

Planning Appeal
Land West of Whitepost Road, Banbury

Cherwell District Council Here - Application number 15/01326/OUT

DOCUMENT LIST

29-Mar-17

FOLDER 1 Essential Supporting Documents

CD 1	Submitted Planning Application Documents	Page number
1.1	ES Non-Technical Summary	
1.2	ES Volume 1: Chapters	
1.3	ES Volume 2: Appendices	
	Appendix 1.1: CDC Screening Opinion, 3 June 2015	1
	Appendix 2.1: Site Location Plan - 5713/ASP01	3
	Appendix 2.2: Parameters Plan - 5713/ASP04 Rev A	7
	Appendix 6.1: Site and Setting Plan - 5713/ASP1	11
	Appendix 6.2: Opportunities and Constraints Plan - 5713/ASP002	15
	Appendix 6.3: Development Framework Plan - 5713/ASP03 Rev F	19
	Appendix 6.4: Viewpoint Location Plan - 5713/VLP	23
	Appendix 6.5: Zone of Theoretical Visibility - 5713/ZTV	45
	Appendix 6.6: National Character Area Profile:95. Northamptonshire Upland	49
	Appendix 6.7: OWLS Upstanding Village Farmland	61
	Appendix 6.8: Cherwell District Land Assessment (Extract) Ironstone Hills and Valleys	65
	Appendix 6.9: CDC Banbury Landscape Sensitivity and Capacity Assessment	69
	Appendix 6.10: Local Plan 2013 Emerging Policies Map	73
	Appendix 6.11: Cumulative Effects Table	77
	Appendix 6.12: Cumulative Effects Site Plan	79
	Appendix 7.1: Archaeological Desk Based Assessment	83
	Appendix 7.2: Geophysical Survey Report	111
	Appendix 7.3: Archaeological Evaluation Report	127
	Appendix 7.4: Heritage Statement	251
	Appendix 7.5: Historic Environment Figures	277
	Appendix 8.1: Transport Assessment	281
	Appendix 8.2: Travel Plan	385
	Appendix 8.3: Committed Development Report	423
1.4	OPAD1 Application Covering Letter, Application Form and Certificates	
1.5	OPAD2 Site Location Plan - 5713/ASP01	
1.6	OPAD3 Illustrative Development Framework Plan - 5713/ASP03 Rev F	
1.7	OPAD4 Proposed Access Arrangement - 1361/21	
1.8	OPAD5 Planning Statement	
1.9	OPAD6 Design & Access Statement	
1.10	OPAD7 Landscape & Visual Assessment	
1.11	OPAD8 Ecological Appraisal	
1.12	OPAD9 Arboricultural Assessment	
1.13	OPAD10 Transport Assessment	
1.14	OPAD11 Travel Plan	
1.15	OPAD12 Committed Development Report	
1.16	OPAD13 Phase 1 Site Appraisal (Desk Study)	
1.17	OPAD14 Flood Risk Assessment	
1.18	OPAD15 Foul Drainage Analysis	
1.19	OPAD16 Air Quality Assessment	
1.20	OPAD17 Archaeological Desk Based Assessment	
1.21	OPAD18 Geophysical Survey Report	

FOLDER 2 Essential Supporting Documents

1.22	OPAD19 Archaeological Evaluation Report	
1.23	OPAD20 Heritage Statement	
1.24	OPAD21 Socio-economic Sustainability Assessment	
1.25	OPAD22 Energy Statement	
1.26	OPAD23 Statement of Community Involvement	
1.27	OPAD24 Topographical Survey Drawing	

CD 2 Additional and Amended Documents Submitted After Validation

2.1	Email to Case Officer, dated 27/08/15 with the Badger Report (Confidential) dated June 2015	
2.2	Email to Case Officer, dated 01/09/15 with Indicative Internal Road Alignment drawing 1361/13 Rev B	
2.3	Email to Case Officer, dated 21/09/15 with correspondence with OCC and survey information	
2.4	Email to Case Officer, dated 22/09/15 with Foul Drainage Analysis - Supplementary Report dated August 2016	

