

AJ/P21-1908

1st July 2021

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

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

PP-09979710

Dear Sir,

Town and Country Planning Act 1990
Application for Non-Material Amendments to Full Planning Permission 16/02446/F
Dorchester Phase 9A and 9B, Land South West of Camp Road, Heyford Park, Upper
Heyford, Bicester, Oxfordshire, OX25 5HD

Please find enclosed an 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 9A and 9B of the development at Land South West of Camp Road, Heyford Park, Upper Heyford, OX25 5HD.

Application Documentation

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

- Application Forms, duly completed and signed;
- Site Location Plan (Phase 9), reference: D.0341_156 Rev.B
- The appropriate application fee of £234 paid via the Planning Portal

In support of this application, please also find enclosed copies of the following amended drawings as set out in the below table:

Amended Drawing Title	Reference
HOUSE TYPE 1A (sa) GROUND & FIRST FLOOR PLANS	HT1A (sa)-09-02 C4
HOUSE TYPE 1A (sa) ELEVATIONS (RENDER)	HT1A (sa)-09-05 C3
HOUSE TYPE 1A (sa) ELEVATIONS (BRICK)	HT1A (sa)-09-06 C2
HOUSE TYPE 1A (sa) ELEVATIONS (BRICK) 542 & 544	HT1A (sa)-09-07 C3
HOUSE TYPE 1A GROUND & FIRST FLOOR PLANS	HT1A-09-02 C2
HOUSE TYPE 1A ELEVATIONS (BRICK)	HT1A-09-04 C2
HOUSE TYPE 1 ELECTRICAL SERVICES AND LIGHTING PLANS	HT1-09-08 C2

HOUSE TYPE HT1 ELEVATIONS	HT1-09-04 C2
HOUSE TYPE HT1 ELEVATIONS	HT1-09-05 C2
HOUSE TYPE HT1 ELEVATIONS	HT1-09-06 C2
HOUSE TYPE HT2 GROUND & FIRST FLOOR PLANS	HT2-09-02 C2
HOUSE TYPE HT2 ELEVATIONS (BRICK)	HT2-09-05 C1
HOUSE TYPE HT2 ELEVATIONS (RENDER)	HT2-09-06 C1
HOUSE TYPE 3C-V2 GROUND & FIRST FLOOR PLANS	HT3C-09-02 C2
HOUSE TYPE 3C-V2 ELEVATIONS	HT3C -09-04 C2
HOUSE TYPE AF3 GROUND & FIRST FLOOR PLANS	HTAF3-09-02 C3
HOUSE TYPE AF3 ELEVATIONS [RENDER]	HTAF3-09-04 C3
HOUSE TYPE AF4 (sa) ELECTRICAL SERVICES AND LIGHTING	HTaf4(sa)-09-06 C2
HOUSE TYPE AF4 (sa) ELEVATIONS [BRICK]	HTAF4(sa)-09-04 C2
HOUSE TYPE AF3 ELEVATIONS [BRICK]	HTAF3-09-05 C1
HOUSE TYPE DL1 GROUND & FIRST FLOOR PLANS	HTDL1-09-02 C2
HOUSE TYPE DL1 GROUND & FIRST FLOOR PLANS	HTDL1-09-02 C2
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-05 C2
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-06 C2
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-07 C1
HOUSE TYPE DL2v2 GROUND & FIRST FLOOR PLANS	HTDL2v2-09-02 C2
HOUSE TYPE DL2v2 ELEVATIONS	HTDL2v2-09-05 C3
HOUSE TYPE DL2v2 ELEVATIONS (PLOTS 554-556)	HTDL2v2-09-06 C3
HOUSE TYPE DL2v2 ELEVATIONS	HTDL2v2-09-07 C3
HOUSE TYPE DL6 GROUND & FIRST FLOOR PLANS	HTDL6-09-02 C3
HOUSE TYPE DL6 ELEVATIONS PLOTS 516-518 (BRICK)	HTDL6-09-05 C3
HOUSE TYPE DL6 ELEVATIONS	HTDL6-09-06 C3
HOUSE TYPE DL6 ELEVATIONS	HTDL6-09-07 C2
HOUSE TYPE SP1 V2 GROUND, FIRST & SECOND FLOOR PLANS	HTSP1V2-09-02 C4
HOUSE TYPE SP1 V2 PLOT 535 ELEVATIONS (RENDER)	HTSP1V2-09-10 C4
HOUSE TYPE SP7A GROUND, FIRST & SECOND FLOOR PLANS	HTSP7A-09-02 C3

