

SHB/RR/CIR P 0616

20<sup>th</sup> December 2012

Cherwell District Council  
Planning, Housing & Economy  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Dear Sirs

**Town and Country Planning Act 1990**  
**North Hanwell Fields Residential Development on land east of Warwick Road and north of Dukes Meadow Drive**

Please find enclosed four copies of a planning application for a residential development of mixed type and tenure at Land at North Hanwell Fields (Warwick Road Phase) comprising -

- Up to 350 new houses of mixed type and potentially including affordable housing
- Vehicular access from the Warwick Road and looped access road within the site (the details of the Warwick Road Access and junction are not reserved and form part of the planning permission sought)
- Footpath/cycleway access to the Warwick Road (again these details form part of the planning permission sought)
- Realignment and improvements to Warwick Road
- Strategic landscaping, green space and new open space
- Safeguarded corridors for integration and interconnectivity with the remainder of the North Hanwell Fields allocation
- Demolition of the dwelling, Briars Close
- Retention of the dwelling Broken Furrow and its curtilage which is adjoined on three sides by the application whilst providing safeguarded corridors for integration and interconnectivity should this property become available for redevelopment
- Necessary related engineering works for drainage, services and other works ancillary to the implementation of the scheme

The enclosures are as follows -

**Documents forming the Application**

- 1 Forms, Certificates, Red Line Plan, Application Plans (Access Parameter Plan, Building Heights Parameter Plan, Green Infrastructure

**Pegasus House**  
**Querns Business Centre**  
**Cirencester**  
**Gloucestershire**  
**GL7 1RT**

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**F** [REDACTED]

Also at  
**Birmingham**  
**Bracknell**  
**Bristol**  
**Cambridge**  
**Leeds**  
**Manchester**  
**Nottingham**

Pegasus Planning Group is the trading name of Pegasus Planning Group Limited, registered in England and Wales (company number 07277000)

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

Parameter Plan, Land Use Parameter Plan), Application Fee (Cheque for £28,088 made payable to Cherwell District Council)

Documents accompanying the Application

- 2 Master Plan
- 3 Design and Access Statement (including Energy Statement), prepared by Pegasus Group, dated December 2012
- 4 Planning Statement (including s106 Draft Heads of Terms and Social Community Facilities Statement), prepared by Pegasus Group, dated December 2012
- 5 Environmental Statement
  - 1 Introduction
  - 2 Assessment Methodology
  - 3 Application Site and Proposed Development
  - 4 Alternatives
  - 5 Socio-Economics
  - 6 Ecology and Nature Conservation
  - 7 Landscape and Visual
  - 8 Transport and Access
  - 9 Air Quality
  - 10 Noise and Vibration
  - 11 Hydrology, Flood Risk and Drainage
  - 12 Ground Conditions
  - 13 Cultural Heritage and Archaeology
  - 14 Agricultural Circumstances
  - 15 Summary
- 6 Statement of Pre-Application Community Consultation, prepared by Pegasus Group, dated December 2012
- 7 Transport Assessment, incorporating Travel Plans, prepared by WSP, dated December 2012
- 8 Utilities Appraisal, prepared by WSP, dated December 2012

The documents are being delivered by courier to your offices today together with electronic copies on CD

If further copies are required or should there be any procedural questions arising during registration and validation please contact the current writer

Yours faithfully



**Stephen H Bawtree**  
Chairman

Email [stephen.bawtree@pegasuspg.co.uk](mailto:stephen.bawtree@pegasuspg.co.uk)

Encs