

Public Protection & Development Management

Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA

Telephone: 01295 227006 Website: <u>www.cherwell.gov.uk</u> Email: planning@cherwell-dc.gov.uk

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

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.

Site Location	
Disclaimer: We can only make recommendation	ns based on the answers given in the questions.
If you cannot provide a postcode, the description help locate the site - for example "field to the Nor	of site location must be completed. Please provide the most accurate site description you can, to rth of the Post Office".
Number	
Suffix	
Property Name	
Land North of Dukes Meadow Drive	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Banbury	
Postcode	
	be completed if postcode is not known:
Easting (x)	Northing (y)
444696	242737
Description	

Planning Portal Reference: PP-11597460

Applicant Details
Name/Company
Title
First name
Surname
n/a
Company Name
Armstrong Rigg Planning
Address
Address line 1
The Exchange, Colworth Science Park
Address line 2
Sharnbrook
Address line 3
Town/City
Bedford
Country
Postcode
MK44 1LZ
Are you an agent acting on behalf of the applicant?
Contact Details
Primary number
***** REDACTED *****

Rough grazing land to the north of Dukes Meadow Drive and land subject of planning application reference 21/03426/OUT

Email address ******* REDACTED ****** Agent Details Name/Company Title Mr First name Geoff Surname Armstrong Company Name Armstrong Rigg Planning (ARP) Address Address line 1 The Exchange Address line 2 Colworth Science Park Address line 3 Convariance Park Convariance Park	Secondary number	
Email address *******REDACTED ****** *****************************		
Agent Details Name/Company Title Mr First name Geoff Surname Armstrong Company Name Armstrong Rigg Planning (ARP) Address Address line 1 The Exchange Address line 2 Colworth Science Park Address line 3 Fown/City Sharnbrook Country Bedfordshire Postcode MK44 1 LZ Contact Details Primary number	Fax number	
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Address Address line 1 The Exchange Address line 2 Colworth Science Park Address line 3 From/City Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Armstrong	
Address line 1 The Exchange Address line 2 Colworth Science Park Address line 3 Fown/City Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Company Name	
Address line 1 The Exchange Address line 2 Colworth Science Park Address line 3 Fown/City Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Armstrong Rigg Planning (ARP)	
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Fown/City Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Colworth Science Park	
Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Address line 3	
Sharnbrook Country Bedfordshire Postcode MK44 1LZ Contact Details Primary number		
Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Town/City	
Bedfordshire Postcode MK44 1LZ Contact Details Primary number	Sharnbrook	
Postcode MK44 1LZ Contact Details Primary number	Country	
MK44 1LZ Contact Details Primary number	Bedfordshire	
Contact Details Primary number	Postcode	
Primary number	MK44 1LZ	
Primary number		
	Contact Details	
***** REDACTED *****	Primary number	
	***** REDACTED ******	

Secondary number
Fax number
Email address
***** REDACTED *****
Description of the Proposal
Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)
✓ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale
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.
Please note in regard to:
 Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. <u>View government planning guidance on fire statements</u> or <u>access the fire statement template and guidance</u>. Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or <u>view government planning guidance on determination periods</u>.
Description
Please describe the proposed development
Outline planning application for up to 176 dwellings and associated open space with all matters reserved other than access
Has the work already been started without planning permission?
○ Yes ⊙ No
Site Area
What is the measurement of the site area? (numeric characters only).
8.60
Unit
Hectares
Existing Use
Please describe the current use of the site

Agricultural field	
Is the site currently vacant?	
✓ Yes◯ No	
If Yes, please describe the last use of the site	
Agricultural field	
When did this use end (if known)?	
Does the proposal involve any of the following? If Yes, you will need to submit an appropri application.	iate contamination assessment with your
Land which is known to be contaminated	
Yes⊗ No	
Land where contamination is suspected for all or part of the site	
○ Yes② No	
A proposed use that would be particularly vulnerable to the presence of contamination	
⊘ Yes ○ No	
○ No	
Pedestrian and Vehicle Access, Roads and Rights of Way	
○ No	
Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered vehicular access proposed to or from the public highway? Yes	
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	
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	
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	
Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered vehicular access proposed to or from the public highway?	
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?	
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?	
Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered vehicular access proposed to or from the public highway? ② Yes ○ No Is a new or altered pedestrian access proposed to or from the public highway? ② Yes ○ No Are there any new public roads to be provided within the site? ② Yes ○ No Are there any new public rights of way to be provided within or adjacent to the site? ④ Yes ○ No Do the proposals require any diversions/extinguishments and/or creation of rights of way? ④ Yes	and state their reference numbers

Vehicle Parking
Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?
○ Yes
⊘ No
Materials
Does the proposed development require any materials to be used externally? O Yes
⊗ No
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 and state the plan(s)/drawing(s) references
Please see accompanying drainage strategy
Assessment of Flood Risk
Is the site within an area at risk of flooding? (Check the location on the Government's <u>Flood map for planning</u> . You should also refer to national <u>standing advice</u> and your local planning authority requirements for information as necessary.)
○ Yes⊙ No
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?
○ Yes
No No
Will the proposal increase the flood risk elsewhere? O Yes
⊘ No
How will surface water be disposed of?
✓ Sustainable drainage system
☐ Existing water course
Soakaway
☐ Main sewer

□ Pond/lake
Trees and Hedges
Are there trees or hedges on the proposed development site?
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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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 - Recommendations'.
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.
a) Protected and priority species
○ Yes, on the development site○ Yes, on land adjacent to or near the proposed development⊙ No
b) Designated sites, important habitats or other biodiversity features
○ Yes, on the development site○ Yes, on land adjacent to or near the proposed development⊙ No
c) Features of geological conservation importance
Yes, on the development siteYes, on land adjacent to or near the proposed developmentNo
Supporting information requirements
Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.
Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.
Your local planning authority will be able to advise on the content of any assessments that may be required.
Waste Storage and Collection
Do the plans incorporate areas to store and aid the collection of waste?

