

16 January 2023  
Our Ref: 19.1004

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Cherwell District Council  
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Dear Sir/Madam

## Re: Submission under the Town and Country Planning Act 1990 (as amended)

### Land South of Green Lane, Chesterton

On behalf of my client, Wates Group ('Wates'), please find enclosed an Outline Planning Application, associated plans and supporting documents for residential development of the above site.

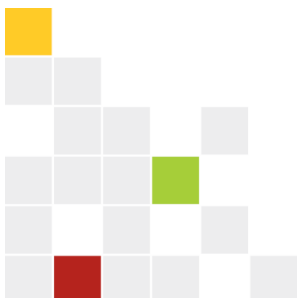
The description of development, as set out on the application is as follows:

*"Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green / blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access)"*

### Application Documents and Application Fee

The following application documents are submitted in support of the application:

Document	Prepared by
Application Form	Boyer
CIL Form	Boyer
Planning Statement (including Affordable Housing Assessment)	Boyer
Design and Access Statement	ACG Architects
Heritage Statement	Orion Heritage
Arboriculture Impact Assessment	SJA Trees



LVIA and Landscape Strategy (including Open Space Assessment)	Allen Pyke
Economic Benefits Summary Infographic	Turley
Archaeological Evaluation	Cotswold Archaeology
Utilities Assessment	JNP Group
Flood Risk Assessment and Drainage	JNP Group
Phase II Geo-environmental Report	JNP Group
Biodiversity Survey and Report	BSG Ecology
BNG Calculation and Strategy	BSG Ecology
Transport Assessment (Part 1-4)	I-Transport
Travel Plan	I-Transport
Agricultural Land Quality Assessment	Reading Agricultural Consultants
Energy and Sustainability Assessment	Energist
Statement of Community Involvement	SP Broadway

The following drawings are submitted in support of the application.

Drawing Number	Drawing Title
353-ACG-XX-00-DR-A-1000 Rev 3	Site Location Plan
353-ACG-XX-00-DR-A-1050 Rev 2	Illustrative Masterplan
2930-LA-02 Rev P3	Illustrative Landscape Masterplan
C86354-JNP-92-XX-DR-C-2003 Rev P03	Drainage Strategy Sheet 1 of 2
C86354-JNP-92-XX-DR-C-2004 Rev P01	Drainage Strategy Sheet 2 of 2
C86354-JNP-92-XX-DR-C-2005 Rev P01	Exceedance Flow Plan Sheet 1 of 2
C86354-JNP-92-XX-DR-C-2006 Rev P01	Exceedance Flow Plan Sheet 2 of 2
C86354-JNP-92-XX-DR-C-2007 Rev P01	Pipe Catchment Plan Sheet 1 of 2
C86354-JNP-92-XX-DR-C-2008 Rev P01	Pipe Catchment Plan Sheet 2 of 2

The application fee of £28,544.00 has been sent to the Planning Portal to accompany this application.

### **Summary**

The submitted suite of application documents demonstrates that the proposed development will fully accord with national and local planning policy in order to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information, please do not hesitate to contact me on the details below.

Yours sincerely



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**Associate Director**

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