

18<sup>th</sup> April 2024

Mr Thomas Webster  
Cherwell District Council  
Development Management  
Place and Growth Directorate  
Bodicote House  
Banbury  
OX15 4AA

Dear Tom,

**SUBMISSION OF AN APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN RESPECT OF PLANNING PERMISSION REFERENCE: 23/01711/REM, LAND NORTH OF BICESTER AVENUE GARDEN CENTRE, OXFORD ROAD, BICESTER**

**PLANNING PORTAL REFERENCE: PP-12970608**

CarneySweeney have been retained by Peveril Securities Ltd (the Applicant) to prepare a submission for a non-material amendment under Section 96A of the Town and County Planning Act 1990 (as amended) for an amendment to the approved plans listed under Condition 1 of Planning Permission Reference: 23/01711/REM.

The planning application fee has been paid to the LPA via the Planning Portal.

#### **Proposed Amends to details approved under Condition 1**

Since the grant of Planning Permission Reference: 23/01711/REM, the Applicant's design team have been reviewing matters through the ongoing design process and as a result of Distribution Network Operators requirements and to facilitate the preferred cable route, it is proposed to narrow the width of the access road and add security gates. The timber knee rail fence has also been removed.

The changes are shown on the following amended plans:

- F101 Rev C - Proposed Site Layout
- F102 Rev D – Proposed Landscaping Plan

Table 1 below identifies which of the approved drawings listed in Condition 1 of Planning Permission Reference: 23/01711/REM are proposed to be superseded.



**Table 1: Summary of Proposed Amended Drawing References**

<b>Approved Plans under Condition 1 of Planning Permission Reference: 23/01711/REM</b>	<b>Proposed Amended Plans</b>
F100 Rev A – Site Location Plan	No amendment
<del>F101 Rev A – Proposed Site Layout</del>	<b>F101 Rev C - Proposed Site Layout</b>
082005-CUR-XX-XX-DR-C-92003_P04 – Revised Sustainable Drainage Plan	No amendment
082005 CUR 00 XX DR C 92010 P04 – Surface Water Drainage Plan	No amendment
GAD-011 Rev 2 - DNO Compound Layout	No Amendment
GAD-012 Rev 1 - IDNO Compound Layout	No Amendment
GAD-014 Rev 2 – Primary Compound Elevations	No Amendment
<del>F102 Rev B – Proposed Landscaping Plan</del>	<b>F102 Rev D – Proposed Landscaping Plan</b>

Overall, the proposed amendments would not materially alter the external appearance of the approved scheme and neither do they alter the scale of development proposed and thus, we consider these are capable of being dealt with as non-material.

We trust the details submitted with this application are acceptable to enable validation, but should you require any further details please do not hesitate to contact me via the above email address.

Yours sincerely,



Eilidh McCallum  
**Senior Planner**  
**CarneySweeney**