HOUSE TYPE SP7A ELEVATIONS (BRICK)	HTSP7A-09-05 C2
HOUSE TYPE SP7A ELEVATIONS (RENDER)	HTSP7A-09-06 C3
HOUSE TYPE SP7A PLOT 534 ELEVATIONS (BRICK)	HTSP7A-09-10 C1
HOUSE TYPE SP7B GROUND, FIRST & SECOND FLOOR PLANS	HTSP7B-09-02 C3
HOUSE TYPE SP7B ELEVATIONS (RENDER)	HTSP7B-09-05 C4
HOUSE TYPE SP7B ELEVATIONS (RENDER)	HTSP7B-09-06 C4
HOUSE TYPE SP7B PLOT 533 ELEVATIONS (BRICK)	HTSP7B-09-05 C2
HOUSE TYPE SP8 GROUND, FIRST & SECOND FLOOR PLANS	HTSP8-09-01 C3
HOUSE TYPE SP8 ELEVATIONS	HTSP8-09-03 C3
HOUSE TYPE SP9 GROUND, FIRST & SECOND FLOOR PLANS	HTSP9-09-01 C3
HOUSE TYPE SP9 ELEVATIONS	HTSP9-09-03 C3
HOUSE TYPE SP10SA GROUND & FIRST FLOOR PLANS	HT10SA-09-02 C3
HOUSE TYPE SP10SA SECTIONS (RENDER)	HT10SA-09-06 C3
HOUSE TYPE SP10 GROUND & FIRST FLOOR PLANS	HTSP10-09-02 C3
HOUSE TYPE SP10 ELEVATIONS (BRICK) BOXED EAVES + PROJECTING BRICK	HTSP10-09-05 C3

Background

As part of the acknowledged on-going development of Heyford Park as a new settlement under Policy Villages 5 of the adopted Cherwell Local Plan 2011-2031, land south of Camp Road is identified as an area with potential for future additional development as part of the overall delivery of circa 1600 new dwellings on the former USAF base.

In connection with this allocation, an application for full planning permission for the erection of 296 residential units was submitted to the Council in December 2016 and allocated reference 16/02446/F. Following formal consideration of the proposals and the completion of an associated S106 Legal Agreement, full, conditional, permission was granted on 7th April 2020.

A copy of the Site Location Plan for Phase 9 (ref: D.0341_156 Rev.B) is provided as part of this submission for reference purposes only.

As part of permission 16/02446/F, Condition 2 specifies the approved drawings for the development with the details and nature of the residential units set out with approved Housetype Booklet 0521-PH9-HTB-Issue 3.

Purpose of the Application

This application seeks to amend Condition 2 of the full planning permission (ref: 16/02446/F) in so far as the plans and particulars of the permission for Dorchester Phase 9A and 9B are to be amended by those drawings hereby submitted.

For the avoidance of doubt, the table below identifies those drawings that were previously consented under the Phase 9 permission, where are to be superseded, and the amended drawings subject of this NMA application which are to replace them:

