

Application for Planning Permission

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 recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Land East of Stratfield Brake and West of Oxford Parkway Station (known as 'The Triangle')

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

GL50 1HX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

7.17

Unit

Hectares

Description of the Proposal

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. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **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 [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Full planning permission for the erection of a stadium (Use Class F2) with flexible commercial and community facilities and uses including for conferences, exhibitions, education, and other events, club shop, public restaurant, bar, health and wellbeing facility/clinic, and gym (Use Class E/Sui Generis), hotel (Use Class C1), external concourse/fan-zone, car and cycle parking, access and highway works, utilities, public realm, landscaping and all associated and ancillary works and structures

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Inaccessible scrub and commercial willow plantation.

Is the site currently vacant?

- Yes
 No

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

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

.

Proposed materials and finishes:

Please see accompanying Design and Access Statement

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 see accompanying Design and Access Statement and Plans

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 Transport Assessment and Accompanying Access Plans:

Access General Arrangement Part 1 5018932-RDG-XX-XX-DR-H-PL001-P03

Access General Arrangement Part 2 5018932-RDG-XX-XX-DR-H-PL002-P03

Access General Arrangement Part 3 5018932-RDG-XX-XX-DR-H-PL003-P03

Access General Arrangement Part 4 5018932-RDG-XX-XX-DR-H-PL004-P03

Access Vehicle Access and Egress 5018932-RDG-XX-XX-DR-H-PL005-P03

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

106

Difference in spaces:

106

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

78

Difference in spaces:

78

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

150

Difference in spaces:

150

Vehicle Type:

Other

Other (please specify):

Coach Bays

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

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 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'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) 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

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

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 site
 Yes, on land adjacent to or near the proposed development
 No

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.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

14.27

Note: This is either on the date of the application, or an earlier alternative date you seek to agree with the planning authority

Please provide the date the onsite pre-development biodiversity value was calculated

16/02/2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When BNG was calculated - remains unchanged

Which version of the biodiversity metric was used?

Statutory (4.1)

When was the version of the biodiversity metric used published?

12/02/2024

Please provide the reference or supporting document/plan names for the:

- Biodiversity metric calculation
- Onsite irreplaceable habitats (if applicable)
- Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

Briefing Note: Biodiversity Net Gain and Natural Capital Assessment

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

Plan BNG1: Existing Habitats

Note: you must supply a complete biodiversity metric calculation with your application

Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?

- Yes
 No

Please provide the date the pre-development biodiversity value was calculated?

16/02/2024

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- 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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

See Waste Chapter of Environmental Statement

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

See Waste Chapter of Environmental Statement

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Please see Waste Environmental Statement Chapter

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Use Class:

F2 - Local community uses (essential shops, meeting places, sport, and recreation)

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

16306

Net additional gross internal floorspace following development (square metres) (d = c - a):

16306

Use Class:

C1 - Hotels and halls of residence

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

6616

Net additional gross internal floorspace following development (square metres) (d = c - a):

6616

Use Class:

Other (Please specify)

Other (Please specify):

Class E / Sui Generis

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

2313

Net additional gross internal floorspace following development (square metres) (d = c - a):

2313

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|--------|--|---|---|--|
| | 0 | 0 | 25235 | 25235 |

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

If yes, please provide details of the tradable floor area:

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):

0

Tradable floor area to be lost by change of use or demolition (square metres) (f):

0

Total tradable floor area proposed (including change of use) (square metres) (g):

315

Net additional tradable floor area following development (square metres) (h = g - e):

315

| Totals | Existing tradable floor area (square metres) (e) | Tradable floor area to be lost by change of use or demolition (square metres) (f) | Total tradable floor area proposed (including change of use) (square metres) (g) | Net additional tradable floor area following development (square metres) (h = g - e) |
|--------|--|---|--|--|
| | 0 | 0 | 315 | 315 |

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

Please indicate the loss or gain of rooms:

Use Class:

C1 - Hotels

Existing rooms to be lost by change of use or demolition:

0

Total rooms proposed (including changes of use):

180

Net additional rooms:

180

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

320.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

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

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?

The agent

The applicant

Other person

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/02335/PREAPP

Date (must be pre-application submission)

13/10/2023

Details of the pre-application advice received

The main issues relating to the proposal were considered to be as follows, with high-level advice given on each:

- Principle of development and impact on the Green Belt

- Design

- Landscape and visual impact

- Retail impact

- Residential amenity

- Transport and Highway safety

- Heritage Assets

- Trees and Ecology

- Noise, Air Quality and Ground Conditions

- Lighting

- Flooding and Drainage

- Sustainability

- Environmental Statement

- Planning Obligations

Please see planning statement chapter 6 and appendix 1.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

land registry search of all land within red line boundary by applicant's solicitors
some land identified as unregistered - notice published in local paper

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

County Hall

Number:

Suffix:

Address line 1:

New Road

Address Line 2:

Town/City:

Oxford

Postcode:

OX1 1ND

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Bodicote House

Number:

Suffix:

Address line 1:

Bodicote

Address Line 2:

Town/City:

Banbury

Postcode:

OX15 4AA

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

care of Exeter Hall

Number:

Suffix:

Address line 1:

Oxford Road

Address Line 2:

Town/City:

Kidlington

Postcode:

OX5 1AB

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Lakeside Business Park

Address Line 2:

Carolina Way

Town/City:

Doncaster

Postcode:

DN4 5PN

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Bridge House

Number:

Suffix:

Address line 1:

1 Walnut Tree Close

Address Line 2:

Town/City:

Guildford

Postcode:

GU1 4LZ

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Ash House

Number:

Suffix:

Address line 1:

Falcon Road

Address Line 2:

Sowton

Town/City:

Exeter

Postcode:

EX2 7LB

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Arena Court

Number:

Suffix:

Address line 1:

Crown Lane

Address Line 2:

Town/City:

Maidenhead

Postcode:

SL6 8QZ

Date notice served (DD/MM/YYYY):

23/02/2024

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Oxford Mail (23/02/2024)

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

23/02/2024

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Giles

Surname

Brockbank

Declaration Date

23/02/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Jenny Henderson

Date

23/02/2024