

22 October 2021
L 211015 RB Banbury Cover Letter



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Dear David

Land off Balmoral Avenue, Banbury
Outline planning application for the erection of up to 49 dwellings with all matters reserved except access
On behalf of Lone Star Land Limited

Savills has been instructed as agent by Lone Star Land Limited to submit an outline planning application with all matters reserved except for access for the following development at Land off Balmoral Avenue, Banbury:

Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue.

A full description of the proposals is set out within the accompanying Planning Statement and the Design and Access Statement.

A full list of documents submitted as part of this application are within the table below.

Title	Author	Date
Air Quality Assessment	BWB	October 2021
Arboricultural Report and Condition Survey	Ruskins Tree Consultancy	October 2021
Archaeology and Heritage Assessment	EDP	October 2021
Design and Access Statement	Intelligent Residential Design	October 2021
Ecological Appraisal	EDP	October 2021
Flood Risk Assessment	BWB	October 2021
Sustainable Drainage Statement	BWB	October 2021
Utilities Assessment	BWB	October 2021
Land Contamination Technical Note	BWB	October 2021
Landscape and Visual Impact Assessment	Mood Landscape	October 2021
Planning Statement	Savills	October 2021
Transport Statement	DTA	October 2021
Draft S106 Agreement	Prepared by Loddors Solicitors	October 2021
Topographical Survey	stafsurv	16/04/2021 Ref 11576

Plans submitted for approval are below.

Title	Author	Reference
Location Plan	Intelligent Residential Design	PA/02
Existing Site Plan	Intelligent Residential Design	PA/03
Site Access Connection	DTA	23158-05

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The plans below are submitted for illustrative purposes, rather than approval.

Title	Author	Date/Reference
Illustrative Site Layout	Intelligent Residential Design	PA/01
Illustrative Landscape Plan – Entire Site	Mood Landscape	20_140_103
Illustrative Landscape Plan – Northern Development Area	Mood Landscape	20_140_104
Illustrative Drainage Strategy	BWB	BP2-BWB-ZZ-XX-DR-CD-0001

I look forward to hearing from you regarding the progress of this application in due course. Should you have any questions please do not hesitate to contact me using the details above.

Yours sincerely



Rebecca Bacon MRTPI
Senior Planner