers only those plots falling within Phase 5D, corresponding condition discharge application have been submitted to Phase 5C and Phase 5R under references PP-09355100 and PP-09355116 respectively. However the submitted drawing 0521-PH5C-102 Rev.E shows the whole of these conjoined phases and is common to all of the Phase 5 related condition discharge applications.

For Phase 5D, individual bike stores are proposed for plots 868 to 873 inclusive with plots 887 to 891 making use of the dedicated individual plot garages approved as part of permission 19/00446/F, which were designed to accommodate cycle storage.

#### Phase 8C

Given the apartment nature of Phase 8C, cycle parking is provided within the main apartment buildings with dedicated facilities for 18 cycles approved as part of permission 19/00446/F.

Drawing 0521-PH8C-201 Rev.A, approved as part of Housetype Booklet 0521-PH8C-HTB Issue 2 clearly indicates dedicated covered cycle parking provision on the ground floor of


the apartment block. It is therefore requested that condition 12 for Phase 8C is discharged on this basis.

Trenchard Circle

In a similar manner to Phase 5D, individual bike stores are proposed to the plots without garages (plots 833 to 853 inclusive) with the remaining plots (830 to 832 and 854 to 860) making use of the previously approved garages.

I trust that the enclosed provides you with sufficient information to discharge this condition but please do not hesitate to contact me at the above address, should you have any queries regarding this matter.

Yours faithfully



**Darryl J. Rogers**  
**Principal Planner**

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