

Our Ref: PF/WW/10387 (Please reply to Banbury office)

Will.Whitelock@framptons-planning.com

6th June 2023

Cherwell District Council
Development Management
Place & Growth Directorate
Bodicote House
Banbury
OX15 4AA

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING RETAIL UNITS AND PUBLIC CAR PARK AND REDEVELOPMENT FOR RESIDENTIAL DWELLINGS (C3 USE), PROVISION OF PRIVATE CAR PARKING, HARD AND SOFT LANDSCAPING AND PHOTOVOLTAIC (PV) PANELS ON ROOF, AND ASSOCIATED WORKS

ON LAND BETWEEN CALTHORPE STREET AND MARLBOROUGH ROAD, BANBURY

On behalf of Tri7 Banbury LLP, I submit a planning application for full planning permission in respect of a proposed residential redevelopment of 'The Calthorpe Centre', comprising land between Calthorpe Street and Marlborough Road, Banbury.

The application is accompanied by the architectural and landscaping scheme plans listed in **Enclosure 1** and the reports listed below.

Report	Report Ref.
Air Quality Assessment	1rAQ10030r1
Archaeological Desk-Based Assessment	Banbury_ADBACM_25-05-23
Ecological Survey & Report	G59944
Biodiversity Impact Assessment/BNG Metric	Version 2
Daylight and Sunlight Assessment	1839-ep-23-3005
Energy Statement	CAL-HYD-XX-XX-RP-ME-003
Flood Risk Assessment	24447-HYD-XX-XX-FR-0001 P02
Drainage Strategy and Layout	22055-D100
Heritage Statement	Prepared by Bidwells, dated May 2023

enquiries@framptons-planning.com www.framptons-planning.com

Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH T: 01295 672310 F: 01295 275606 Aylesford House, 72 Clarendon Street, Leamington Spa, Warwickshire, CV32 4PE T: 01926 831144



Townscape Visual Impact Assessment	UDs64638-A4-0002
Land Contamination Assessment	1922759 R01
Landscape Design Statement	LA5592-LDS-01-Rev B
Noise Impact Assessment	21770R01aPKSW
Photograph/Photomontages Verified Views	0550 Banbury LA & TVA
Retail Impact Assessment	Prepared by White Commercial
Statement of Community Involvement	PF/10387
Transport Assessment	22-312-20 Rev 01
Framework Travel Plan	20-213-20 Rev 00
Tree Survey and Arboricultural Impact Assessment	BS5837 BJUFC May 2023
Health Impact Assessment	PF/10387

This submission has been made on the Planning Portal, and an electronic payment of £47,763.00 (incl. Planning Portal service charge) has been made to cover the relevant planning application fee.

We trust that this submission can be registered on the basis of the enclosed information and look forward to receiving confirmation that the submission has been received and validated.

In the meantime, should you require any further information or seek clarification on any matter, please do not hesitate to contact me via the details provided.

Yours sincerely

Will Whitelock Framptons

Enc: Application Form

Plans as listed in Enclosure 1 Reports as listed above



Enclosure 1 – Architectural and Landscaping Scheme Plans

DRAWING REGISTER / ISSUE SHEET

PROJECT No:	20176		
PROJECT TITLE:	Calthorpe Street, Banbury		
DRAWING SERIES:	PLANNING	SHEET No.	1

QAF No. 04.01 Issue No. 3

Existing Site Plan Proposed Lower Ground Site Plan Proposed Ground Floor Site Plan Proposed Roof Plan Proposed Site Block Plan Site Location Plan Demolition Site Plan Block A-B Lower Ground Floor Plan Block A-B Ground Floor Plan Block A-B First Floor Plan Block A-B Second Floor Plan Block A-B Third Floor Plan Block A-B Roof Plan Block C-D Lower Ground Floor Plan Block C-D Second Floor Plan Block C-D Second Floor Plan	NZE A1	DAY MONTH YEAR DWG No. 20176-0100 20176-0101 20176-0102 20176-0103 20176-0105 20176-0112 20176-0114 20176-0201 20176-0202 20176-0203 20176-0204 20176-0205 20176-0206 20176-0211 20176-0212	26 05 23 23 P-00 P-00 P-00 P-00	
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Block A-B Second Floor Plan Block A-B Third Floor Plan Block A-B Roof Plan Block C-D Lower Ground Floor Plan Block C-D Ground Floor Plan Block C-D First Floor Plan Block C-D Second Floor Plan	A1 A1 A1 A1 A1 A1	20176-0204 20176-0205 20176-0206 20176-0211	P-00 P-00 P-00 P-00	
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Block C-D Third Floor Plan	A 1	20176-0214	P-00 P-00	-
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	A1	20176-0221	P-00	
	A1	20176-0223	P-00	
	A 1	20176-0224	P-00	
Block E Roof Plan	A1	20176-0225	P-00	
Block F-G Lower Ground Floor Plan	A1	20176-0231	P-00	
Block F-G Ground Floor Plan	A 1	20176-0232	P-00	
Block F-G First Floor Plan	A 1	20176-0233	P-00	
Block F-G Second Floor Plan	A 1	20176-0234	P-00	
	A 1	20176-0235	P-00	
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Block C-D East Elevation	A 1	20176-0312	P-00	
Block C-D South Elevation	A 1	20176-0313	P-00	
Block C-D West Elevation	A 1	20176-0314	P-00	
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Gate House South Elevation	A1	20176-0343	P-00				
Gate House West Elevation	A1	20176-0344	P-00				
Town House North Elevation	A1	20176-0351	P-00				
Town House East Elevation	A1	20176-0352	P-00				
Town House South Elevation	A1	20176-0353	P-00				
Town House West Elevation	A1	20176-0354	P-00				
Existing Site Sections 01	A1	20176-0360	P-00				
Existing Site Sections 02	A1	20176-0361	P-00				
Existing Site Sections 03	A1	20176-0362	P-00				
Dashwood Road Section	A1	20176-0363	P-00				
Calthorpe Street Site Section	A1	20176-0364	P-00				
Marlborough Place Section	A1	20176-0365	P-00				
Marlborough Road Library Section	A1	20176-0366	P-00				
Proposed Site Sections 01	A1	20176-0367	P-00				
Proposed Site Sections 02	A1	20176-0368	P-00				
Proposed Site Sections 03	A1	20176-0369	P-00				
Design and Access Statement	A3	20176-0800	P-00				
PURPOSE OF ISSUE			3				

^{1 -} Work in Progress 2 - Information/Comment 3 - Planning 4 - Building Regulations 5 - Tender 6 - Contract 7 - Construction 8 - Record

DRAWING	RAWING REGISTER & ISSUESHEET															
Project Name:	Calthorpe Street															
Project Number:	LA5592															
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LA5592 - 002	Illustrative Landscape Masterplan	С	1:250 @ A0		*	*	*								\perp	
LA5592 - 101	Landscape GA and Levels North	С	1:200 @ A0		*	*	*								\perp	
LA5592 - 102	Landscape GA and Levels South	С	1:200 @ A0		*	*	*									
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Drawings - Sections														Т	Т	П
LA5592 - 201	Site Sections A-B	С	1:50 @ A0		*	*	Α						П	Т	Т	
LA5592 - 202	Site Section D	С	1:50 @ A0		*	*	Α							П	Т	
LA5592 - 203	Site Sections C-E-G	С	1:50 @ A0		*	*	A							Т	Т	П
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