FOLDER 2 Essential Supporting Documents

CD 2 Additional and Amended Documents Submitted After Validation Continued	
2.5	Email to Case Officer, dated 02/10/15 with Updated Development Framework Plan 5713/ASP03 Rev G
2.6	Email to Case Officer, dated 23/12/15 with Updated Proposed Access Arrangement drawing 1361/22 Rev B
2.7	Email to OCC, dated 04/01/16 with RSA and Proposed Access Arrangement drawing 1361/22 Rev B
2.8	Email to Case Officer, dated 23/02/16 with ES Scoping Exercise
2.9	Revised ES Chapter 6 LVIA, submitted to the Case Officer 23/02/16
2.10	Revised ES Chapter 8 Traffic and Transport, submitted to the Case Officer 23/02/16
2.11	Revised Proposed Access Arrangement drawing 1361/22 Rev C, submitted to the Case Officer 23/02/16
2.12	Revised Development Framework Plan 5713/ASP03 Rev H, submitted to the Case Officer 23/02/16
2.13	Revised Transport Assessment (Feb 2016), submitted to the Case Officer 23/02/16
2.14	Revised Travel Plan (Feb 2016), submitted to the Case Officer 23/02/16
2.15	Highways Specification Table for the Proposed Link Road, submitted to the Case Officer 23/02/16
2.16	Email to Case Officer, dated 22/04/16 with ES Appendix 6.13 Illustrative Visualisations (Montages)
2.17	Revised Proposed Access Arrangement drawing 1361/22 Rev E, submitted to the Case Officer 22/04/16
2.18	Revised Masterplan, submitted to the Case Officer 22/04/16
2.19	Revised Arboricultural Assessment (April 2016), submitted to the Case Officer 22/04/16
2.20	Email to Case Officer, dated 31/05/16 with Trajectories for Gallagher and Gladman sites
2.21	Email to Case Officer, dated 13/06/16 with a Revised Master Plan for Banbury 17
2.22	Email to Case Officer and OCC, dated 13/06/16 with Technical File note 3A
2.23	Email to Case Officer from FR DLA, dated 10/06/16, with revised Master Plan
2.24	Email to Case Officer, dated 06/07/16, with revised Master Plan (July 2016)

CD 3 Consultee Responses		Page number
3.1	Natural England response, dated 07/08/15	1
3.2	OCC Drainage Engineers response, dated 03/08/15	5
3.3	CDC Recreation, Health and Communities response, dated 05/08/15	7
3.4	Thames Water response, dated 14/08/15	11
3.5	Dept. for Communities and Local Government response, dated 18/08/15	13
3.6	Public Access DC response (Waste & recycling), dated 20/08/15	15
3.7	Bodicote Parish Council response, dated 20/08/15	17
3.8	OCC response (Strategic comments, Transport, Archaeology, Education, Property, Mineral & Waste, Ecology, Cllr Reynolds), dated August/September 2016.	21
3.9	Environment Agency response, dated 08/09/15	47
3.10	Thames Water response, dated 28/09/15	49
3.11	Environmental Protection Officer (Contamination) response	51
3.12	Thames Water Development Planning response, dated 02/10/15	53
3.13	Environmental Protection Officers response	55
3.14	Arboricultural Officers response, dated 16/10/15	57
3.15	Ecology Officers response, dated 10/12/15	59
3.16	Sport England response, dated 02/03/16	63
3.17	Development Management (waste) response, 02/03/16	67
3.18	Sport England response, dated 03/03/16	69
3.19	Natural England response, dated 08/03/16	75
3.20	Landscape Officers response, dated 14/03/16	77
3.21	OCC response (Education), dated 02/03/16	79
3.22	OCC response (Strategic Comment, Transport), dated 22/03/16	83
3.23	Bodicote Parish Council response, dated 21/03/16	93
3.24	Head Teacher, Bishop-Loveday CE Primary school, response, dated 04/05/16	97
3.25	Planning Policy response, dated 05/05/16	101
3.26	OCC objection letter, dated 17/05/16	105
3.27	Cllr Chris Heath's response, dated 18/05/16	107
3.27	OCC Recommendation/response (Transport), dated 26/07/10	109