If Yes, please provide details:
Please see illustrative refuse strategy in Design and Access Statement
Have arrangements been made for the separate storage and collection of recyclable waste? Yes No
Residential/Dwelling Units
Does your proposal include the gain, loss or change of use of residential units? ⊘ Yes ○ No
Please note: This question is based on the current housing categories and types specified by government.
If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.
Proposed
Please select the housing categories that are relevant to the proposed units
 ☑ Market Housing ☑ Scoial, Affordable or intermediate Rent ☑ Affordable Home Ownership ☐ Starter Homes ☐ Self-build and Custom Build

Houses 1 Bedroom: 0 2 Bedroom: 24 3 Bedroom: 30 Unknown Bedroom: 0 Total: 108 Housing Type: Flats / Maisonettes 1 Bedroom: 7 2 Bedroom: 8 3 Bedroom: 0 0 4-4 Bedroom: 0 Unknown Bedroom: 100 4-5 Bedroom: 100 4-6 Bedroom: 100 4-7 4-7 4-7 4-7 4-7 4-7 4-7 5-7 4-7 4-7 4-7 4-7 4-7 4-7 4-7 4-7 4-7 4	ategory Totals 7 32 54 30 Bedroom Total 123	Houses 1 Bedroom: 0 2 Bedroom: 24 3 Bedroom: 54 4 Bedroom: 30 Unknown Bedroom: 0 Total: 108 Housing Type: Flats / Maisonettes 1 Bedroom: 8 3 Bedroom: 0 4 Bedroom: 0 Unknown Bedroom: 7 Could Bedroom: 8 Total: 108 Total: 109 Unknown Bedroom: 9 Total: 109 Unknown Bedroom: 100 Total: 150 Total: 151 Toposed Market Housing 1 Bedroom Total 2 Bedroom Total 3 Bedroom Total 4 Bedroom Total Unknown Bedroom Total 123							
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Social, Affordable or Intermediate Rent Please specify each type of housing and number of units proposed **Housing Type:** Houses 1 Bedroom: 2 Bedroom: 3 3 Bedroom: 4+ Bedroom: **Unknown Bedroom:** Total: 16 **Housing Type:** Flats / Maisonettes 1 Bedroom: 10 2 Bedroom: 3 Bedroom: 4+ Bedroom: **Unknown Bedroom:** Total: 19 Proposed Social, Affordable or 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom Unknown Bedroom Total **Intermediate Rent Category Totals** Total Total Total Total Bedroom Total 35 3 10 12 10 0

Affordable Home Own	ership					
Please specify each type of housi	ing and number of	units proposed				
Housing Type: Houses 1 Bedroom: 2 2 Bedroom:						
9 3 Bedroom: 7 4+ Bedroom: 0						
Unknown Bedroom: 0 Total: 18						
Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
Please select the housing categor Market Housing Social, Affordable or Intermedia Affordable Home Ownership Starter Homes Self-build and Custom Build	·	g units on the site				
Totals						
Total proposed residential units	_1	176				
Total existing residential units	()				
Total net gain or loss of residentia	al units	176				
All Types of Develop Does your proposal involve the lo Note that 'non-residential' in this of Yes No	ss, gain or change	e of use of non-resid	dential floorspace?	uses.		
Encolor and						

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?	
○ Yes② No	
Hours of Opening	
Are Hours of Opening relevant to this proposal?	
○ Yes⊙ No	
Industrial or Commercial Processes and Machinery	
Does this proposal involve the carrying out of industrial or commercial activities and processes?	
○ Yes ⊙ No	
Is the proposal for a waste management development?	
○ Yes⊙ No	
Hazardous Substances	
Does the proposal involve the use or storage of Hazardous Substances?	
○ Yes※ No	
Trade Effluent	
Does the proposal involve the need to dispose of trade effluents or trade waste? () Yes	
⊙ No	
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?	
	
Other person	
Pre-application Advice	

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 tis an important principle of decision-making that the process is open and transparent. 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? December 10 of the above statements apply? December 11 of the above statements apply? December 12 of the above statements apply? December 13 of the above statements apply? December 14 of the above statements apply? December 15 of the above statements apply? December 16 of the above statements apply? December 17 of the above statements apply? December 18 of the above statements apply? December 19 of the above statements apply? December 20 of the above statements apply ap	Has assistance or prior advice been sought from the local authority about this application? ○ Yes ⊙ No
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	Person Role
	○ The Applicant② The Agent
Fitle	Title
Mr	Mr

First Name
Geoff
Surname
Armstrong
Declaration Date
05/10/2022
✓ Declaration made
Declaration
I / We hereby apply for Outline planning permission: Some matters reserved as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.
✓ I / We agree to the outlined declaration
Signed
Alexander Munro
Date
05/10/2022