

Cherwell District Council  
Bodicote House,  
Bodicote,  
Banbury  
OX15 4AA

25<sup>th</sup> January 2024

Dear Sir/ Madam

**DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF UP TO 99 DWELLINGS, ACCESS, OPEN SPACE AND ASSOCIATED WORKS (OUTLINE, ALL MATTERS RESERVED SAVE FOR ACCESS)**

**LAND WEST OF FRINGFORD ROAD, CAVERSFIELD**

**PLANNING PORTAL REFERENCE: PP-12620485**

Please find enclosed a planning application submitted on behalf of Richborough Estates for the above-described development at Land West of Fringford Road, Caversfield.

A full explanation of the application, its format and approach, is set out in more detail within the submitted Planning Statement.

The submission includes the following documentation:

- Completed Planning Portal Forms and Ownership Certificate;
- Completed CIL Form;
- Planning Statement (including Affordable Housing Statement and Statement of Community Involvement) (prepared by Planning Prospects Ltd)
- Application drawings including:
  - Site Location Plan (Edge) ref. 501\_L01
  - Topographical Survey (MEC) ref. 27877\_06\_170\_01
  - Framework Plan (Edge) ref. 501\_P01
  - Land Use Parameter Plan (Edge) ref. 501\_P02
  - Access Plan (Edge) ref. 501\_P03
  - Storey Heights Strategy Plan (Edge) ref.501\_P04
  - Density Parameter Plan (Edge) ref. 501\_P05
  - Landscape & Open Space Parameter Plan (Edge) ref.501\_P06
  - Illustrative Masterplan\_ with notes (Edge) ref.501\_P07
  - Illustrative Masterplan (Edge) ref. 501\_P08
- Supporting technical reports:
  - Transport Assessment (prepared by Hub Transport Planning Ltd)
  - Travel Plan (prepared by Hub Transport Planning Ltd)
  - Design and Access Statement (DAS) (prepared by Edge Urban Design)

- Ecological Appraisal (prepared by The Environmental Dimension Partnership Ltd (EDP))
- Biodiversity Net Gain Addendum (prepared by The Environmental Dimension Partnership Ltd (EDP))
- Agricultural Land Classification (prepared by Soil Environmental Services Ltd)
- Heritage Assessment (prepared by Pegasus Group)
- Flood Risk and Drainage Assessment (prepared by MEC Development Technical Consultants)
- Acoustic Assessment (prepared by MEC Development Technical Consultants)
- Air Quality Assessment (prepared by MEC Development Technical Consultants)
- Geo-Environmental Desk Study (prepared by MEC Development Technical Consultants)
- Utilities Assessment (prepared by MEC Development Technical Consultants)
- Energy Statement (prepared by MEC Development Technical Consultants)

### **Planning Application Fee**

The fee for an outline application for the proposed development is £23,681.00 (including VAT and the £64.00 Planning Portal service charge), based on the proposed development site extending to 6.9ha. This fee has been paid through the Planning Portal.

Should you require any further information or clarification on any of the above then please contact the undersigned.

We look forward to receiving confirmation of validation at your earliest convenience.

Yours faithfully



**Emma Rawson – Senior Planner (BA, MSc, MRTPI)**  
**For and on behalf of Planning Prospects Ltd**

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