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Matthew Parry  
Planning Officer,  
Public Protection & Development Management,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury,  
Oxfordshire.  
OX15 4AA.

13<sup>th</sup> July 2015

Dear Matthew

**RE: Outline Planning Application, ref PP-04331281, for up to 280 residential dwellings (including 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from White Post Road and associated ancillary works. All matters to be reserved with the exception of of the main site access, on Land west of White Post Road, Banbury**

Further to our on line application PP-04331281 submitted on 13<sup>th</sup> July 2015, for the above residential development site, please find attached two hard copies of the Environmental Statement and Two CD's containing the following documentation which was uploaded as part of our on line application: -

### **Environmental Statement**

#### **Non-Technical Summary**

##### **ES Volume 1: Chapters**

- C1 Introduction
- C2 Location and Site Description
- C3 Development Proposals (The Project)
- C4 Planning Policy Context and Socio-Economics
- C5 Consideration of Alternatives
- C6 Landscape and Visual
- C7 Historic Environment
- C8 Traffic and Transport
- C9 Cumulative Effects
- C10 Conclusion

##### **ES Volume 2: Appendices**

- A1 Introduction
  - Appendix 1.1 Cherwell District Council Screening Opinion, 3 June 2015
- A2 Development Proposals (The Project)
  - Appendix 2.1 Site Location Plan
  - Appendix 2.2 Parameters Plan

Directors: D J Gladman BA, K J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI

VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567

- A6 Landscape and Visual
  - Appendix 6.1 Site and Setting Plan
  - Appendix 6.2 Opportunities and Constraints Plan
  - Appendix 6.3 Development Framework Plan
  - Appendix 6.4 Viewpoint Location Plan
  - Appendix 6.5 Zone of Theoretical Visibility
  - Appendix 6.6 National Character Area Profile: 95. Northamptonshire Upland
  - Appendix 6.7 OWLS Upstanding Village Farmland
  - Appendix 6.8 Cherwell District Land Assessment (Extract) Ironstone Hills and Valleys
  - Appendix 6.9 CDC Banbury Landscape Sensitivity and Capacity Assessment
  - Appendix 6.10 Local Plan 2013 Emerging Policies Map
  - Appendix 6.11 Cumulative Effects Table
  - Appendix 6.12 Cumulative Effects Site Plan
- A7 Historic Environment
  - Appendix 7.1 Archaeological Desk Based Assessment
  - Appendix 7.2 Geophysical Survey Report
  - Appendix 7.3 Archaeological Evaluation Report
  - Appendix 7.4 Heritage Statement
  - Appendix 7.5 Historic Environment Figures
- A8 Traffic and Transport
  - Appendix 8.1 Transport Assessment
  - Appendix 8.2 Travel Plan
  - Appendix 8.3 Committed development Report

#### **OUTLINE PLANNING APPLICATION DOCUMENTS (OPAD)**

- OPAD1 Application Forms and Ownership Certificate
- OPAD2 Site Location (Red Line) (drawing)
- OPAD3 Framework Plan (drawing)
- OPAD4 Proposed Access Plan
- OPAD5 Planning Statement (including Draft S106 HoT)
- OPAD6 Design and Access Statement
- OPAD7 Landscape and Visual Impact Assessment
- OPAD8 Ecological Appraisal
- OPAD9 Arboricultural Assessment
- OPAD10 Transport Assessment
- OPAD11 Travel Plan
- OPAD12 Committed Development Report
- OPAD13 Phase 1 Site Investigation
- OPAD14 Flood Risk Assessment
- OPAD15 Foul Drainage Analysis
- OPAD16 Air Quality Screening Report
- OPAD17 Archaeological DBA
- OPAD18 Geophysical Survey Report
- OPAD19 Archaeological Evaluation Report
- OPAD20 Built Heritage Report
- OPAD21 Socio-Economic Impact Assessment
- OPAD22 Energy Statement
- OPAD23 Statement of Community Involvement
- OPAD24 Topographical Survey Drawing

Please note that the Statement of Community Involvement (SCI) at Appendix D contains complete copies of all correspondence received during pre-application consultation.


Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency.

A Fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of a planning application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

A cheque for the sum of £26,892.00 (Twenty six thousand, eight hundred and ninety two pounds) made payable to Cherwell District Council.

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity, however, should you have any queries or require any further information please do not hesitate to contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. J. Green'.

