

PB/DJR/CIR.P19-0137

17th December 2020

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

Planning Portal ref: PP-09355100

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

Dear Sirs

Town and Country Planning Act 1990

Application for approval of details reserved by Condition 6 of Reserved Matters Approval 19/00438/REM at

Dorchester Phase 5C, Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD

Please find enclosed an application for the discharge of Condition 6 attached to the above Reserved Matters approval at Heyford Park in respect of Dorchester Phase 5C, Heyford Park.

Condition 6 (Cycle Parking) states that:

“Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be 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;
- Bike Store photo.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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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.

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 original and amended 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 5C, corresponding condition discharge application have been submitted to Phase 5D and Phase 5R under references PP-09355079 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 5C, individual bike stores are proposed for plots 884 to 886 inclusive with plots 882 and 883 making use of the dedicated individual plot garages approved as part of permission 19/00438/REM, which were designed to accommodate cycle storage.

With regard to apartment unit on plots 874 to 881, cycle parking is provided within the dedicated cycle store / bin store structure located within the parking court for the apartments as shown on the submitted planning layout drawing. This structure provides parking for upto 12 cycles, with the overall nature of the structure indicated on drawing 0521-PH5C-109 approved as part of reserved matters 19/00438/REM.

It is therefore requested that condition 6 for Phase 5C is discharged on this basis.

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

E-mail: darryl.rogers@pegasusgroup.co.uk