

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. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

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.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination.

Has the work already been started without planning permission?

Yes No

5. Site Area

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

23.97

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Former agricultural land.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Former agricultural land.

When did this use end
(if known)?
DD/MM/YYYY

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

7. 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

Drawing Ref. 1192-003D Rev.H Access and Movement
Drawing ref. 4600-1100-T-009 Rev.A Site Accesses A-C
Drawing ref. 4600-1100-T-010 Rev.A Site Access D
Drawing ref. 4600-1100-T-011 Rev.A Site Access E
Drawing ref. 4600-1100-T-016 Rev.A Potential B4100/Charlotte Avenue Traffic Signals

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

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	1082	1082
Cycle spaces	0	1025	1025

9. Materials

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

Yes No

10. 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. Please state the plan(s)/drawing(s) references.

The drainage strategy information is contained within the Environmental Impact Assessment which accompanies this submission.

11. 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

If Yes, you will need to submit a 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
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

12. 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'.

13. 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:

13. Biodiversity and Geological Conservation

- 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. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

The waste strategy is set out in the Design and Access Statement, with more detailed information to follow at reserved matters stage.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Other	0	0	0	0	371	371
Total	0	0	0	0	371	371

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Other	0	0	0	0	111	111
Total	0	0	0	0	111	111

Add 'Affordable Home Ownership - Proposed' residential units

15. Residential/Dwelling Units

Affordable Home Ownership - Proposed

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Other	0	0	0	0	48	48
Total	0	0	0	0	48	48

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units

530

Total existing residential units

0

Total net gain or loss of residential units

530

16. 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

17. Employment

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

Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

19. 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

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 it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

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

Yes No

22. 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

23. 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 (Must be pre-application submission)

Details of the pre-application advice received

Advice as contained in letters dated 2nd and 5th February 2021, and included as Appendices to the Planning Statement submitted in support of this application.

24. 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.

Yes No

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?

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	SGR (Bicester 1) Limited (Reg. No. 07692134) - Mr Robert Adam Laurence
Number	16
Suffix	
House Name	
Address line 1	New Burlington Place
Address line 2	
Town/city	London
Postcode	W1S 2HX
Date notice served (DD/MM/YYYY)	30/04/2021

Name of Owner/Agricultural Tenant	Richard Thomas Carlton and Cindy Irene Dorothy Carlton
Number	
Suffix	
House Name	Unit 6
Address line 1	Lower Farm Barns
Address line 2	Bainton Road
Town/city	Bucknell
Postcode	OX27 7LT
Date notice served (DD/MM/YYYY)	30/04/2021

Name of Owner/Agricultural Tenant	A2 Dominion South Limited (Reg. No. IP28641R) - Mr Simon Potts
Number	
Suffix	
House Name	
Address line 1	The Point
Address line 2	37 North Wharf Road
Town/city	London
Postcode	W2 1BD
Date notice served (DD/MM/YYYY)	30/04/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Elmsbrook (Crest A2D) LLP (Reg. No. OC418100) - Mr Simon Potts
Number	
Suffix	
House Name	
Address line 1	The Point
Address line 2	37 North Wharf Road
Town/city	London
Postcode	W2 1BD
Date notice served (DD/MM/YYYY)	30/04/2021

Name of Owner/Agricultural Tenant	William Edward John Malins
Number	
Suffix	
House Name	
Address line 1	Hawkwell Farm Cottages
Address line 2	Bucknell Road
Town/city	Bicester
Postcode	OX27 7HN
Date notice served (DD/MM/YYYY)	30/04/2021

Name of Owner/Agricultural Tenant	SGR (Bicester 2) Limited (Reg. NO. 07691602) - Mr Christopher Webb
Number	
Suffix	
House Name	
Address line 1	4th Floor
Address line 2	85 Newman Street
Town/city	London
Postcode	W1T 3EU
Date notice served (DD/MM/YYYY)	30/04/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Firethorn Bicester Limited (Reg. No. 12270072) - Mr Christopher Webb
Number	
Suffix	
House Name	
Address line 1	4th Floor
Address line 2	85 Newman Street
Town/city	London
Postcode	W1T 3EU
Date notice served (DD/MM/YYYY)	30/04/2021

Person role

The applicant

The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Leary"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="04/05/2021"/>

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 (cannot be pre-application)