

002_Letter_KG_P18-2523_09/03/22

09 March 2022

Mr A Lewis
Principal Planning Officer – Major Projects Planning Team
Development Management
Directorate of Environment and Place
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Dear Mr Lewis

Outline Planning Application - For the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road: Land at Gosford (part of allocation PR7a)

Pegasus Group is instructed by Barwood Development Securities Ltd and the Trustees of the Philip King Homes Trust (**the Applicant**) to apply for outline planning permission for 370 homes and associated works, at Land at Gosford (part of allocation PR7a)

The description of development is as follows:

"Outline Planning Application - For the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road"

This letter, in conjunction with the completed application form, plans and reports comprise the planning application package as listed in **Enclosure 1** and has been submitted electronically via the Planning Portal (**PP-10525229**). The requisite planning fee of **£46,374.00** (incl. service charge of £28) has been paid.

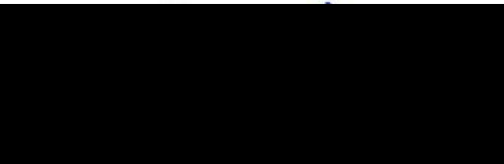
The following documents have been submitted to the Council via the online pre-application service:

- Application Forms
- Plans for Approval
 - Site Location Plan (Dwg No. CSA/3263/118)
 - Access Strategy (Dwg No. 10669-SK-05 Rev A)
 - Development Framework Plan (Dwg No. CSA/3263/123 Rev B)
 - Landscape Strategy Plan (Dwg No. CSA/3263/124)
- Planning Statement (incl Affordable Housing Statement and draft S106 HoT) (Pegasus P18-2523PL – March 2022)
- Employment, Skills and Training Plan (Pegasus P18-2523 – March 2022)
- Health Impact Assessment (Pegasus P18-2523/R001v5)
- Air Quality Assessment (Brookbanks 10669 AQ01 Rv 1)
- Flood Risk Assessment (Brookbanks 10669 FRA01 Rv 1)
- Geo-Environmental Phase 1 Desk Study (Brookbanks 10669 DS01 Rv 1)
- Noise Assessment (Brookbanks 10669 NA01 Rv 1)
- Transport Assessment (Brookbanks 10669 TA01 Rv1)
- Residential Travel Plan (Brookbanks 10669 TP01 Rv 1)
- Service Supply Statement (Brookbanks 10669 SS01 Rv 1)
- Design & Access Statement Part 1 (incl PROW statement) (CSA/3263/12/Rev B – March - 2022)
- Biodiversity Improvement & Landscape Management Plan (CSA/3263/10/Rev D)
- Ecological Impact Assessment (incl BNG Assessment, DEFRA Metric 3.0 Rev 1.3) (CSA/3263/09/Rev B)
- Heritage Assessment (CSA/3263/07 Rev B)
- Landscape and Visual Impact Assessment (CSA/3263/06 Rev A)
- Arboricultural Impact Assessment (BHA C.2999 – 22 Feb 2022)
- Archaeological Evaluation Report (Oxford Archaeology, Issue 1, GOLEV)
- Archaeological Geophysical Survey (MOLA Report 21/079, Site Code KID 21)
- Topographical Survey (Dwg No. 36516_T Rev 0)

Appendix 1, notes the indicative list of information within Section 7 of the draft *Land South East of Kidlington Development Brief* as being required at application stage. It identifies where in the application package required information is to be found.

I look forward to receiving confirmation of receipt of this submission, its validation and a timescale for determination.

Yours sincerely,



KEITH FENWICK
Senior Director
keith.fenwick@pegasusgroup.co.uk

encl: Appendix 1

Appendix 1

Draft Development Brief PR7a Section 7 application information	Application package
Delivery and Phasing Plan	Planning Statement paras 3.20 <i>et seq</i>
Planning Statement	Planning Statement
Housing Mix and Affordable Housing Provision	Planning Statement Section 8
Design and Access Statement	Design & Access Statement
Topographical Survey	Topographical Survey
Masterplan and Parameter Plans	Development Framework Plan Design & Access Statement
Landscape Visual Impact Assessment	Landscape and Visual Impact Assessment
Arboricultural Impact Assessment	Arboricultural Impact Assessment
Transport Assessment and Framework Travel Plan	Transport Assessment Residential Travel Plan
Parking Principles	Design and Access Statement
Public Right of Way Statement	Design & Access Statement paras 2.2.3 <i>et seq</i> Residential Transport Plan paras 5.10 <i>et seq</i>
Flood Risk Assessment and Drainage Assessment (foul and surface water drainage) including Water Infrastructure Capacity	Flood Risk Assessment Service Supply Statement
Air Quality Assessment	Air Quality Assessment
Contamination Assessment	Geo-environmental Phase 1 Desk Study
Noise and Vibration Assessment	Noise Assessment
Archaeological Surveys	Heritage Assessment Archaeology Evaluation Report (draft) Archaeological Geophysical Survey
Ecological surveys including a Habitat Suitability Index survey for Great Crested Newts	Ecological Impact Assessment
Biodiversity Impact Assessment	Ecological Impact Assessment Appendix F

Biodiversity Improvement and Management Plan	Biodiversity Improvement and Landscape Management Plan
Landscape and Ecological Management Plan	Biodiversity Improvement and Landscape Management Plan
Energy Strategy/ Sustainability Principles	Planning Statement Section 7
Employment, Skills and Training Plan	Employment, Skills and Training Plan
Health Impact Assessment	Health Impact Assessment
Community Involvement Statement	Planning Statement Section 4
Management Plan for the appropriate re-use and improvement of soils	See Planning Statement paras 6.78 <i>et seq</i>
Services and Utilities	Service Supply Statement
Management and Maintenance Strategy for all Public Open Space	Biodiversity Improvement and Landscape Management Plan
S106 Draft Heads of Terms	Planning Statement Section 8