

21st December 2022

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

Dear Sir/Madam,

Dorchester Phase 10 - Non-Material Amendment to planning permission 18/00825/HYBRID – Planning Portal Reference PP-11765018

I enclose an application on behalf of Heyford Park Developments Ltd, for a Non-Material Amendment (NMA) to hybrid planning permission 18/00825/HYBRID relating to Phase 10 of the development on Land to the South West of Camp Road, Heyford Park, Upper Heyford, OX25 5HD.

This application is accompanied by the plans referenced in this letter and a planning application form. An assessment of this NMA in relation to the extant Environmental Statement for this planning permission by our consultants Pegasus will follow under separate cover.

The application fee of £234 and associated service charge of £32.20 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, planning permission was granted on 9th September 2022 under 18/00825/HYBRID for a large-scale mixed-use development, including up to 1175 dwellings (C3).

Condition 4 of that planning permission provided:

“4. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

Plans:...

- P16-0631_08 Sheet No. 02 rev J Pegasus Building Heights Parameter Plan*

(submitted 1st July 2020);

- P16-0631_08 Sheet No. 01 rev AM Pegasus Composite Parameter Plan (submitted*

8th September 2020);

A reserved matters application for residential development comprising 148 dwellings has been submitted for part of the area of land identified as 'Phase 10' (LPA reference 22/02255/REM). The application was validated on 9th September 2022 and assigned a 13-week target determination date of 9th December 2022. The application has been the subject of extensive consultation. During the application process Officers identified a procedural issue, which has resulted in the submission of this application for a Non-Material Amendment (NMA).

The procedural issue identified by Officers is that the proposed RM layout of the westernmost residential plots on the submitted RM layout extends beyond the area of land on the extant Composite Parameters Plan notated as 'residential' and to a limited extent also encroaches onto the land identified as 'green infrastructure'. In addition, the northern most part of the RM layout extends fractionally beyond the residential notation on the Composite Parameter Plan in relation to ancillary development i.e. gardens, fencing and surface car parking, rather than buildings.

This application seeks an NMA of the hybrid consent under s.96A of the 1990 Act to amend the disposition of land uses within phase 10 so as to address the northernmost part of the RM layout and minor realignment of the green infrastructure within phase 10 to accommodate surface water drainage works. The RM is presently being amended in respect of the westernmost part of the overall parcel in order that the residential envelope accords with the earlier plan.

The NMA therefore proposes the substitution of extant drawing P16-0631_08 Sheet No. 01 rev AM Pegasus Composite Parameter Plan *with* P16-0631_08 Sheet No. 01 rev AP Pegasus Composite Parameter Plan.

The baseline for assessment as to whether the proposal is material or not is planning permission 18/00825/HYBRID which covers around 449 hectares in total. The development also comprises a raft of constituent parts, set out in full on the LPAs decision letter. The Phase 10 parcel the subject of application 22/02255/REM has an area of around 5.79 ha and 148 dwellings are presently proposed, plus associated roads, footways, landscaping and open space.

The proposed Composite Parameter Plan seeks slight realignment of the residual green infrastructure. In fact, the quantum of green space increases from 7500 sq.m (as per the extant parameter plan) to 8316 sq.m. In addition, the layout provides an additional area of additional strategic landscape buffer to mitigate for a fractional spillage of residential activity in the north east corner of the site and to screen building 292

Given the nature of the amendments and their consistency with permission 18/00825/HYBRID, they are 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, including the forthcoming ES compliance document 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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