



TERENCE
O'ROURKE

Planning Department
Cherwell District Council
Bodicote House
Banbury
Oxon
OX15 4AA

1st June 2022

Our reference: 226403

Planning portal reference: PP-11247110

Dear Sir/Madam,

Land East of Park View, Woodstock – Outline planning application

We are pleased to submit an outline planning application for up to 500 new homes at the above site on behalf of our client Blenheim Estate Homes.

Blenheim Estate Homes was set up to deliver landowner legacy developments that seek to achieve the highest standards of placemaking, sustainability and biodiversity net gain. The central aim of Blenheim Estate Homes is to create beautiful homes and places that people will want to live both now and in the future.

The application is submitted in outline with all matters reserved except 'access' and is accompanied by an Environmental Statement (ES).

The proposed description of development is:

Construction of up to 500 dwellings with associated access, open space and infrastructure

The site comprises land east of Park View in Woodstock and is entirely located within the boundary of Cherwell District Council (CDC).

The submitted proposals will provide the following benefits:

- A mix of house types and tenures including a target of 35% affordable homes;
- A landscape-led design with generous areas of open space, formal play space, allotments, new woodland, and natural habitat;

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- Low energy homes built to the Passivhaus design standard to reduce the level of artificial heating or cooling required to achieve a comfortable living environment;
- The promotion of a pedestrian and cycle friendly environment, with the impact of vehicles reduced as far as practicable;
- A net zero carbon development that incorporates renewable energy, sustainable design / drainage and sustainable construction methods;
- Provision of a safe vehicular access from Upper Campsfield Road and improved pedestrian crossing facilities and access to and from the site;
- Biodiversity enhancements resulting in a habitat net gain of up to 34%;
- Development proceeds that will contribute towards the maintenance and repair of the World Heritage Site in accordance with an approved management plan;
- A commitment to the appropriate provision of and contributions towards supporting infrastructure.

It is anticipated that these benefits will be secured through legal agreements with the district and county authorities.

Submitted information

The outline planning application includes the following forms, plans and supporting information:

- Completed application form
- Completed ownership certificates

Application supporting information		
Document / plans		Prepared by
1.	Application drawings (see TOR issue sheet)	Terence O'Rourke Ltd (TOR)
2.	Design and access statement	
3.	Planning statement including: <ul style="list-style-type: none"> • Draft s.106 heads of terms; • Affordable housing statement • Health impact assessment • Statement of Community Involvement 	
4.	Environmental Statement, which assesses the following topics: <ul style="list-style-type: none"> • Community and social • Cultural heritage • Landscape and visual • Natural heritage • Traffic and transport 	
2.	Arboricultural impact assessment	Aspect Arboriculture



3.	Phase 1 desk study	Listers Geotechnics
4.	Flood risk assessment and foul and surface water drainage strategy	Infrastruct CS
5.	Noise impact assessment	RSK Acoustics
6.	Transport assessment	David Tucker Associates
7.	Travel plan	David Tucker Associates
8.	Ecological and Biodiversity net gain assessment	BSG
9.	Habitats regulation assessment	
10.	Lighting assessment	GIA Equation
11.	Sustainability statement	Ridge
12.	Sustainability checklist	Ridge
13.	Energy report	Ridge
14.	Air quality assessment	WSP
15.	Utilities statement	Forge Engineering

The Planning supporting statement includes draft Heads of Terms (Annex 1), The applicant intends to enter into early discussions with CDC and OCC to agree the precise form of the necessary s106 and s278 agreements to facilitate the swift delivery of the scheme.

The biodiversity metric spreadsheet, which underpins the biodiversity net gain calculations can also be made available.

The application has been submitted electronically through the Planning Portal (ref: PP-11247110) with the appropriate outline planning application fee of **£75,326.00** and a service charge of **£32.20**. For convenience the calculation of this planning fee is set out in the table below.

Outline planning application fee calculation			
Application type	Site area	Calculation	Application fee
Outline application	48.8 ha	$46.3 / 0.1 = 463$ $(48.8\text{ha} - 2.5\text{ha} = 46.3)$ $463 \times \text{£}138 = 63,894 +$ $\text{£}11,432 = \text{£}75,326.00$	£75,326.00
Planning portal service charge			£32.20
Total			£75,358.20

We trust that the submitted information is in order and look forward to receiving confirmation of validation shortly. In the meantime, should you have any queries about the submitted information please do not hesitate to contact me.

Yours sincerely



Pearce Gunne-Jones
Associate Director

Cc. Ashley Maltman, Blenheim Estate Homes