

PB/DJR/P19-0137

8th March 2019

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

Planning Portal ref: PP-07677852

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

Please find enclosed a full planning application for the proposed development as described below, on land forming Dorchester Phase 5D, Phase 8C and Trenchard Circle at Camp Road, Heyford Park, Upper Heyford, Oxfordshire, OX25 5HD, submitted via the Planning Portal.

The description of development is:

“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.”

As can be seen from the application address, the proposals relate to the erection of residential units across three separate phases of Heyford Park and thus the application documentation has been prepared for each separate phase with associated overarching composite a Planning, Heritage and Affordable Housing Statement (incorporating drafts

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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

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Heads of Terms), Transport Statement, Extended Phase 1 Habitat Survey Update, an Arboricultural Statement and a Construction Specification.

Accordingly, the application documents comprise:

COMPOSITE REPORTS	
Application Forms, Notices and Certificates	N/A
Arboricultural Statement	11 th February 2019. LANDARB Solutions
Dorchester Living Construction Specification	Revision 17
Extended Phase 1 Habitat and Preliminary Bat Survey	Issue 1. 3 rd March 2019.- 4 Acre Ecology
Planning, Heritage and Affordable Housing Statement (incorporating draft S106 Heads of Terms)	February 2019 – Pegasus Group
Transport Statement	Ref: 39304. February 2019 – PBA/Stantec
COMPOSITE PLAN	
0521-PH5D-8C-TR-101	Location Plan

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

0521-PH5C-5D-5(R)	Parking Matrix Issue 1
PHASE 8C	
Reports	Reference
Design and Access Statement – Phase 8C	0521-PH8C. 18 th February 2019. Focus on Design
Flood Risk Assessment Compliance – Phase 8	Rev.5. January 2019.16871/B4. Woods Hardwick
Drawing Number / Revision	Title
0521-PH8A-8C-100	Topographical Survey
0521-PH8C-102	Planning Layout
0521-PH8C-102 COL	Planning Layout (Coloured)
0521-PH8A-8C-103	Street Scene
0521-PH8A-8C-104	External Works Layout
0521-PH8A-8C-105	Vehicle Tracking Layout
0521-PH8A-8C-106	External Detailing
0521-PH8A-8C-108	Material Layout
0521-PH8A-8C-111	Refuse Plan
0521-PH8C-112	Character Areas
0521-PH8C-113	Storey Heights
0521-PH8C-114	Density Plan
0521-PH8A-8C-115	Service Easements
0521-PH8C-HTB Issue 1	Housetype Booklet
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
TRENCHARD CIRCLE	
Reports	Reference
Design and Access Statement – Trenchard Replan	0521-TR. 31 st January 2019. Focus on Design
Flood Risk Assessment – Trenchard Circle	Version 6. January 2019.16871/B4. Woods Hardwick
Drawing Number / Revision	Title
0521-TR-1000	Topographical Survey
0521-TR-1002 Rev.A	Planning Layout
0521-TR-1002 COL Rev.A	Planning Layout (Coloured)
0521-TR-1003	Street Scene
0521-TR-1004 Rev.A	External Works Layout
0521-TR-1005-1	Vehicle Tracking Layout (Sheet 1 of 2)

0521-TR-1005-2	Vehicle Tracking Layout (Sheet 2 of 2)
0521-TR-1006	External Detailing
0521-TR-1007	Adoption Plan
0521-TR-1008	Material Layout
0521-TR-1009	Garages
0521-TR-1011	Refuse Plan
0521-TR-HTB Issue 1	Housetype Booklet
1619 A4 01 Rev.M	Detailed Planting Proposals. (Sheet 1 of 3)
1619 A4 02 Rev.M	Detailed Planting Proposals. (Sheet 2 of 2)
1619 A4 03 Rev.D	Detailed Planting Proposals (Sheet 3 of 3)
D.0340_10 Rev.C	Cat and Dog Fence
HEYF-5-907 Rev.A	Trenchard Circle Tracking
0521-TR	Parking Matrix Issue 1

The application fee for full permission for the construction of 57 units is £23,825 which has been paid direct to the Planning Portal in line with the requirements of an online submission.

In order to assist the Council in its consideration of this application, a full copy of the application package on CD can be provided if required.

I trust the above and the enclosed are sufficient to allow for the validation of the application. However, please do not hesitate to contact me should you require any further information.

Yours faithfully



Paul Burrell
Executive Director

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