Ref: 11262

[redacted]

01 September 2026

Section 62A Applications Team
Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir or Madam

THE LAND NORTH OF OLD QUARRY HOUSE, FENWAY, STEEPLE ASTON
OUTLINE PLANNING APPLICATION FOR UP TO 23 DWELLINGS AND ASSOCIATED OPEN SPACE AND DRAINAGE WITH ALL MATTERS RESERVED OTHER THAN ACCESS

I submit this outline planning application, on behalf of Matthew Watson, which seeks permission for:

> *'Outline Planning Permission for up to 23 dwellings and associated open space and drainage with all matters reserved other than access'*

This application is made to the Planning Inspectorate pursuant to Section 62A of the Town and Country Planning Act 1990. This follows the designation of Cherwell District Council under Section 62A on 15 June 2026, following the overturning of more than 11% of its major planning application decisions at appeal between 2023 and 2025, exceeding the Government's 10% threshold.

The formal 10-day notice of submission under S62A of the Town and Country Planning Act 1990 was given on 27th July.

The planning application is accompanied by the following plans and documents.

- 01 PL001 Site Location Plan
- 02 PL002 Existing Block Plan
- 03 PL003 C Indicative Site Layout
- 04 LAS 995-01 Landscape Strategy
- 05 42857078_TPP01-01 Tree Protection Plan
- 06 Arboricultural Method Statement
- 07 Arboricultural Impact Assessment
- 08 Biodiversity Net Gain Assessment
- 09 Design and Access Statement
- 10 Drainage Strategy
- 11 Flood Risk Assessment
- 12 Historic Environment Desk Based Assessment
- 13 Landscape and Visual Impact Appraisal

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- 14 Planning Statement
- 15 PS Appendix 1
- 16 PS Appendix 2
- 17 PS Appendix 3
- 18 PS Appendix 4
- 19 PS Appendix 5
- 20 PS Appendix 6
- 21 Preliminary Ecological Appraisal
- 22 Road Safety Audit
- 23 Road Safety Audit (Stage 1) Brief
- 24 Transport Statement
- 25 Tree Survey
- 26 BNG Metric

A planning application fee of £13,930.00 has been calculated, based upon an outline planning application (with all matters reserved except for access) and a site area of 2.03 ha. Please could you confirm this is the correct fee and where to make payment?

I trust the information is sufficient to determine the application.

Yours sincerely

[redacted]

[redacted]
Associate Director

Enc: as noted above