



24th October 2022

Development Management
Planning Services
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Sir/Madam,

Dorchester Phase 9, Land South West of Camp Road, Heyford Park, Upper Heyford, Bicester, Oxfordshire, OX25 5HD – Non-Material Amendment

I enclose an application submitted on behalf of Elgin Investments LLP, for a Non-Material Amendment (NMA) to full planning permission 16/02446/F with regards to Phase 9 of the development at Land South West of Camp Road, Heyford Park, Upper Heyford, OX25 5HD.

In terms of documentation, please see the enclosed planning application form, to be read alongside this covering letter and associated **Appendix 1**. That Appendix sets out the previously approved and proposed plan numbers, identifies relevant plots and provides a description of the proposed changes.

The application fee of £234 and associated service charge for an application of this type has been paid directly to the Planning Portal in line with the requirements of an online submission.

In terms of the planning background, Policy Villages 5 of the adopted Cherwell Local Plan 2011-2031 is identified as an area with potential for future additional development as part of the overall delivery of circa 1600 new dwellings on the former USAF base. This has been recently reaffirmed by the grant of planning permission 18/00825/HYBRID.

In connection with this NMA allocation, an application for full planning permission for the erection of 296 residential units was submitted to the Council in December 2016 and allocated reference 16/02446/F. Following the completion of an associated Planning Obligation, full planning permission was granted on the 7th April 2020.

As part of permission 16/02446/F, condition 2 specifies the approved drawings for the development with the details and nature of the residential units set out with approved Housetype Booklet 0521-PH9-HTB-Issue 3.

The purpose of this application is to substitute plans within the scope of condition 2. **Appendix 1** sets out the proposed 'before and after' situation by referencing relevant plans.



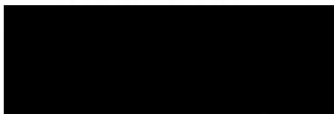
I would also refer Officers to NMA approval 21/02484/NMA relating to earlier Phases A and B whereby NMAs to defined house types (which are to be repeated in latter phases) have previously been approved.

The approved Planning Layout (drawing ref: 0521-PH9-102 Rev.G) comprises 296 units arranged in a series of rectangular parcels served by two primary access roads running north-south through the site from Camp Road with secondary and tertiary routes linking the parcels in an east-west orientation. Footpath links are to be provided along the western and southern boundaries with a various recreation facilities (trim trail and a LAP) situated along the paths.

Given the nature of the amendments and their consistency with permission 16/02446/F, they are considered, individually and cumulatively, to be non-material. The resultant development would have no greater impact than that previously approved and would remain in-keeping with the character of the local and wider area.

I trust that the submitted information will allow you to validate the application. However, should you have any questions or require any further information, please do not hesitate to contact me using the details below.

Yours sincerely,



Neil Cottrell

Planning Manager

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