Andrew Green  
Project Manager  
Email: [a.green@gladman.co.uk](mailto:a.green@gladman.co.uk)  
Tel: 01260 288820

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Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**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. Applicant Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Gladman"/>	Surname:	<input type="text" value="Developments"/>		
Company name	<input type="text" value="Gladman Developments Ltd"/>						
Street address:	<input type="text" value="Gladman House"/>	Telephone number:	Country Code	National Number	Extension Number		
	<input type="text" value="Alexandria Way"/>		<input type="text" value="012"/>	<input type="text" value="288800"/>	<input type="text"/>		
	<input type="text" value="Congleton Business Park"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Town/City	<input type="text" value="Congleton"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>		
County:	<input type="text" value="Cheshire"/>	Email address:	<input type="text" value="team3@gladman.co.uk"/>				
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="CW12 1LB"/>						
Are you an agent acting on behalf of the applicant?			<input type="radio"/> Yes	<input checked="" type="radio"/> No			

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Description of the Proposal**

Please indicate all those reserved matters for which approval is being sought:

- Access       Appearance       Landscaping       Layout       Scale

Please describe the proposal:

Up to 280 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from White Post Road and associated ancillary works. All matters to be reserved with the exception of the main site access.

Has the building or works already been carried out?       Yes       No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Outline planning permission for up to 280 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from White Post Road and associated ancillary works. All matters to be reserved with the exception of the main site access.

#### 5. 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Advise requested 3/3/15, Pre app meeting with Case Officer 26/3/15. Pre App letter dated 21/04/15

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

Please see Development Framework Plan 5713/ASP03 Rev F and Proposed Access Plan 361/21 submitted as part of this application

#### 7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste?  Yes  No
- Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be submitted at Reserve Matters Stage

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be submitted at Reserved Matters Stage

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be Submitted at Reserved Matter Stage

### Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be Submitted at Reserved Matter Stage

### Boundary treatments - description:

Description of *existing* materials and finishes:

Fences and Hedges

Description of *proposed* materials and finishes:

To be Submitted at Reserved Matter Stage

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be Submitted at Reserved Matter Stage. See Proposed Site Access drawing 1361/21 submitted with this application

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be Submitted at Reserved Matter Stage

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See Development Framework Plan 5713/ASP003 Rev F, Proposed Site Access drawing 1361/21 and the Design and Access Statement submitted with this application

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	parking details will be provided at reserved matters stage		

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

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 references for the plan(s)/drawing(s):

## 12. 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 an appropriate 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  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

## 14. Existing Use

Please describe the current use of the site:

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

## 15. 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 - Recommendations'.

## 16. Trade Effluent

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



## 17. Residential Units

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

Yes  No

### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			20	176	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

196

### Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		29	14		
Flats/Maisonettes	15				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

58

### Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		13	6		
Flats/Maisonettes	7				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total

26

### Overall Residential Unit Totals

Total proposed residential units	280
Total existing residential units	0

### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

### Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

### Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total

0

## 18. All Types of Development: Non-residential Floorspace

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

Yes  No  Unknown

## 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

## 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

## 20. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

## 21. Site Area

What is the site area?

17.53

hectares

## 22. 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:

Residential use

Is the proposal for a waste management development?

Yes  No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 24. 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? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

## 25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant	Date notice served
Name: S Fletcher,V Scarff,R Cooke,S Peissell,S Neal,R Woodall,S Neal Number: 5,000 Suffix: House name: Street: C/O Henmans Freeth Locality: Oxford Business Park South Town: Oxford Postcode: OX4 2BH	13/07/2015
Name: ,R Woodall,M Clinker,S Jeles,E Frost,G Stephens P Leeman Number: 5,000 Suffix: House name: Street: C/O Henmans Freeth Locality: Oxford Business Park South Town: Oxford Postcode: OX4 2BH	13/07/2015
Name: The Oxford Diocesan Board of Finance Number: Suffix: House name: Diocesan Church Ho Street: North Hinksey Locality: Oxford Town: Oxfordshire Postcode: OX2 0NB	13/07/2015
Name: Roland P Bratt Number: Suffix: House name: Cotefield Farm Street: Oxford Road Locality: Bodicote Town: Banbury Postcode: OX15 4AQ	13/07/2015
Name: Nigel John Morris Number: Suffix: House name: Checkley House Street: East Street Locality: Bodicote Town: Banbury Postcode: OX15 4DN	13/07/2015
Title: Mr First name: Andrew Surname: Green Person role: Applicant Declaration date: 13/07/2015 <input checked="" type="checkbox"/> 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 13/07/2015

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