

Our ref: Q210254
Your ref: PP-10006361 and PP-10006777
Email: Emma.Lancaster@Quod.com
Date: 21st September 2021



Rebekah Morgan
Principal Planning Officer - Major Projects Planning Team
Environment and Place Directorate
Cherwell District Council
Bodicote House
Bodicote
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For the attention of Rebekah Morgan

Dear Rebekah

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSED DEVELOPMENT AT LAND ADJACENT TO JUNCTION 10 OF THE M40

On behalf of Albion Land (“the Applicant”) please find enclosed two planning applications for proposed development at Land adjacent to Junction 10 of the M40.

The proposed development relates to the sites known as ‘land to the west of the A43 and south of the B4100’ (the Western Site) and ‘land to the east of the A43 and south of the B4100’ (the Eastern Site).

Together, the applications seek to deliver high-quality logistics (warehouse) floorspace in a highly accessible location adjacent to Junction 10 of the M40. Collectively, the two applications will provide up to 280,000 sq.m (GIA) of new floorspace as well as new site entrances from the B4100.

Application 1

Application 1 seeks outline planning permission (with all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100 at the Western Site.

The proposed description of development is:

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure”.

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The Applicant is in discussions with a leading logistics distributor regarding the occupation of a significant proportion of the logistics floorspace proposed within the Western Site. It is expected that the logistics distributor will be named following the submission of the application.

Application 2

Application 2 seeks outline planning permission (with all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100 at the Eastern Site.

The Description of Development is as follows:

“Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping”.

Content of Applications

The scope and content of the two applications has been discussed with Cherwell District Council (CDC). Accordingly, please find enclosed electronic copies of the documentation set out in Table 1 below. Both applications have been submitted via the planning portal (references PP-10006361 and PP-10006777).

The requisite planning applications fees for each application are set out below and have been paid via a BACS transfer.

Application 1

An application fee of £68,564 (plus £28 service charge) has been paid. This has been calculated based on an application site area of 43.9 hectares.

Application 2

An application fee of £41,378 (plus £28 service charge) has been paid. This has been calculated based on an application site area of 24.2 hectares.



Document Title	Consultant
Application Form	-
Parameter Plans*	Cornish Architects
Drawings for Information*	Cornish Architects
Development Specification	Quod
Planning Statement	Quod
Design and Access Statement	Cornish Architects
Environmental Statement: <ul style="list-style-type: none"> - Volume 1 Main Report; and - Volume 2 Non-Technical Summary and Technical Appendices) 	Quod
Logistics market assessment and land availability report	CBRE
Preliminary Arboricultural Impact Assessment (including Arboricultural Constraints Plans)	Tyler Grange
Agricultural Land Classification Report	Askew Land and Soils
Preliminary Phase II Ground Investigation	Applied Geology
Economic Statement	Quod
Sustainability Statement	Engineering Services Consultancy Ltd
Lighting Assessment	LightPad

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

Table 1: List of submission documents



Related Application

The proposals form part of a suite of applications submitted by the Applicant to CDC.

An application for full planning permission for enabling works within the Western Site has been submitted under separate cover.

The proposed enabling works include the creation of the new site access from the B4100, the installation of in-ground services and drainage, the diversion of the existing public right of way and overhead power cable and other associated works.

The enabling works application has been submitted concurrently to the Western Site outline planning application so that both applications can be determined together. The prospective occupier of part of the Western Site has an urgent requirement to commence works on site as soon as possible. The submission of the enabling works application at the same time as Applications 1 and 2 will allow the initial works required to service their 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.

The environmental impacts of the Applications 1 and 2 and the proposed enabling works have been considered in a single Environmental Statement. This is because the three applications are intrinsically linked.

Summary

Albion Land are bringing forward land adjacent to Junction 10 of the M40 for new high quality storage or distribution floorspace.

Two applications for outline planning permission (with all matters reserved except for access) have been submitted for the Proposed Development. The proposals relate to Land to the south of the B4100 and west of the A43 ('the Western Site') and Land to the south of the B4100 and east of the A43 ('the Eastern Site').

The Proposed Development includes the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100.

The applications have been submitted via the Planning Portal. Electronic copies of the documents set out within the table above have been submitted in support of the application.

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

Drawing Title	Drawing number	Rev	Scale
For Information			
Site Location Plan Western Parcel	20005 – TP - 001	-	1:2500 @ A1
Site Location Plan Eastern Parcel	20005 – TP - 007	-	1:2500 @ A1
Existing Site Levels Western Parcel	20005 – TP - 005	-	1:2500 @ A1
Existing Site Levels Eastern Parcel	20005 – TP - 011	-	1:2500 @ A1
Illustrative Masterplan	20005 – TP - 020	-	1:2500 @ A1
Illustrative Typical Elevations	20005 – TP - 025	-	1: 500 @ A1
For Approval			
Western Site			
Parameter Plan 01 Land Use	20005 – TP - 002	-	1:2500 @ A1
Parameter Plan 02 Building Heights	20005 – TP - 003	-	1:2500 @ A1
Parameter Plan 03 Vegetation Retention and Removal	20005 – TP - 004	-	1:2500 @ A1
Western Site Access General Arrangement	17213-09-GA	P0	1:500@A1
Eastern Site			
Parameter Plan 06 Land Use	20005 – TP - 008	-	1:2500 @ A1
Parameter Plan 07 Building Heights	20005 – TP - 009	-	1:2500 @ A1
Parameter Plan 08 Vegetation Retention and Removal	20005 – TP - 010	-	1:2500 @ A1
Eastern Access General Arrangement Pre-Growth Fund Scheme	17213-16-GA	P0	1:500@A1