

Our Ref: PJF/fa/PF/10093
(Please reply to Banbury office)

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13th November 2018

Dear Ms Payne

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION 18/027171/OUT
LAND AT OAKHURST RISE, CHARLTON KINGS**

I refer to the above planning application and the Planning Statement which I prepared to accompany the submission. In the Statement I made reference to the 'public benefits' the development would deliver to St Edwards which should be given 'great weight' (Framework 94a). I have now had sight of the statement that has been issued by the Chair of the Trustees for St Edwards, dated the 30th October.

The Statement of Support articulates the benefits that would flow from the granting of consent to the School, which are succinctly expressed in the conclusion stated below:

'The ability to acquire the freehold not only secures the School's long term future, it also has a significant impact upon the ability of the School Trust to raise finance so as to enable the capital improvements described in the Strategic Plan to be undertaken. The School Trustees believe that the acquisition of this asset will have a seminal effect upon the fulfilment of its Strategic Objectives'.

I understand that in the determination of the previous application these 'public benefits' were not advanced in the planning application submission. There is hence a material distinction between this application and the earlier application in that the School has now provided compelling evidence as to 'seminal effect' a grant of planning permission will have in the fulfilment of its Strategic Objectives.

These public benefits need to be taken into account in the planning balance. In this context 'great weight' is to be given to the conservation of a designated heritage asset (Framework 193), and 'great weight' to the expansion and alteration of St Edwards. (Framework 94a).

I firmly believe that the public benefits from the revised proposal - particularly in the advancement of social progress (market housing; affordable housing; educational facilities) taken together with the public benefits to the economic and environmental objectives, outweigh the very low level of 'less than substantial harm' to the significance of designated. Heritage assets (Framework 196).

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I trust that when undertaking the planning balance you will reach the same conclusion. If there are matters arising from this correspondence or the Planning Statement that you wish to clarify with me, please contact me accordingly.

Yours sincerely

A handwritten signature in black ink, appearing to read "PJF", with a stylized flourish at the end.

Peter J Frampton