

27<sup>th</sup> October 2022

Major Projects Team  
Planning Services  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Dear Sir/Madam,

**Re: Planning application 22/03063/F Land East of Larsen Road, Heyford Park – Erection of 126 dwellings served by access from Camp Road, provision of open space and associated infrastructure**

I refer to the above planning application and write on behalf of Dorchester Living Limited.

The application site, along with the wider Heyford Park, fall within the strategic allocation of the Former RAF Upper Heyford, the subject of Policy Villages 5 ("PV5") of the adopted Cherwell Local Plan 2011-2031.

The application site has been the subject of two earlier planning applications, which are presently undetermined (references 21/03523/OUT (31 dwellings) and 15/01357/F (89 dwellings)). Both have been assessed by the LPA and benefit from resolutions to grant planning permission, subject to the prior completion of Planning Obligations to secure appropriate infrastructure.

The current application seeks full planning permission for 126 dwellings, based on an 'amalgamated' site area and has been submitted on behalf of an established residential developer.

PV5 sets out a number of criteria, including the provision of community, social, education and highway infrastructure secured by appropriate financial contributions from related applications as part of a comprehensive approach to the overall development.

In applying PV5 to both earlier applications, the LPA concluded that relevant and reasonable financial obligations should be secured towards the provision of this infrastructure to secure its onward delivery by either public bodies or other third parties.

This approach is also clearly applicable to the current proposal (ref 22/03063/F) and I would respectfully invite the LPA to seek the following matters by way of a legally binding Planning Obligation, as a precursor to the grant of planning permission;

**Highway Improvements and Mitigation:**

- M40 Junction 10
- Bus Service
- Bus Infrastructure
- Junction Safety improvements A4260 /B4027
- HGV restrictions

- Hopcrofts Holt
- Middleton Stoney Bus Gate or other solution
- Cycle link connection between Camp Road and B430
- Bridleway upgrade between B430 and Bicester
- Signalisation of Ardley Road/Bucknell Road/B430 Junction
- Signalisation of B430/Unnamed Road Junction
- Junction of Chilgrove Drive and Camp Road
- Upgraded Chilgrove Drive and new bus route
- Village Traffic Calming
- Junction Safety Improvements A420/North Aston Road
- Camp Road Improvements
- New School crossing
- Travel Planning

#### **Education Facilities and Services**

- New Primary School
- Primary School Land
- Secondary Education
- SEN Education

#### **Community and Sports Facilities**

- Allotments
- Sports Pitches
- Indoor sports
- Community Hall

#### **Heritage Assets**

- Park creation
- Heritage Centre
- Heritage Buildings

#### **Ecological and Biodiversity**

- Grassland habitat creation

By securing financial contributions towards these matters, along with any others identified by the Local Planning Authority, the comprehensive approach set out in Policy Villages 5 can be applied in a proportionate and compliant manner.

I would also request that affordable housing provision is delivered via the Planning Obligation.



I hope that these comments are informative and will be taken into account as part of the decision-making process on this application. I would also be grateful if you could keep me informed of any developments on the application.

Yours sincerely,



**Neil Cottrell**

**Planning Manager**

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