CD 4 Correspondence with Cherwell District Council and their Officers		Page number
4.1	CDC validation letter, dated 31/07/15	1
4.2	Email from CDC Case Officer, dated 10/08/15, regarding the Masterplan and ES	3
4.3	Email from CDC Case Officer, dated 17/08/15, regarding LVIA issues	5
4.4	Email from CDC Case Officer dated, 20/08/15, regarding the Masterplan and Spine Road	7
4.5	Email to CDC Case Officer, dated 21/08/15, regarding ES Landscape issues	9
4.6	Emails with CDC Case Officer, dated 27/08/15, regarding meeting with OCC Highways	11
4.7	Email to CDC Case Officer, dated 17/09/15, regarding additional 'yourviews' comments	13
4.8	Email from CDC Case Officer, dated 21/09/15, with feedback from meeting held on 16/09/15	27
4.9	Emails with CDC, dated 08/10/15, regarding Land Registry issues	29
4.10	Email from CDC Case Officer, dated 12/10/15, regarding the revised Development Framework Plan	31
4.11	Email from CDC Case Officer, dated 14/10/15, regarding ES amendments required	33
4.12	Email to CDC Case Officer, dated 20/10/15, with comments from the Highways meeting held on 15/10/15	35
4.13	Email to CDC Case Officer, dated 17/12/15, with an update on application	37
4.14	Emails with CDC Case Officer, dated 22/12/15, regarding a meeting in the new year	39
4.15	Email from CDC Case Officer, dated 23/12/15, requesting an updated TA	41
4.16	Email from CDC Case Officer, dated 22/01/16, with notes from meeting held on 21/01/16	43
4.17	Email to CDC Case Officer, dated 14/03/16, regarding Triggers for Spine Road	45
4.18	Email to OCC Highways, dated 18/03/16, regarding recently submitted revised TA	47

