

# DEVELOPMENT - INTERNAL MEMORANDUM

**From:** Interim Director of Planning and Regeneration

**To:** Landscape Services (CDC)  
**FAO** Landscapes Officer  
Informal Open Space/Play Facilities

**Our Ref:** 16/02446/F

**Ask for:** Andrew Lewis

**DDI:** 01295 221813

**Date:** 01.06.2018

---

**Subjects:** CONSULTATION - APPLICATION

REQUEST FOR INFORMATION RELATING TO A PLANNING OBLIGATION

**Application No.:** 16/02446/F

**Applicant's Name:** Heyford Investments LLP

**Proposal:** Erection of 297 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works

**Location:** Heyford Park Camp Road Upper Heyford

**Parish(es):** Upper Heyford

**UPRN :** 100121382191

I should be grateful if you would let me have your observations on the above application by submitting your comments via the Consultee Access online service within **14 days** from the date of this memorandum. Any observations received after this date may fail to be taken into account in the determination of the application.

[ConsulteeAccess](#) can be used to view details of this application. If you wish to submit your comments via this service, you must be logged in to do so. If you wish to submit your comments by email, please do so to [DM.Comments@cherwell-dc.gov.uk](mailto:DM.Comments@cherwell-dc.gov.uk).

If you have any problems using the service please contact Planning on extension 1882. Alternatively, you can log a call through the Council's IT Service Desk on extension 7080, or via the Intranet [self-service facility](#).

If you have any queries regarding the application, please contact **Andrew Lewis** on extension number **01295 221813**.

Yours faithfully



Paul Feehily  
Interim Director for Planning and Regeneration

# PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

**From:** Landscape Services (CDC)

**To:** Head of Development Management and Major Developments  
**FAO:** Andrew Lewis

**Your Reference:** 16/02446/F

**Our Reference:**

**Date of Consultation:** 01.06.2018

**Target Date for Response:** 14 days

<b>Application/Site Reference:</b>	16/02446/F				
<b>Development Location:</b>	Heyford Park Camp Road Upper Heyford				
<b>Development Proposal:</b>	Erection of 297 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works				
<b>Planning Obligation Requirement :</b>					
LAPs	Fitness Stations	LEAP	Balancing Pond		
NEAP/LEAP Combined	Hedgerow	MUGA	Swale		
Informal Open Space (inc. Rain Gardens landscape buffers)			Mature Trees		
<b>Justification Policies:</b>					
CLP 1996 R12, SPD, NSLP R8 &R, LP BSC 10 and 11					
<b>Detail:</b>					
15 year maintenance sums for the above typologies/provision Mature Trees: 198.82/tree    LAP-Equipped: £30458.36    LEAP: £122967.08 Balancing Pond: 50.98/m2    NEAP/LEAP Combined: £407981.63					
<b>Detail Specification:</b>	Fitness Stations: £ 122967.08    MUGA: £56415.70 IOS: 9.74/m2, Hedgerow: 20.49/m2    Swale: 92.71/m2				
<b>Trigger for works/Contribution:</b>	50% occupancy and full occupancy within 30 m of play facility				
<b>Commuted sum:</b>					
<b>Capital:</b>		<b>Revenue:</b>	as above	<b>Indexation:</b>	RICS/BCIS
<b>Capital Management:</b>		<b>Revenue Management:</b>	NA		
<b>Standard Heads of Terms:</b>	Terms as per planning obligation requirement above.				
<b>CDC Contact:</b>	Tim Screen		<b>Ext:</b>	1862	
<b>Signed:</b>			<b>Date:</b>	25/06/2018	