

Cherwell District Council
Public Protection & Development Management
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

2 – 4 South Park Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS

T: 01625 433881
F: 01625 511457

info@emeryplanning.com
www.emeryplanning.com

4 May 2018

EPP ref: 18-088

Stephen Harris
T: 01625 442 786
stephenharris@emeryplanning.com

Dear Sir or Madam

Re: Planning Portal Reference: PP-06951368
Land at Tappers Farm, Oxford Road, Bodicote, Banbury, OX15 4AB

We are instructed by Hollins Strategic Land LLP to submit an outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52 no. dwellings, with associated works and provision of open space on land at Tappers Farm, Oxford Road, Bodicote, Banbury.

The application comprises this letter and the following documents:

- Completed application form and certificate B;
- Site Location Plan;
- Topographical Land Survey – Dwg No. S18-225;
- Illustrative Masterplan - Dwg No UG1732-URB-UD-XX-XX-GA-(90)-001 Revision B;
- Planning, Design and Access Statement prepared by Emery Planning;
- Arboricultural Report & Impact Assessment prepared by AWA Tree Consultants dated May 2018 (Ref:AWA2120);
- Bat Survey Report by REC dated May 2018 (ref: 103869EC2R0);
- Desk Study Assessment Report (Ground Conditions) prepared by Brownfield Solutions Ltd;
- Extended Phase 1 Habitate Survey Report prepared by REC;
- Flood Risk Assessment & Drainage Management Strategy prepared by Betts Hydro;
- Landscape and Visual Appraisal prepared by Viridian Landscape Planning;
- Transport Statement prepared by Ashley Helme; and
- Utility Statement prepared by UCML.

A cheque in the sum of £10,164.00 for the application fee has been sent to the Council directly by the applicant.

We trust that this letter and the enclosures provide you with sufficient information to validate the application at the earliest opportunity, however, should you have any queries, please do not hesitate to contact me.

Yours faithfully
Emery Planning

Stephen Harris

Stephen Harris BSc (Hons), MRTPI
Director

**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"/>	First Name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Hollins Strategic Land LLP"/>				
Street address:	<input type="text" value="C/O Agent"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>	<input type="text"/>			
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Stephen"/>	Surname:	<input type="text" value="Harris"/>
Company name:	<input type="text" value="Emery Planning Partnership Ltd"/>				
Street address:	<input type="text" value="Units 2 - 4 South Park Court"/>				
	<input type="text" value="Hobson Street"/>	Telephone number:	<input type="text" value="01625433881"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Macclesfield"/>	Fax number:	<input type="text" value="01625511457"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SK11 8BS"/>	<input type="text" value="support@emeryplanning.com"/>			

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:

Outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52 no. dwellings, with associated works and provision of open space

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:

Postcode:

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

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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)

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

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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):

Refer to utilities statement

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?

<input type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input checked="" type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

Farm shop with associated buildings and hardstanding, caravan storage and ancillary field

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	52
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total 52

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

17. Residential Units

Proposed Social Housing Total

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	52
Total existing residential units	

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

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

2.19

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:

22. Industrial or Commercial Processes and Machinery

Not applicable

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

A. Toxic substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
B. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)

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.

Owner/Agricultural Tenant	Date notice served																												
<table><tr><td>Name:</td><td colspan="3"><input type="text" value="Paul Edward Bennett"/></td></tr><tr><td>Number:</td><td><input type="text"/></td><td>Suffix:</td><td><input type="text"/></td></tr><tr><td>House name:</td><td colspan="3"><input type="text"/></td></tr><tr><td>Street:</td><td colspan="3"><input type="text" value="21 Campden Road"/></td></tr><tr><td>Locality:</td><td colspan="3"><input type="text" value="Ickenham"/></td></tr><tr><td>Town:</td><td colspan="3"><input type="text" value="Middlesex"/></td></tr><tr><td>Postcode:</td><td colspan="3"><input type="text" value="UB10 8EU"/></td></tr></table>	Name:	<input type="text" value="Paul Edward Bennett"/>			Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>			Street:	<input type="text" value="21 Campden Road"/>			Locality:	<input type="text" value="Ickenham"/>			Town:	<input type="text" value="Middlesex"/>			Postcode:	<input type="text" value="UB10 8EU"/>			<input type="text" value="04/05/2018"/>
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<table><tr><td>Name:</td><td colspan="3"><input type="text" value="Edwina Caroline Fassom"/></td></tr><tr><td>Number:</td><td><input type="text"/></td><td>Suffix:</td><td><input type="text"/></td></tr><tr><td>House name:</td><td colspan="3"><input type="text" value="Beehcote"/></td></tr><tr><td>Street:</td><td colspan="3"><input type="text" value="The Street"/></td></tr><tr><td>Locality:</td><td colspan="3"><input type="text" value="West Clandon"/></td></tr><tr><td>Town:</td><td colspan="3"><input type="text" value="Surrey"/></td></tr><tr><td>Postcode:</td><td colspan="3"><input type="text" value="GU4 7TD"/></td></tr></table>	Name:	<input type="text" value="Edwina Caroline Fassom"/>			Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text" value="Beehcote"/>			Street:	<input type="text" value="The Street"/>			Locality:	<input type="text" value="West Clandon"/>			Town:	<input type="text" value="Surrey"/>			Postcode:	<input type="text" value="GU4 7TD"/>			<input type="text" value="04/05/2018"/>
Name:	<input type="text" value="Edwina Caroline Fassom"/>																												
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Street:	<input type="text" value="The Street"/>																												
Locality:	<input type="text" value="West Clandon"/>																												
Town:	<input type="text" value="Surrey"/>																												
Postcode:	<input type="text" value="GU4 7TD"/>																												

25. Certificates (Certificate B)

Name:	Nigel Morris			04/05/2018			
Number:		Suffix:			House name:	Deer Fields Farm	
Street:	Canal Lane						
Locality:	Bodicote						
Town:	Banbury						
Postcode:	OX15 4AD						
Name:	Oxfordshire County Council - Highways Department				04/05/2018		
Number:		Suffix:		House name:		County Hall	
Street:	New Road						
Locality:							
Town:	Oxford						
Postcode:	OX1 1ND						
Title:	Mr	First name:	Stephen		Surname:	Harris	
Person role:	AGENT		Declaration date:	04/05/2018		<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 04/05/2018