Drawing Title	Amended Drawing Reference	Consented Drawing Reference (to be superseded)	Affected Plots (Phases 9A and 9B)
HOUSE TYPE 1A (sa) GROUND & FIRST FLOOR PLANS	HT1A (sa)-09-02 C4	0521PH9-215	(AS) 515, 542, (OPP) 524, 525, (AS) 552, 586, (OPP) 544, 545, 584, 603
HOUSE TYPE 1A (sa) ELEVATIONS (RENDER)	HT1A (sa)-09-05 C3	0521PH9-215	(AS) 525, (OPP) 515, 524, AS) 552, 586, (OPP) 545, 603
HOUSE TYPE 1A (sa) ELEVATIONS (BRICK)	HT1A (sa)-09-06 C2	0521PH9-215	(OPP) 584
HOUSE TYPE 1A (sa) ELEVATIONS (BRICK) 542 & 544	HT1A (sa)-09-07 C3	0521PH9-214	(AS) 542, (OPP) 544
HOUSE TYPE 1A GROUND & FIRST FLOOR PLANS	HT1A-09-02 C2	0521PH9-213	(AS) 531, (OPP) 589
HOUSE TYPE 1A ELEVATIONS (BRICK)	HT1A-09-04 C2	0521PH9-213	(AS) 531, (OPP) 589
HOUSE TYPE 1 ELECTRICAL SERVICES AND LIGHTING PLANS	HT1-09-08 C2	0521PH9-210	(AS) 523, (AS) 561, 564, 602, (OPP) 543
HOUSE TYPE HT1 ELEVATIONS	HT1-09-04 C2	0521PH9-210	(AS) 523

HOUSE TYPE HT1 ELEVATIONS	HT1-09-05 C2	0521PH9-211	(AS) 602
HOUSE TYPE HT1 ELEVATIONS	HT1-09-06 C2	0521PH9-210	(AS) 561,564, (OPP) 543
HOUSE TYPE HT2 GROUND & FIRST FLOOR PLANS	HT2-09-02 C2	0521PH9-219, 0521PH9-220	(AS) 585, 600, (OPP) 599
HOUSE TYPE HT2 ELEVATIONS (BRICK)	HT2-09-05 C1	0521PH9-219	(AS) 585
HOUSE TYPE HT2 ELEVATIONS (RENDER)	HT2-09-06 C1	0521PH9-219, 0521PH9-220	(AS) 600, (OPP) 599
HOUSE TYPE 3C-V2 GROUND & FIRST FLOOR PLANS	HT3C-09-02 C2	0521PH9-240, 0521PH9-241, 0521PH9-242	(AS) 573
HOUSE TYPE 3C-V2 ELEVATIONS	HT3C -09-04 C2	0521PH9-240, 0521PH9-241, 0521PH9-242	(AS) 573
HOUSE TYPE AF3 GROUND & FIRST FLOOR PLANS	HTAF3-09-02 C3	0521PH9-229, 0521PH9-268, 0521PH9-269, 0521PH9-270,	(AS) 547,549,551,587, (OPP) 546,548,550,588
HOUSE TYPE AF3 ELEVATIONS [RENDER]	HTAF3-09-04 C3	0521PH9-269, 0521PH9-270,	(AS) 547,549,551, (OPP) 546,548,550
HOUSE TYPE AF4 (sa) ELECTRICAL SERVICES AND LIGHTING PLANS	HTaf4(sa)-09-06 C2	0521PH9-272	PLOT 590 (OPP)
HOUSE TYPE AF4 (sa) ELEVATIONS [BRICK]	HTAF4(sa)-09-04 C2	0521PH9-272	PLOT 590 (OPP)

