

O11_KF_P18-2523PL

20 July 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 Andrew Lewis

Outline Planning Application 22/00747/OUT – 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)

Response to representation from Julie Baxter – CDC Landscape Officer

In this letter I respond to the representations made by Julie Baxter, the District Council's Landscape Officer. An initial response was issued on the 6th May 2022, but this was superseded by an undated response, which amended some minor factual errors in the initial draft. This letter references this more recent response.

There is no objection made in the landscape officer's response, with much of the detail regarding separation distances from properties etc, being a matter for Reserved Matters stage. However, there are a couple of matters on which clarification is requested, and I set out a brief response to those points in this letter.

LAP/LEAP/MUGA locations

The Officer requests an explanation of the locational strategy for where these play facilities are positioned on the site. I can confirm that the location of both the LAP/LEAP and the LEAP/NEAP/MUGA are located in accordance with where they are indicated within the now approved site Development Brief. The areas to be provided for the Play Space provision are both prescribed in the Development Brief (6.5.1) which will inform any reserved matters submission, they are also confirmed at Section 4.3.7 of the DAS.

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BILMP

My client would be happy to accept a condition to reflect the proposed minor amendments to the Seeding/Turfing and Management Timetable, or I can seek a formal revision to the BLIMP if this is preferred. Please advise if you require a formal BLIMP revision to be submitted.

Play Area

My client is happy to accept a condition confirming there will be no utilities located under play areas, without the prior written approval of the lpa. Similarly, they are happy to condition the restriction on the play areas that they are not used for construction compounds during site development.

Yours sincerely,

Keith Fenwick

Senior Director
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