

PB/DJR/P19-0137

5<sup>th</sup> July 2019

Public Protection & Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

**LPA Reference: 19/00446/F**

FAO: Andrew Lewis, Principal Planning Officer (Major Developments)

Dear Sir,

**Erection of up to 57 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure, and site clearance on land at Dorchester Phases 5D, 8C and Trenchard Circle, Camp Road, Heyford Park, Upper Heyford, Oxfordshire, OX25 5HD**

I write with reference to the above full planning application, submitted on behalf of our client Heyford Park Settlements LP, for residential development on land forming Dorchester Phase 5D, Phase 8C and Trenchard Circle at Camp Road, Heyford Park, Upper Heyford, Oxfordshire, OX25 5HD, currently under consideration by the LPA via reference 19/00446/F.

Following discussions with the Council's Strategic Housing Officer, the proposals have been amended to incorporate the provision of two Building Regulations M4 Category 3 – Wheelchair Accessible Units and wider compliance with Nationally Described Space Standards. The relevant accessible units can be found on the ground floor of apartment block 410 to 418 of the submitted proposals.

In addition the amended planning layout drawings for Phase 8C (drawing 0521-PH8C-102 Rev.A) and Trenchard (drawing 0521-TR-1002 Rev.B) together identify three dedicated Growth Deal Affordable Units.

In light of this amendment please find enclosed the following revised documentation:

- Planning Statement Addendum – Pegasus Group. July 2019
- Drawings:

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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<b>PHASE 8C</b>	
<b>Drawing Number / Revision</b>	<b>Title</b>
0521-PH8C-102 Rev.A	Planning Layout
0521-PH8A-8C-104 Rev.A	External Works Layout
0521-PH8A-8C-105 Rev.A	Vehicle Tracking Layout
0521-PH8A-8C-108 Rev.A	Material Layout
0521-PH8A-8C-111 Rev.A	Refuse Plan
0521-PH8A-8C-115 Rev.A	Service Easements
0521-PH8C-HTB Issue 2	Housetype Booklet
<b>TRENCHARD CIRCLE</b>	
<b>Drawing Number / Revision</b>	<b>Title</b>
0521-TR-1002 Rev.B	Planning Layout
0521-TR-1004 Rev.B	External Works Layout
0521-TR-1005-1 Rev.A	Vehicle Tracking Layout (Sheet 1 of 2)
0521-TR-1005-2 Rev.A	Vehicle Tracking Layout (Sheet 2 of 2)
0521-TR-1007 Rev.A	Adoption Plan
0521-TR-HTB Issue 4	Housetype Booklet

This information supersedes that submitted under cover of our original letter dated 8<sup>th</sup> March 2019, with the following table(s) providing a cumulative list of the application package for consideration in respect of application 19/00446/F:

<b>COMPOSITE REPORTS</b>		
<b>Title</b>	<b>Reference</b>	<b>Date Submitted</b>
Application Forms, Notices and Certificates	N/A	08.03.19
Arboricultural Statement	11 <sup>th</sup> February 2019. LANDARB Solutions	08.03.19
Dorchester Living Construction Specification	Revision 17	08.03.19
Extended Phase 1 Habitat and Preliminary Bat Survey	Issue 1. 3 <sup>rd</sup> March 2019.- 4 Acre Ecology	08.03.19
Planning, Heritage and Affordable Housing Statement (incorporating draft S106 Heads of Terms)	February 2019 – Pegasus Group	08.03.19
Planning Statement Addendum	July 2019 – Pegasus Group	05.07.19
Transport Statement	Ref: 39304. February 2019 – PBA/Stantec	08.03.19

<b>COMPOSITE PLAN</b>		
<b>Title</b>	<b>Reference</b>	<b>Date Submitted</b>
0521-PH5D-8C-TR-101	Location Plan	08.03.19

<b>PHASE 5D</b>		
<b>Reports</b>	<b>Reference</b>	<b>Date Submitted</b>
Design and Access Statement – Phase 5D	0521-PH5C. 18 <sup>th</sup> February 2019. Focus on Design	08.03.19
Flood Risk Assessment Compliance – Phase 5C	Version 2. January 2019.16871/B4. Woods Hardwick	08.03.19
<b>Drawing Number / Revision</b>	<b>Title</b>	<b>Date Submitted</b>
0521-PH5C-5D-5(R)-100 Rev.A	Topographical Survey	01.04.19
0521-PH5D-102	Planning Layout	08.03.19
0521-PH5C-5D-5(R)-103	Street Scene	08.03.19
0521-PH5C-5D-5(R)-104	External Works Layout	08.03.19
0521-PH5C-5D-5(R)-105	Vehicle Tracking Layout	08.03.19
0521-PH5C-5D-5(R)-106	External Detailing	08.03.19
0521-PH5C-5D-5(R)-107	Adoption Plan	08.03.19
0521-PH5C-5D-5(R)-108	Material Layout	08.03.19
0521-PH5C-5D-5(R)-109	Garages, Bins & Cycle Store	08.03.19
0521-PH5C-5D-5(R)-111	Refuse Plan	08.03.19
0521-PH5C-5D-5(R)-HTB Issue 2	Housetype Booklet	08.03.19
1619 A8 5C 01 Rev.H	Detailed Planting Proposals	08.03.19
0521-PH5C-5D-5(R)	Parking Matrix Issue 1	08.03.19

