

11th January 2023

Delivered via the Planning Portal

FAO Wayne Campbell
Planning Department
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Ref: HILR3002

Dear Mr Campbell,

FULL PLANNING APPLICATION

LAND OFF WATER EATON LANE, GOSFORD, KIDLINGTON, OX5 2LL (PR7A ALLOCATION)

On behalf of our client, Hill Residential Ltd, we are pleased to submit a full planning application for the development of 96 new dwellings at the site Land off Water Eaton Lane, Gosford, Kidlington, OX5 2LL.

APPLICATION SITE

The site currently comprises vacant grassland (approximately 4.3ha in size) and is located to the southeast of Kidlington, between Water Eaton Lane and Bicester Road.

The site forms the northern part of the PR7a allocation of the Cherwell Local Plan (Part 1) Partial Review (2020) therefore, the site was removed from the Green Belt through this process. The site is also the subject of an approved Development Brief which has informed the proposals.

The boundaries of the site are defined by hedgerows, shrubs, and trees, and Kidlington Cemetery abuts the southern boundary of the site.

Land directly to the south of the site currently comprises agricultural land. However, it is important to note that this land comprises part of the wider allocation under Policy PR7a. An existing residential area (Beagles Close) abuts the northern boundary of the site. To the west the site is bound by Bicester Road, beyond which is residential development. To the east of the site, beyond the residential properties on Water Eaton Lane, is an expanse of fields.

DEVELOPMENT PROPOSAL

The full planning application seeks consent to deliver 96 new dwellings, including 50% affordable housing, and an extension to Kidlington Cemetery, with associated access from Bicester Road, open space, landscaping, and infrastructure.

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The full description of development is outlined below:

“Development of dwellings (50% affordable housing), extension to Bicester Road Cemetery, with associated access (from Bicester Road), open space, landscaping, and infrastructure.”

The key elements of the development proposal include:

- Development of 96 high quality new homes with an appropriate mix of housing.
- Provision of 50% affordable housing in line with policy PR7a, equating to 48 affordable dwellings (27 apartments and 6 houses).
- Provision of public open space located at the north east of the site, which includes footpaths and cycleways.
- Provision of a Local Area of Play (LAP) located at the north of the site.
- Provision of 163 car parking spaces (comprising 144 allocated spaces and 19 unallocated spaces). Each dwelling includes an EV charging point.
- Provision of 263 cycle parking spaces within garages, secure sheds within gardens and cycle stores.
- New priority junction onto Bicester Road to provide access to the site.
- Provision of SuDS at the north east corner of the site.
- Detailed landscaping scheme including provision of new tree planting.
- On-site ecological enhancements, including achieving a net gain in biodiversity.

INFORMATION SUBMITTED

The application comprises the following documents and plans which have been submitted via the Planning Portal under reference PP-11652432.

Document	Reference
Application Forms	
Covering Letter	
Travel Plan (December 2022)	1704-10/TP Rev B
Transport Statement (December 2022)	1704-10/TS Rev B
Ecological Assessment (November 2022)	9733.001 v.1.1
Biodiversity Net Gain Design Stage Report	9733.002
Arboricultural Impact Assessment (October 2022)	EAS-143v2
Noise Assessment (December 2022)	H3115 – NV – v3
Phase 1 Environmental Report	CRM.1027.052.GE.R.001.A Rev A

