

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

IMPORTANT – PLANNING CONSULTATION

Caroline Clapson
Bicester Infrastructure Team
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA



Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk

Please ask for: **Andrew Lewis**
Email: **andrew.lewis@cherwell-dc.gov.uk**

Direct Dial: **01295 221813**
Our Ref: **18/00825/HYBRID**

5th May 2020

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017
(AS AMENDED)
Neighbour Notification (amended details)

Application No.: 18/00825/HYBRID

Applicant's Name: Dorchester Living Limited

Proposal: A hybrid planning application consisting of:

- demolition of buildings and structures as listed in Schedule 1;
- outline planning permission for up to:
 - 1,175 new dwellings (Class C3);
 - 60 close care dwellings (Class C2/C3);
 - 929 m2 of retail (Class A1);
 - 670 m2 comprising a new medical centre (Class D1);
 - 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8);
 - 2,415 m2 of new school building on 2.4 ha site for a new school (Class D1);
 - 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2);
 - 30m in height observation tower with zipwire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3);
 - 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis);
 - 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1);
 - Creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.
- the change of use of the following buildings and areas:
 - Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);
 - Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8);
 - Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1);
 - Buildings 73 and 2004 (Class D1);

**Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use);
Building 340 (Class D1, D2, A3);
20.3ha of hardstanding for car processing (Sui Generis); and > 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);**
• the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.
• associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

Location: Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD

Parish(es): Heyford Park

Expected Decision Level: Committee

Description of Amendment: The original application has been revised. Please refer to Section 2 of the Addendum to Planning Statement dated March 2020 (ref: P16-0631) for a detailed summary of the revisions

We have received amended plans details for the above application.

Plans and documents, including the amended Environmental Statement can be viewed on the Council's on-line register at <https://planningregister.cherwell.gov.uk/>. If you do not have access to the website at home you may inspect the application, the plans and other documents submitted with it at this office on the council's self-service computers at any time between 8:45 a.m. and 5:15 p.m. Monday to Friday. Please note however that due to the restrictions imposed in response to COVID-19, visits to Bodicote House to inspect the above documents should only be made when essential and by prior appointment by telephoning Planning Reception on 01295 227006. If you wish to speak to the Case Officer, please contact the case officer on the above number.

If you wish to make additional comments on the application, please do so via our website using the link above no later than 4 June 2020. Any comments received after this date will only be considered if a decision has not yet been made. **Previous comments submitted will be taken into account when deciding the application.**

To submit your comments online click on the 'comments' tab of the webpage above. Whilst the comments field is restricted to 1000 characters, you can type your comments on a separate document and upload it as an attachment if you prefer. **All comments and attachments will be automatically published. Do not include any personal details such as phone numbers, email addresses or signatures.**

Alternatively, you can comment by e-mail (using the email address at the top of this letter) or by letter to the above address. However please note that there may be a delay in processing comments received in this way (as we will redact any personal details such as phone numbers, email addresses or signatures) and therefore a delay in your comments reaching the officer.

As such you are recommended to submit comments online. However, if you do comment by email or letter then you will need to **include the application number** (which you will find above), **your address**, and **clearly state** whether you are **objecting/supporting/commenting** on the application.

You can find useful information about making comments on our website using this link:
<https://www.cherwell.gov.uk/info/115/planning/443/view-or-comment-on-a-planning-application/2>

You should be aware that by law any letter/email you write is not confidential and may be read by others including the applicant. **The Council will not consider any anonymous letters/emails that make representations on applications.**

If you do decide to comment, here are some points to bear in mind;

- Planning is about the use of land and the control of development.

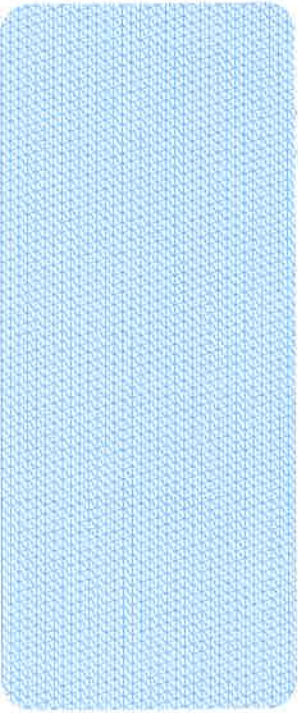
- Decisions on applications must be taken in the public interest e.g. what a new house looks like in a street or the effect of an access on traffic safety.
- Private interests such as the effect of a development on property value, loss of view, although perhaps important to you, will only rarely affect the decision.
- The salient points of comments will be included in any report to the Planning Committee but not the whole of your letter.

If you require further advice about how the application will be decided, contact the case officer whose name appears at the top of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'D.P.', written in a cursive style.

David Peckford
Assistant Director – Planning and Development



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