

Mrs L Griffiths
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

Our ref: SRS/21-00973/let

Date: 3 November 2023

Dear Linda

Re: Kingsmere, Bicester – Parcel R – Submission of Hybrid Planning Application for Class C2 Extra Care Apartments and Class C3 Residential Dwellings

Further to the various pre-application submissions and discussions during 2022/23, Rapleys is now instructed by Preferred Homes Ltd and Countryside Properties (Bicester) Ltd ('the applicant'), to submit a planning application for the development of Parcel R, Kingsmere, Bicester.

The application is hybrid in nature comprising (i) in FULL, the construction of 82 apartment affordable extra care home (C2 use class) with associated open space/green infrastructure, landscaping, car/cycle parking, service infrastructure (drainage, highways, lighting) with the creation of a new access off Bishops Road, and the removal of the existing access and re-instatement of the footpath, and in OUTLINE, the construction of up to 14 residential (C3 use class) dwellings with associated landscaping, service infrastructure (highways, drainage, lighting).

Owing to the hybrid nature of the application it is not feasible to submit via the portal, consequently, in discussion with your planning admin team, the submission is made electronically via email and a WeTransfer link containing all the documentation.

The application submission comprises the following supporting documents and plans –

- A table of documentation and plans submitted, including plan numbers for ease of reference
- The completed application form and certificates
- Covering Letter
- Planning Statement
- Design and Access Statement
- Drainage Strategy Statement
- Transport Statement
- Travel Plan for the Extra Care
- Travel Plan for the C3 dwellings

Rapleys – 120 Colmore Row Birmingham B3 3AP

T: 0370 777 6292 E: info@rapleys.com www.rapleys.com @rapleys [linkedin/twitter](#)

- Stage 1 Road Safety Audit
- Energy and Sustainability Statement
- Ventilation Strategy
- Overheating Report
- Preliminary Ecological Appraisal
- BREAM Progress Report for the Extra Care
- External Lighting Assessment and Specification Report
- Desk Top Study and Preliminary Risk Assessment
- Redline Boundary Site Location Plan
- Hybrid Application Site Plan identifying full/outline areas
- Site Context Plan
- S38 Adoptable Road Layout, Long Section and Construction Detail
- General Arrangement Landscaping Plan
- Hard Landscaping Plan
- Soft Landscaping Plan
- Landscaping Supporting Notes/Tree Pit Detail
- General Arrangement Site Layout Plan
- Ground Floor Plan Extra Care
- First Floor Plan Extra Care
- Second Floor Plan Extra Care
- Third Floor Plan Extra Care
- Roof Plan Extra Care
- Proposed Boundary Treatment Plan
- Sections Extra Care within the DAS
- Elevations Extra Care
- Proposed Substation Detail
- Proposed Bicycle Shed Detail
- Air Source Heat Pump Acoustic Enclosure Detail, including some further information on technical specification and principles
- Proposed Private Drainage General Arrangement
- Vehicle Swept Paths – 11.6m refuse vehicle
- Vehicle Swept Paths – Fire Tender
- Vehicle Swept Paths – 7.5t box van
- 2.4m x 43m Visibility Splays
- Proposed Bellmouth Relocation Detail Plan

The justification and support for the development proposed within this application is contained within the Planning Statement, although suffice it to say that the principle of the proposed development has already been established through the overarching outline planning permission 13/00847/OUT . The proposed development is also considered to be in accordance with relevant national and adopted local planning policy and guidance.

We trust that the enclosed information is sufficient to validate and determine the application and look forward to receiving confirmation to that effect in due course. We will also be pleased to address any matters that may arise through the consultation and determination process.

Please contact me in the first instance should you require any further information or clarification.

Yours sincerely,



[SarahRSmith \(Nov 3, 2023 14:17 GMT\)](#)

Sarah R Smith
BA (Hons) MRTPI
Consultant - Town Planning
sarah.r.smith@rapleys.com
07787 527109

Encs.