

**Our ref:** Q210254  
**Your ref:** PP-10006361  
**Email:** Emma.Lancaster@Quod.com  
**Date:** 21<sup>st</sup> September 2021



Rebekah Morgan  
Principal Planning Officer – Major Projects Planning Team  
Environment and Place Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

For the attention of Rebekah Morgan

Dear Rebekah

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **FULL PLANNING APPLICATION FOR SITE CLEARANCE, CONSTRUCTION OF NEW SITE ACCESS FROM THE B4100 AND PERMANENT AND TEMPORARY INTERNAL ROADS, DIVERSION OF AN EXISTING OVERHEAD POWER CABLE AND PUBLIC RIGHT OF WAY, AND SOFT LANDSCAPING**

#### **LAND TO THE WEST OF THE A43 AND SOUTH OF THE B4100**

On behalf of Albion Land (“the Applicant”) please find enclosed an application for full planning permission for the construction of a new access roundabout from the B4100 as well as an internal roundabout and connecting roadway, bus layby and foul drainage station and a temporary road at Land to the west of the A43 and south of the B4100. The Proposed Development also includes the installation of in-ground services, the diversion of an existing overhead cable and an existing Public Right of Way (PROW) and soft landscaping.

The Description of Development is as follows:

*“Site clearance, construction of new site access from the B4100, construction of permanent and temporary internal roads including a bus layby and a foul drainage station, diversion of an existing overhead power cable and public right of way, and soft landscaping”.*

The proposals form part of a suite of applications submitted by the Applicant to Cherwell District Council.

An Outline Planning Application has been submitted concurrently to this application. The Outline Planning Application seeks outline planning permission for the erection of logistics buildings, a new access, hard and soft landscaping and other associated works at land to the west of the A43 and





south of the B4100. The Applicant is in discussions with a leading logistics distributor regarding the occupation of a significant quantum of the proposed logistics floorspace within the Site.

The Proposed Development comprises the enabling works required to facilitate the development set out within the Outline Planning Application.

This application has been submitted at the same time as the outline application so that both can be determined together. The prospective occupier of some of the proposed logistics floorspace within the site has an urgent requirement to commence works on site as soon as possible. The submission of this enabling works application at the same time as the outline application will allow the initial works required to service the prospective occupier's plots to commence in advance of reserved matters approval. This in turn will allow the prospective occupier to commence construction of the superstructure immediately following the granting of reserved matters.

Given the nature of the Proposed Development the application site is the same as the Outline Planning Application site. However, the two applications have been designed to be fully compatible and to enable both developments to be built out in full.

At the same time, the Applicant is also bringing forward a separate outline planning application for the erection of buildings comprising logistics uses, a new access, landscaping and associated works at land to the east of the A43 and south of the B4100.

The environmental impacts of the three applications have been considered in a single Environmental Statement. This is because the three applications are intrinsically linked.

## **Content of Application**

The scope and content of the application has been discussed with Cherwell District Council. Accordingly, please find enclosed electronic copies of all of the documentation set out in the table below.



Document	Consultant
Application Form	-
Application Drawings*	Various
Planning Statement	Quod
Design and Access Statement	Cornish Architects
Environmental Statement, comprising: <ul style="list-style-type: none"><li>- Volume 1 Main Report; and</li><li>- Volume 2 Non-Technical Summary and Technical Appendices)</li></ul>	Quod

\* A drawing list is enclosed at Appendix 1 of this letter.

The requisite planning application fee of £2,028 (plus £28 service charge) has been paid via the Planning Portal.

We look forward to receiving confirmation that the application has been registered and validated.

Please do not hesitate to contact me if you require any further information or wish to make arrangements to visit the Site.

Yours sincerely

Emma Lancaster  
Director

cc. Kelvin Pearce – Albion Land



## **Appendix 1 – Drawing List**

<b>Drawing Title</b>	<b>Drawing number</b>	<b>Rev</b>	<b>Scale</b>
For Information			
Site Location Plan Western Parcel	20005 – TP - 001	-	1:2500 @ A1
Existing Site Layout	S1299-P-01	-	1:2500 @ A1
Existing Utility Layout	1717-ESC-00-ZZ-SK-Z-0006	P0	1:2500 @ A1
For Approval			
Proposed Site Plan	S1299-P-02	-	1:1250 @ A0
Proposed Site Sections	S1299-P-03	-	1:1250 @ A1
Infiltration Basin Details	S1299-P-04	-	1:500 @ A1
Drainage Spur Details	S1299-P-05	-	1:500 @ A1
Site Access Details	S1299-P-06	-	1:500 @ A1
Proposed Development Utilities Services Layout BT Electricity	1717-ESC-00-ZZ-SK-Z-0002	P0	1:2500 @ A1
Proposed Development Utilities Services GT Fibre	1717-ESC-00-ZZ-SK-Z-0003	P0	1:2500 @ A1
Proposed Development Utilities Services Layout BT Openreach	1717-ESC-00-ZZ-SK-Z-0004	P0	1:2500 @ A1
Proposed Development Utilities Services Layout BT Water	1717-ESC-00-ZZ-SK-Z-0005	P0	1:2500 @ A1