HOUSE TYPE AF3 ELEVATIONS [BRICK]	HTAF3-09-05 C1	0521PH9-268,	(AS) 587, (OPP) 588
HOUSE TYPE DL1 GROUND & FIRST FLOOR PLANS	HTDL1-09-02 C2	0521PH9-200, 0521PH9-201, 0521PH9-203	(AS) 509, 510, 519, 521, 526- 528, (OPP) 511, 512, 520, 522, (AS) 559, 593, (OPP) 560, 574, 575, 594
HOUSE TYPE DL1 GROUND & FIRST FLOOR PLANS	HTDL1-09-02 C2	0521PH9-200, 0521PH9-201, 0521PH9-203	(AS) 509, 510, 519, 521, 526- 528, (OPP) 511, 512, 520, 522, (AS) 559, 593, (OPP) 560, 574, 575, 594
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-05 C2	0521PH9-200, 0521PH9-201,	(AS) 509, 510, (OPP) 511, 512, (AS) 559,593, (OPP) 560,594
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-06 C2	0521PH9-200, 0521PH9-203,	(AS) 519, 521, 526-528, (OPP) 520, 522
HOUSE TYPE DL1 ELEVATIONS	HTDL1-09-07 C1	0521PH9-202	(OPP) 574, 575
HOUSE TYPE DL2v2 GROUND & FIRST FLOOR PLANS	HTDL2v2-09-02 C2	0521PH9-205, 0521PH9-207	(AS) 530, (OPP) 529, (AS) 554, 555, 556, 591, (OPP) 592
HOUSE TYPE DL2v2 ELEVATIONS	HTDL2v2-09-05 C3	0521PH9-205,	(AS) 530, (OPP) 529
HOUSE TYPE DL2v2 ELEVATIONS (PLOTS 554- 556)	HTDL2v2-09-06 C3	0521PH9-205	(AS) 591, (OPP) 592, (AS) 781, (OPP) 782
HOUSE TYPE DL2v2 ELEVATIONS	HTDL2v2-09-07 C3	0521PH9-207	(AS) 554, 555, 556
HOUSE TYPE DL6 GROUND & FIRST FLOOR PLANS	HTDL6-09-02 C3	0521PH9-303, 0521PH9-304, 0521PH9-305	(AS) 516, 517, 518, 536, 540, (OPP) 537, 541
HOUSE TYPE DL6 ELEVATIONS	HTDL6-09-05 C3	0521PH9-304,	AS) 540, (OPP) 541

PLOTS 516-518 (BRICK)			
HOUSE TYPE DL6 ELEVATIONS	HTDL6-09-06 C3	0521PH9-305	(AS) 536, (OPP) 537
HOUSE TYPE DL6 ELEVATIONS	HTDL6-09-07 C2	0521PH9-303	(AS) 516, 517, 518
HOUSE TYPE SP1 V2 GROUND, FIRST & SECOND FLOOR PLANS	HTSP1V2-09-02 C4	0521PH9-234, 0521PH9-236	(AS) 535, (OPP) 532
HOUSE TYPE SP1 V2 PLOT 535 ELEVATIONS (RENDER)	HTSP1V2-09-10 C4	0521PH9-234, 0521PH9-236	(AS) 535, (OPP) 532
HOUSE TYPE SP7A GROUND, FIRST & SECOND FLOOR PLANS	HTSP7A-09-02 C3	0521PH9-222, 0521PH9-224, 0521PH9-226, 0521PH9-228, 0521PH9-230,	(AS) 513, 534, 539, (AS) 557, 562, 571, 595, 597
HOUSE TYPE SP7A ELEVATIONS (BRICK)	HTSP7A-09-05 C2	0521PH9-224, 0521PH9-226, 0521PH9-228, 0521PH9-230,	(AS) 513, (AS) 557,571,595,597
HOUSE TYPE SP7A ELEVATIONS (RENDER)	HTSP7A-09-06 C3	0521PH9-222, 0521PH9-230,	(AS) 539 (AS) 562
HOUSE TYPE SP7A PLOT 534 ELEVATIONS (BRICK)	HTSP7A-09-10 C1	0521PH9-224, 0521PH9-230,	(AS) 534
HOUSE TYPE SP7B GROUND, FIRST & SECOND FLOOR PLANS	HTSP7B-09-02 C3	0521PH9-223, 0521PH9-225, 0521PH9-227, 0521PH9-229, 0521PH9-231,	(AS) 514, 533, 538, (AS) 558, 563, 570, 596, 598
HOUSE TYPE SP7B ELEVATIONS (RENDER)	HTSP7B-09-05 C4	0521PH9-223, 0521PH9-225, 0521PH9-227, 0521PH9-229,	(AS) 514, (AS) 558, 563, 570, 598