<b>PHASE 8C</b>		
<b>Reports</b>	<b>Reference</b>	<b>Date Submitted</b>
Design and Access Statement – Phase 8C	0521-PH8C. 18 <sup>th</sup> February 2019. Focus on Design	08.03.19
Flood Risk Assessment Compliance – Phase 8	Rev.5. January 2019.16871/B4. Woods Hardwick	08.03.19
<b>Drawing Number / Revision</b>	<b>Title</b>	<b>Date Submitted</b>
0521-PH8A-8C-100	Topographical Survey	08.03.19
0521-PH8C-102 Rev.A	Planning Layout	05.07.19
0521-PH8A-8C-103	Street Scene	08.03.19
0521-PH8A-8C-104 Rev.A	External Works Layout	05.07.19
0521-PH8A-8C-105 Rev.A	Vehicle Tracking Layout	05.07.19
0521-PH8A-8C-106	External Detailing	08.03.19
0521-PH8A-8C-108 Rev.A	Material Layout	05.07.19
0521-PH8A-8C-111 Rev.A	Refuse Plan	05.07.19
0521-PH8C-112	Character Areas	08.03.19
0521-PH8C-113	Storey Heights	08.03.19
0521-PH8C-114	Density Plan	08.03.19
0521-PH8A-8C-115 Rev.A	Service Easements	05.07.19
0521-PH8C-HTB Issue 2	Housetype Booklet	05.07.19
1619 A5 06 Rev.C 8A	Detailed Planting Proposals. Sheet 1 of 2	
1619 A5 07 Rev.C 8A	Detailed Planting Proposals. Sheet 2 of 2	
0521-PH8A-8C	Parking Matrix Issue 1	

<b>TRENCHARD CIRCLE</b>		
<b>Reports</b>	<b>Reference</b>	<b>Date Submitted</b>
Design and Access Statement – Trenchard Replan	0521-TR. 31 <sup>st</sup> January 2019. Focus on Design	08.03.19
Flood Risk Assessment – Trenchard Circle	Version 6. January 2019.16871/B4. Woods Hardwick	08.03.19
<b>Drawing Number / Revision</b>	<b>Title</b>	<b>Date Submitted</b>
0521-TR-1000	Topographical Survey	08.03.19
0521-TR-1002 Rev.B	Planning Layout	05.07.19
0521-TR-1003	Street Scene	08.03.19
0521-TR-1004 Rev.B	External Works Layout	05.07.19
0521-TR-1005-1 Rev.A	Vehicle Tracking Layout (Sheet 1 of 2)	05.07.19
0521-TR-1005-2 Rev.A	Vehicle Tracking Layout (Sheet 2 of 2)	05.07.19
0521-TR-1006	External Detailing	08.03.19
0521-TR-1007 Rev.A	Adoption Plan	05.07.19
0521-TR-1008	Material Layout	08.03.19
0521-TR-1009	Garages	08.03.19
0521-TR-1011	Refuse Plan	08.03.19
0521-TR-HTB Issue 4	Housetype Booklet	05.07.19
1619 A4 01 Rev.M	Detailed Planting Proposals. (Sheet 1 of 3)	08.03.19
1619 A4 02 Rev.M	Detailed Planting Proposals. (Sheet 2 of 2)	08.03.19
1619 A4 03 Rev.D	Detailed Planting Proposals (Sheet 3 of 3)	08.03.19
D.0340_10 Rev.C	Cat and Dog Fence	08.03.19
HEYF-5-907 Rev.A	Trenchard Circle Tracking	08.03.19
0521-TR	Parking Matrix Issue 1	08.03.19

In recognition of the provision of the three Growth Bid Affordable Units in line with the Government led initiative of the Oxfordshire Housing Growth Deal, the Planning Statement Addendum sets out the background to these units of 'additionality' and how irrespective of such units, the proposals accord with adopted policies, BSC3 and BSC4 in respect of affordable housing provision.

I trust the above provides all the relevant and necessary particulars to enable the application to progress to the 18<sup>th</sup> July Planning Committee meeting as previously discussed, but should you require any further information, please do not hesitate to contact me at the address below.

Yours faithfully



**Darryl J. Rogers**  
**Principal Planner**

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