Planning Appeal
Land West of Whitepost Road, Banbury

Cherwell District Council Here - Application number 15/01326/OUT

DOCUMENT LIST

31-Mar-17

FOLDER 2 Essential Supporting Documents

CD 4	Correspondence with Cherwell District Council and their Officers	Page number
4.19	Email from CDC Case Officer, dated 21/03/16, regarding meeting with OCC and later Committee meeting	49
4.20	Email to CDC Case Officer, dated 21/03/16, requesting meeting with regard to OCC Education response	51
4.21	Email to CDC Case Officer, dated 21/03/16, regarding meeting with OCC	53
4.22	Email from CDC Case Officer, dated 22/03/16, regarding car park queries	55
4.23	Email from CDC Case Officer, dated 03/05/16, regarding Committee date	57
4.24	Email to OCC Education, dated 05/05/16, requesting information on proposed education contributions	59
4.25	Email from CDC Case Officer, dated 18/05/16, confirming decision to recommend deferral including OCC objection letter	61
4.26	Email to CDC Case Officer, dated 19/05/16, stating GDL do not intend to attend the committee	65
4.27	Email from CDC Case Officer, dated 19/05/16, regarding committee meeting and possible TA issue	67
4.28	Email to CDC Case Officer, dated 19/05/16, regarding TA and Possible appeal	69
4.29	Email from CDC Case Officer, dated 19/05/16, regarding possible meeting with OCC and Gallagher	71
4.30	Email from CDC Case Officer, dated 20/05/16, regarding meeting with OCC	73
4.31	Email to OCC, dated 20/05/16, seeking clarification on a number of issues	75
4.32	Email from OCC, dated 23/05/16, confirming queries to be dealt with in meeting on 24/05/16	79
4.33	Email from CDC Case Officer, dated 25/05/16, with action from meeting held on 24/05/16	81
4.34	Email to CDC Case Officer dated 31/05/16 with Trajectories for both GDL and Gallagher schemes	83
4.35	Email from OCC, dated 02/06/16, stating they will respond to Trajectories buy 08/06/16	89
4.36	Email from OCC, dated 08/06/16, with initial response to Trajectories	91
4.37	Email from OCC, dated 10/06/16, with issues associated with Trajectories	93
4.38	Email from CDC Case Officer, dated 20/06/16, with OCC's response to issues raised at meeting 14/06/16	95
4.39	Emails to OCC, dated 27/06/16, requesting response to education contribution queries	99
4.40	Emails with CDC Case Officer, dated 29/06/16, chasing OCC response	101
4.41	Email from OCC, dated 01/07/16, providing information on Education contributions	103
4.42	Email to OCC, dated 14/07/16, requesting OCC to remove their objection	127
4.43	Email from OCC, dated 14/07/16, stating they will updated their response prior to the planning committee	131
4.44	Email from CDC Case Officer, dated 26/07/16, with OCC response and final committee report	133
4.45	Email from CDC Case Officer, dated 29/07/16, with an amended recommendation to the planning committee	135
4.46	Email to Planning Councillors, dated 02/08/16, with joint Gladman/Gallagher letter	137
4.47	Email from CDC Case Officer, dated 09/08/16, about the planning obligation and requesting our Solicitors details	143
4.48	Email from CDC Case Officer, dated 18/08/16, requesting EoT	145
4.49	Email to OCC, dated 23/08/16, providing Solicitor details and EoT letter to 30/09/16	147
4.50	Emails with CDC Case Officer, dated 26/08/16, regarding future meeting with OCC	149
4.51	Email to OCC, dated 26/08/16, requesting outstand information on the Education Contribution	151
4.52	Email from CDC Case Officer, dated 09/09/16, outlining risk to delivery of Link Road	153
4.53	Email from OCC, dated 23/09/16, with agenda for meeting & proposed Link Road Mechanism	155
4.54	Email from OCC, dated 26/09/16, with HoT and Payment Triggers for Education contribution	161
4.55	Email to CDC & OCC, dated 04/10/16, with Joint Gladman/Gallagher Statement regarding the Link Road Mechanism	167
4.56	Email from OCC, dated 11/10/16, regarding their response to Link Road Mechanism	173
4.57	Email to CDC Case Officer, dated 20/10/16, chasing response from OCC	175
4.58	Email from CDC Case Officer, dated 04/11/16, sought legal advise on Link Road	177
4.59	Email to CDC Case Officer, dated 09/11/16, chasing response on Link Road Mechanism	179
4.60	Email from CDC Case Officer, dated 11/11/16, regarding single S106	181
4.61	Emails to CDC Case Officer, dated 21/11/16, regarding on Link Road Mechanism	183
4.62	Emails to CDC Case Officer, dated 11/01/17, regarding a meeting on 1st February 17	185
4.63	Email to CDC & OCC, dated 06/02/17, with Joint Gladman/Gallagher Statement regarding the Link Road Mechanism	187
4.64	Emails to CDC Case Officer, dated 14/02/17, regarding further EoT	191
4.65	Email from CDC Case Officer, dated 15/02/17, re Link Road Mechanism and further meeting to discuss	193
4.66	Emails to CDC Case Officer, dated 15/02/17, requesting attendee at proposed meeting	195
4.67	Email from CDC Case Officer, dated 15/02/17, with attendees at proposed meeting	197
4.68	Emails to CDC Case Officer, dated 16/02/17, regarding proposed meeting agenda	199
4.69	Email from CDC Case Officer, dated 22/02/17, regarding EoT	201
4.70	Email from CDC Case Officer, dated 24/02/17, regarding OCC's pre-application charge	203
4.71	Email to CDC Case Officer, dated 28/02/17, regarding EoT	205
4.72	Email to CDC Case Officer, dated 28/02/17, regarding Pre Commencement conditions	207
4.73	Email from CDC Case Officer, dated 01/03/17, regarding meeting on 08/03/17 & Conditions	209
4.74	Email from OCC, dated 06/03/17, with proposed agenda for meeting on 08/03/17	239
4.75	Emails with CDC Case Officer, dated 09/03/17, regarding conditions	245
4.76	Email from OCC, dated 10/03/17, with actions from meeting on 08/03/17	275
4.77	Email from CDC Case Officer, dated 10/03/17, regarding Conditions	277
4.78	Email to CDC & OCC, dated 06/02/17, with Joint Gladman/Gallagher Statement regarding the Link Road Mechanism	279

FOLDER 2 Essential Supporting Documents

CD 5 Committee Report

5.1	Committee Report - Thursday, 19 May 2016
5.2	Supplementary Information Report - 19 May 2016
5.3	Committee Report - 4 August 2016