		0521PH9-231,	
HOUSE TYPE SP7B ELEVATIONS (RENDER)	HTSP7B-09-06 C4	0521PH9-223, 0521PH9-231,	(AS) 538, 563
HOUSE TYPE SP7B PLOT 533 ELEVATIONS (BRICK)	HTSP7B-09-05 C2	0521PH9-223, 0521PH9-231,	(AS) 533
HOUSE TYPE SP8 GROUND, FIRST & SECOND FLOOR PLANS	HTSP8-09-01 C3	0521PH9-216 0521PH9-218	(AS) 565-567
HOUSE TYPE SP8 ELEVATIONS	HTSP8-09-03 C3	0521PH9-216 0521PH9-218	(AS) 565-567
HOUSE TYPE SP9 GROUND, FIRST & SECOND FLOOR PLANS	HTSP9-09-01 C3	0521PH9-243 0521PH9-244 0521PH9-245	(AS) 568, (OPP) 569
HOUSE TYPE SP9 ELEVATIONS	HTSP9-09-03 C3	0521PH9-243 0521PH9-244 0521PH9-245	(AS) 568, (OPP) 569
HOUSE TYPE SP10SA GROUND & FIRST FLOOR PLANS	HT10SA-09-02 C3	0521PH9-251 0521PH9-252	(OPP) 572
HOUSE TYPE SP10SA SECTIONS (RENDER)	HT10SA-09-06 C3	0521PH9-251 0521PH9-252	(OPP) 572
HOUSE TYPE SP10 GROUND & FIRST FLOOR PLANS	HTSP10-09-02 C3	0521PH9-246 0521PH9-248	(AS) 601, (OPP) 553
HOUSE TYPE SP10 ELEVATIONS (BRICK) BOXED EAVES + PROJECTING BRICK	HTSP10-09-05 C3	0521PH9-246 0521PH9-248	(AS) 601, (OPP) 553

Summary of Proposed Changes

The proposed changes are summarised below:

- AF3 units 546-551 changed to render. Previously 4 of the 6 were in brick. Windows to the side have also been removed to deal with the notional boundary Part B issue that was raised by Building Control following the grant of planning permission.
- SP7a/b units 557, 558, 595, 596 now in brick, previously in render. Roof profile amended to include hip and dormers have gained a matching pitch roof.
- All garages are now in brick.
- Rendered units have had brick band to low level increased to 600mm.
- Rendered units have brick corbel detail with single visible course of brick to high level gable/front/rear elevations as per phase 1.
- Rendered units to have tiled cills with bell mouth heads where stone is not implemented.
- Windows elongated to 1350mm where applicable, 900mm to bathrooms to allow for vanity install and 1200mm where kitchen countertops are present internally.
- Windows have been pushed up towards ceiling line to avoid the need for internal restraint bars where applicable.
- Overall depth of GRP and timber porches to be reduced (when flat top) to reduce impact on façade.
- Stone window surrounds to be introduced to front/side facades along key elevations and major arteries through the phase. Secondary road facing elevations have maintained a mix of splayed brick arches and soldier course detailing to heads/tiled cills.
- SP8 floor plan amendments made based on a modified version of the phase 8b house type with the garage pulled forward, living room moved downstairs and en-suite removed to allow for more efficient stacking. Elevation changed drastically from original preliminary set to accommodate for the garage being pulled forward. Dormer removal, change of roof profile and loss of chimneys, windows to the side have also been removed to deal with the notional boundary Part B issue that was raised by building control.
- SP9 floor plan amendments made based on a modified version of the phase 8b house type. First floor shower room cut back to WC to provide a more usable bedroom space, en-suite removed from 2nd floor and additional storage shared between bedroom 1 and 4. Elevation changed drastically from original preliminary drawings including - dormer removal, change of roof profile and loss of chimneys, windows to the side have also been removed to deal with the notional boundary Part B issue that was raised by building control.

- DL2 design replaced with the DL2v2 (removal of en-suite) and elevational treatments updated according to site location. Key elevations with stone detailing.

Given the nature of the amendments and their consistency with permission 16/02446/F, 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.

Indeed, the amendments a number of materials and features, already approved as part of related developments on Camp Road including sections of the Village Centre and will therefore provide for a cohesive form of development, which nevertheless recognises the individual character areas of Heyford Park.

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 Sincerely,



Adam Jones
Planner

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Enc.