

Our ref. AD/B0114/21

2 June 2023

Katherine Daniels BA. (Hons) DipTP MRTPI
Principal Planning Officer
Development Management Division
Environment and Place Directorate
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Katherine

Outline Planning Application – Land to the North of Camp Road, Heyford Park

On behalf of my clients (the applicant) I am submitting an outline planning application for the following:

‘Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works’.

The application is outline with all matters reserved except for access.

The applicants are as follows:

Richborough Estates, Lone Star Land Ltd, K and S Holford, A and S Dean, N P Giles, A L C Broadberry.

The application has been submitted via the Planning Portal; the reference is: PP-12208846.

The application benefits from a ‘free-go’ and therefore no fee has been made via the Planning Portal.

The application contains the following documentation:



1. Application Form	Walsingham Planning
2. Covering Letter	Walsingham Planning
3. Site Location Plan – L01	edge Urban Design
4. Land Use Parameter Plan – P01	edge Urban Design
5. Access and Movement Parameter Plan – P02 Rev A	edge Urban Design
6. Building Heights Parameter Plan – P03	edge Urban Design
7. Density Parameter Plan – P04	edge Urban Design
8. Landscape and Open Space Parameter Plan – P05 Rev A	edge Urban Design
9. Illustrative Masterplan – P06 Rev A	edge Urban Design
10. Illustrative Masterplan – P06 Rev A (without annotations)	edge Urban Design
11. Design and Access Statement	edge Urban Design
12. Design and Access Statement – Addendum	edge Urban Design
13. Planning Statement	Richborough Estates
14. Transport Assessment	Hub Transport Planning
15. Draft Travel Plan	Hub Transport Planning
16. Transport Technical Note	Hub Transport Planning
17. LVIA	Tyler Grange
18. FRA	BWB
19. Sustainable Drainage Strategy	BWB
20. Illustrative Drainage Strategy – Further Letter	BWB
21. Ecological Impact Assessment	RammSanderson
22. Desk Top Archaeology	RPS
23. Archaeological Evaluation Report	Oxford Archaeology
24. Phase I Land Contamination	BWB
25. Heritage Impact Assessment	RPS



26. Tree Survey and AIA	Tyler Grange
27. Statement of Community Involvement	Walsingham Planning
28. Agricultural Land Quality	Soil Environment Services
29. Air Quality Assessment	BWB
30. Geophysical Survey Report	Magnitude Surveys
31. Noise Assessment	BWB
32. Environmental Statement + Appendices	Wardell Armstrong
33. Environmental Statement Non-Technical Summary	Wardell Armstrong

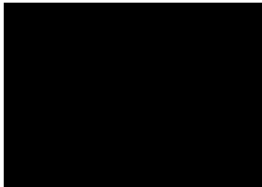
The application has been resubmitted to Cherwell District Council following the refusal of planning permission for application 21/04289/OUT on the 31 March 2023.

Upon validation of the application, I would be grateful if we could arrange a meeting to discuss the reasons for refusal relating to application 21/04289/OUT. I will contact you separately to arrange a suitable time and date.

If you have any questions, please contact me.

I look forward to hearing from you.

Yours faithfully



Alan Divall MRTPI
Director
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