

Caroline Ford
Principal Planning Officer – Major Projects
Planning Team
Development Management Division
Environment and Place Directorate
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

6 October 2021

Dear Caroline,

L&Q001/PJC

**Land on The North East Side of Gavray Drive, Bicester:
Outline Planning Application with access details**

I am pleased to enclose an outline planning application for the development of land at Gavray Drive, Bicester submitted by L&Q Estates on behalf of Charles Brown & Simon Digby and London & Metropolitan International.

As you know, Gavray Drive is a long-standing development allocation close to the centre of Bicester. The land is allocated for development under Strategic Development: Bicester 13 (re-adopted) of the Cherwell Local Plan 2011-2031 Part 1, adopted in 2015. It remains a key site required to meet the Council's housing delivery objectives.

Development has been delayed for a complex series of reasons. Planning permission for the entire site was previously granted in 2006 but has since lapsed. Most recently an appeal for development of part of the allocation on Gavray Drive West was dismissed at appeal in 2018. The Inspector's comments pointed towards a need to consider development for the whole allocation. In response, L&Q Estates are proposing an application for the full extent of the allocation.

This seeks residential development and ancillary uses including affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting. Importantly, no built development is proposed within the Local Wildlife Site or Conservation Target Area and the application is submitted with long term management proposals for the land.

The application is the culmination of over a year of constructive work with CDC and Oxfordshire County Council through a formal pre-application process and regular meetings with a dedicated ecology stakeholder group made up of interested parties from the local community.

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Development Applied For:

The application is for outline planning permission for:

Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.

Planning Application:

The outline planning application comprises the following components:

- Application Form
- Certificate of Ownership B
- Fee in the sum of £39,032

Planning Application Drawings:

The following drawings comprise the planning application plans:

- Location Plan
- Parameter Plans:
 - Land Use Parameter Plan;
 - Access and Movement Parameter Plan;
 - Open Spaces Parameter Plan
 - Density Parameter Plan; and
 - Building Heights Parameter Plan.
- Detailed access plans
 - Proposed Site Access 1; and
 - Proposed Site Access 2.

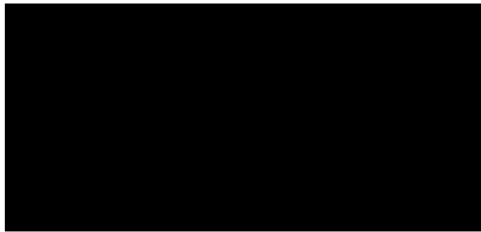
Accompanying Reports:

The following reports and other drawings accompany the outline planning application:

- Illustrative masterplan;
- Design and Access Statement;
- Planning Statement;
- Sustainability Appraisal;
- Arboricultural Assessment (within the ES appendices);
- Environmental Statement and Non-Technical Summary;
- Transport Assessment;
- Travel Plan Framework;
- Flood Risk Assessment and Drainage Statements;
- Air Quality Assessment (within the ES appendices);
- Noise Assessment (within the ES appendices); and
- Statement of Community Involvement.

As requested, one hard copy will be sent by post. A CD version of the outline planning application can be supplied on request. If you require any further information please do not hesitate to contact me.

Yours sincerely



PETER CHAMBERS
Senior Associate

email: pchambers@davidlock.com

cc Richard Edwards, L&Q