

24 March 2023

Submitted via Planning Portal

Ref: BOVS3002

Planning Department
Cherwell District Council
Bodicote House
White Post Rd
Bodicote
Banbury
OX15 4AA

Dear Sir/Madam

OUTLINE PLANNING APPLICATION AT LAND EAST OF WARWICK ROAD, BANBURY OXFORDSHIRE

On behalf of our client, Vistry Group we are pleased to submit an outline planning application for residential development on last east of Warwick Road, Banbury, Oxfordshire under planning portal reference PP-11398559. The description of development is as follows:

“Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury. All matters reserved except for means of access to the site.”

THE SITE

The site is located along the eastern side of Warwick Road (A4100) and to the north of Dukes Meadow Drive, on the northern edge of Banbury, Oxfordshire.

The site is split into two land parcels by the old farm track referred to as ‘Gullicotte Lane’ and comprises 2 agricultural fields (‘Parcel A’ and ‘Parcel B’). Parcel A is located alongside Warwick Road, with Parcel B located on the eastern side of Gullicotte Lane. It is understood that they are currently in use for arable farming.

The size extends to approximately 12.63ha with boundaries defined by existing hedgerows. Beyond the site boundary to the north and easter of the site there is further agricultural land. To the south of the site there is a boundary defined by existing trees with a recent residential development located beyond and to the west of Warwick Road. A Public Right of Way (PRoW no. 191/6/10) crosses the south-eastern corner of Parcel A.

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

T 0118 902 2830 turley.co.uk

APPLICATION SUBMISSION

The following documents have been submitted in support of this application:

Plan / Document	Reference
Application form	As submitted
Covering Letter	Prepared by Turley
Planning Statement including Affordable Housing statement; public rights of way statement and draft Heads of Terms	Prepared by Turley
EIA	Prepared by Turley
EIA Appendices:	
Heritage and archaeological statement	Prepared by EDP
Archaeological Geophysical Survey	Prepared by EDP
Archaeological Evaluation	Prepared by MOLA
Landscape and Visual Impact Assessment	Prepared by EDP
Arboricultural Impact Assessment	Prepared by EDP
Location Plan	edp3253_d007e
Concept Plan	edp3253_d038a
Design & Access Statement	Prepared by EDP
Flood risk assessment and Drainage Strategy	Prepared by Jubb
Utilities Report	Prepared by Jubb
Biodiversity survey and report	Prepared by EDP
Illustrative Landscape Strategy	(included in LVIA, prepared by EDP)
Statement of community involvement	Prepared by Turley
Transport assessment	Prepared by Jubb
Travel Plan	Prepared by Jubb
Phase 1 Geotechnical report	Prepared by SLR
Air Quality Assessment	Prepared by SLR
Noise Assessment	Prepared by SLR
Sustainability Report	Prepared by AES

SUMMARY

The appropriate fee of £25,402.20 has been paid via the planning portal under reference PP-11398559.

CIL Form 1 'Additional Information' accompanies this submission. Question 6 relating to GIA of the proposed development cannot be completed at this outline application stage. CIL Form 10 relating to social housing relief will be completed at the relevant stage prior to any commencement on site.

We trust you will find the application documents to be in order and we look forward to confirmation of validation. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Karen Barnes
Senior Planner

Karen.barnes@turley.co.uk