Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority’s website. If you require any further clarification, please contact the Authority’s planning department.

### 1. Site Address

| Number |  
|--------|--------|
| Suffix |  

| Property name | Land at Promised Land Farm |
| Address line 1 | Wendlebury Road |
| Address line 2 |  
| Address line 3 |  
| Town/city | Bicester |
| Postcode | OX25 2PA |

Description of site location must be completed if postcode is not known:

- **Easting (x)**: 457247
- **Northing (y)**: 221023

**Description**

Known as 'Site A' - comprises Site Allocation Bicester 10

### 2. Applicant Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mr</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name</td>
<td>Kelvin</td>
</tr>
<tr>
<td>Surname</td>
<td>Pearce</td>
</tr>
<tr>
<td>Company name</td>
<td>Albion Land (C/O Quod)</td>
</tr>
<tr>
<td>Address line 1</td>
<td>C/O Quod</td>
</tr>
<tr>
<td>Address line 2</td>
<td></td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td></td>
</tr>
<tr>
<td>Country</td>
<td></td>
</tr>
</tbody>
</table>

Planning Portal Reference: PP-08076497
2. Applicant Details

Postcode

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant?  Yes  No

3. Agent Details

Title Ms

First name Emma

Surname Lancaster

Company name Quod

Address line 1 Capitol

Address line 2 Bond Court

Address line 3

Town/city Leeds

Country

Postcode LS1 5SP

Primary number 01132451243

Secondary number

Fax number

Email emma.lancaster@quod.com

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: If this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

Access  Appearance  Landscaping  Layout  Scale

Please describe the proposed development

This application comprises a 'hybrid' planning application comprising:
- Outline planning permission (all matters reserved except for access) for up to 23,400 sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas; and associated infrastructure works.
- Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.

Has the work already been started without planning permission?  Yes  No

Planning Portal Reference: PP-08076497
5. Site Area
What is the measurement of the site area? (numeric characters only).
Unit hectares

6. Existing Use
Please describe the current use of the site
Agricultural land.
Is the site currently vacant? Yes No
If Yes, please describe the last use of the site
Agricultural land.
When did this use end (if known)?
DD/MM/YYYY
Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.
Land which is known to be contaminated Yes No
Land where contamination is suspected for all or part of the site Yes No
A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way
Is a new or altered vehicular access proposed to or from the public highway? Yes No
Is a new or altered pedestrian access proposed to or from the public highway? Yes No
Are there any new public roads to be provided within the site? Yes No
Are there any new public rights of way to be provided within or adjacent to the site? Yes No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No
If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers
Please refer to cover letter for full list of drawings

8. Vehicle Parking
Is vehicle parking relevant to this proposal? Yes No
Please provide information on the existing and proposed number of on-site parking spaces

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>0</td>
<td>246</td>
<td>246</td>
</tr>
</tbody>
</table>

9. Materials
Does the proposed development require any materials to be used? Yes No
Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):
9. Materials

<table>
<thead>
<tr>
<th>Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
</tr>
</tbody>
</table>

Are you supplying additional information on submitted plans, drawings or a design and access statement?  
☐ Yes  ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Planning Statement Appendix 1 for list of all submission documents and drawings.

10. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?  
☐ Yes  ☐ No  ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to drainage strategy

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  
☐ Yes  ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  
☐ Yes  ☐ No

Will the proposal increase the flood risk elsewhere?  
☐ Yes  ☐ No

How will surface water be disposed of?

☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site?  
☐ Yes  ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  
☐ Yes  ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to design, demolition and construction -
12. Trees and Hedges

Recommendations’.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

<table>
<thead>
<tr>
<th>a) Protected and priority species:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, on the development site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes, on land adjacent to or near the proposed development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>b) Designated sites, important habitats or other biodiversity features:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, on the development site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes, on land adjacent to or near the proposed development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>c) Features of geological conservation importance:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, on the development site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes, on land adjacent to or near the proposed development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  
Yes  No

If Yes, please provide details:

Details to be determined at reserved matters stage.

Have arrangements been made for the separate storage and collection of recyclable waste?  
Yes  No

If Yes, please provide details:

Details to be determined at reserved matters stage.

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the ‘Supplementary information template’ document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?  
Yes  No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Yes  No

If you have answered Yes to the question above please add details in the following table:
16. All Types of Development: Non-Residential Floorspace

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>23400</td>
<td>23400</td>
</tr>
<tr>
<td>D2 - Assembly and leisure</td>
<td>0</td>
<td>0</td>
<td>5869</td>
<td>5869</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
<td>29269</td>
<td>29269</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

Will the proposed development require the employment of any staff?  
Yes ☐ No ☐

Please complete the following information regarding employees:

<table>
<thead>
<tr>
<th>Type</th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed employees</td>
<td>1159</td>
<td></td>
<td>1159</td>
</tr>
</tbody>
</table>

18. Hours of Opening

Are Hours of Opening relevant to this proposal?  
Yes ☐ No ☐

19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?  
Yes ☐ No ☐

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  
Yes ☐ No ☐

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  
Yes ☐ No ☐

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  
Yes ☐ No ☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?
### 22. Site Visit
- The agent
- The applicant
- Other person

### 23. Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?  
- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

<table>
<thead>
<tr>
<th>Officer name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Ms</td>
</tr>
<tr>
<td>First name: Caroline</td>
</tr>
<tr>
<td>Surname: Ford</td>
</tr>
<tr>
<td>Reference: 18/00287/PREAPP</td>
</tr>
</tbody>
</table>

**Details of the pre-application advice received**

Pre-application meetings held with CDC Officers and OCC Officers since mid-2018. Further details on pre-application consultation provided within Planning Statement.

### 24. Authority Employee/Member
With respect to the Authority, is the applicant and/or agent one of the following:
- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  
- Yes
- No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration


I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* ‘owner’ is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** ‘agricultural holding’ has the meaning given by reference to the definition of ‘agricultural tenant’ in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

<table>
<thead>
<tr>
<th>Person role</th>
</tr>
</thead>
</table>
| The applicant
| The agent |

| Title: Ms |
| First name: Emma |
| Surname: Lancaster |
| Declaration date (DD/MM/YYYY): 13/08/2019 |
25. Ownership Certificates and Agricultural Land Declaration

☐ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application) 13/08/2019

Planning Portal Reference: PP-08076497