

Our ref: P23-2074
LPA Ref: 22/03063/F

6th December 2023

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

Dear Sir/Madam

**Planning Application for Erection of 126 dwellings with access from Camp Road, provision of public open space and associated infrastructure
Land East of Larsen Road Heyford Park**

I write on behalf of my client Dorchester Living.

My client wishes to make additional representations following those that were made on 27th October 2022 by the company's Planning Manager Neil Cottrell.

These latest representations are made following the recent submission of revised plans and also the decisions of the LPA to grant the earlier Pye Homes planning applications on the same land (LPA ref 21/03523/OUT for 31 dwellings and LPA ref.15/01357/F). It appears that the Applicant is unlikely to build out either of those planning permissions and they are now looking to secure a single permission for all of the land.

Policy Villages 5 (PV5) identifies key site-specific design and place shaping principles for new development at Heyford Park. It states inter alia that:-

- "- Layouts should enable a high degree of integration with development areas within the 'Policy Villages 5' allocation, with connectivity between new and existing communities**
- Development should accord with Policy ESD 15 and include layouts that maximise the potential for walkable neighbourhoods with a legible hierarchy of routes."**

It is self-evident that the policy seeks to encourage travel by means other than private car as far as possible and thus it is important that every effort is made to deliver high levels of integration so that opportunities for walking are maximised.

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It is noted that the revised Planning Layout Plan ref. 0778-102B now includes a pedestrian link to adjoining PV5 land in the north western corner of the site, to the front of plot 37. The principle of creating this link is welcomed given the policy context outlined above. It also reflects that which was secured through condition 4 of the Pye Homes planning permission (LPA ref 21/03523/OUT).

In order to meet the objectives of Policy PV5 it is important that a link is provided all the way to Larsen Drive. Given that this involves land beyond the red line boundary it will (as before) be necessary to impose a Grampian condition. The previous condition was however poorly drafted. We consider that the following wording would be more appropriate:-

“No development hereby permitted shall be begun until details of a scheme of access for pedestrians and cyclists is submitted to and approved in writing by the Local Planning Authority to secure a link from Larsen Road to connect with the proposed pedestrian link shown to the front of plot 37 on drawing ref. 0778-102B.

No dwelling on the plots 31 to 85 inclusive shall be occupied until the link from Larsen Road has been completed in accordance with the approved details.

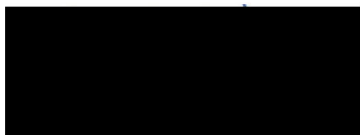
The reason for the condition would be the same as that on the Pye Homes outline permission. That is:-

“To achieve a comprehensive integrated form of development in compliance with Policy Villages 5 of the adopted Cherwell Local Plan and to comply with Government guidance contained within the National Planning Policy Framework.”

If the link is not provided, we consider that the application should be refused. The condition is necessary to make the proposals acceptable in policy terms.

We are mindful that the land that is required to deliver the full link to Larsen Road is not in the control of the Applicant. Dorchester Living is however one of the landowners. My client can confirm that they are willing to enter discussions with the Applicant so that they can assist in overcoming any landownership constraints and ensure that this phase of the new settlement is properly integrated as required by Policy Villages 5.

Yours sincerely



**David Hutchison
Executive Director**

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