Written Scheme of Investigation for a Geophysical Survey (November 2022)	MSSP1470 V.01
Service Supply Statement	10869 SS01 Rv0
Energy Statement (December 2022)	PP2005/K/ES/202212-EC
Health Impact Assessment (November 2022)	-
Social Value Delivery Plan	T17045 Rev 1
Air Quality Assessment (December 2022)	H3115-AQ-V2
Flood Risk Assessment & Drainage Strategy	571 Rev C
Drainage Strategy	571-P-010 Rev A
Engineering Layout	571-P-100 Rev A
Landscape and Visual Baseline Appraisal (November 2022)	22027-GUA-DOC-L-001 Rev P05
Landscape Management and Maintenance Plan (November 2022)	2207-GUA-DOC-L-001 Rev P02
Illustrative Landscape Masterplan	GUA-DR-L-003 Rev P07
Outline Soft Landscape Proposals	GUA-DR-L-002 Rev P04
Outline Hard Landscape Proposals	GUA-DR-L-003 Rev P03
Illustrative Sections	GUA-DR-L-004 Rev P02
Outline Boundary Treatment Plan	GUA-DR-L-005 Rev P02
Plant Schedule and Outline Specification Notes	GUA-DR-L-006 Rev P01
Topographical Survey	A524/9991/1 Rev A
Design and Access Statement (December 2022)	
Statement of Community Involvement (November 2022)	
Site Location Plan	141-PS-110
Proposed Block Plan	141-PS-111 Rev B
Proposed Site Layout	141-PS-100 Rev B
House Types 2B4P-1	141-AC-2B4P-1-Semi-1
House Types 2B4P-1	141-AC-2B4P-1-Semi-2
House Types 2B4P-1	141-AC-2B4P-1-Terrace-1
House Types 2B4P-1	141-AC-2B4P-1-Terrace-2
House Type 3B6P-1	141-AC-3B6P-1-Det-1
House Type 3B6P-1	141-AC-3B6P-1-Det-2
House Type 3B6P-1	141-AC-3B6P-1-Semi-1

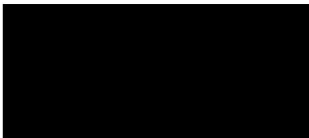
House Type 3B6P-1	141-AC-3B6P-1-Semi-2
House Type 4B8P-1	141-AC-4B8P-1-1
House Type 4B8P-1	141-AC-4B8P-1-2
House Type 4B8P-1 – Corner	141-AC-4B8P-1-Corner
House Type 2B4P-2	141-AFF-2B4P-2-Semi-1
House Type 2B4P-2	141-AFF-2B4P-2-Semi-2
Apartment 01	141-APT-01-E Rev. B
Apartment 01	141-APT-01-P Rev. A
Apartment 02	141-APT-02-E Rev. A
Apartment 02	141-APT-02-P Rev. A
Bin Store 01	141-Bin Store 01
Bin Store 02	141-Bin Store 02
House Type 3B-5P-1	141-BS-3B-5P-Det-Corner
House Type 3B-5P-1	141-BS-3B-5P-Det-Vista
House Type 3B-5P-1	141-BS-3B-5P-Semi-1
House Type 3B-5P-1	141-BS-3B-5P-Semi-2
House Type 3B-5P-1	141-BS-3B-5P-Semi-Vista
House Type 3B6P-1 – 1-4B7P-1	141-BS-AFF-3B6P-1-AFF-4B-7P-1
House Type 3B6P-1	141-BS-AFF-3B6P-1-C
Housetype 3B6P-1P	141-BS-AFF-3B6P-1-C-1
House Type 3B6P-1-Semi	141-BS-AFF-3B6P-1-S
House Type 3B6P-1-Terrace	141-BS-AFF-3B6P-1-T
House Type-4B7P-1	141-BS-AFF-4B7P-1
Detached Double Garage	141-Double Garage
Electric Substation	141-Electric Substation
House Type 5B9P-1	141-MC-5B9P-1
House Type 5B9P-1	141-MC-5B9P-1-Vista
House Type 5B9P-1 – M4(3)	141-MC-5B9P1-M4(3)
Detached Single Garage	141-Single Garage
Detached Twin Single Garage	141-Twin Garage
3D View – Bicester Road	141-PS-601
3D View – Open Space	141-PS-602
3D View – SUDS Feature	141-PS-603
3D View – Cycle Route	141-PS-604

Street Scenes A-A	141-501
Street Scene B-B	141-502
Street Scenes C-C	141-503
View 01	22289
View 02	22289

A BACS payment covering the application fee of £29,207 has been paid to the planning portal.

We trust the material enclosed within this application is sufficient to ensure the validation of this application, however, should you require any further information and/or clarification on the document submitted please do not hesitate to contact me or my colleague Donna Palmer (donna.palmer@turley.co.uk).

Yours sincerely,



Amelia Harford
Assistant Planner

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