

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	Land to the east of the A43 and south of the B4100
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	454994
Northing (y)	228719

Description

The Site comprises an area of agricultural land located to the north of junction 10 of the M40 motorway. The Site is bounded by the A43 to the west; the B4100 to the north and agricultural (arable) fields to the east.

The Site is bounded by a small area of woodland to the south beyond which are the Cherwell Motorway Services.

**2. Applicant Details**

Title	<input type="text"/>
First name	Kelvin
Surname	Pearce
Company name	Albion Land
Address line 1	C/O Agent
Address line 2	-
Address line 3	-
Town/city	-

## 2. Applicant Details

Country -

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 note in regard to:

- Fire Statements - From 1 August 2021, outline planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling can voluntarily include a 'Fire Statement' if appropriate. View government planning guidance on fire statements or access the fire statement template and guidance.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

#### 4. Description of the Proposal

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

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).

24.20

Unit

Hectares

#### 6. Existing Use

Please describe the current use of the site

The Site is currently in agricultural use. The Site also includes part of the B4100.

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

#### 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

Please refer to drawing list and parameter plans

#### 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	0	0
Cycle spaces	0	0	0
Other HGV parking.	0	0	0
All parking to be provided in accordance with relevant standards and determined at RMA stage.			

## 9. Materials

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

Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to the Design and Access Statement and Development Specification

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

## 9. Materials

Please refer to the Design and Access Statement and Development Specification

## 10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Other

Main Sewer or on-site treatment plant

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 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:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### 13. Biodiversity and Geological Conservation

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:

Details of waste storage and collection will be provided 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 workaroud this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

### 16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B8 - Storage or distribution	0	0	100000	100000
Other Ancillary Office (Use Class E(g)(i))	0	0	7000	7000
Total	0	0	107000	107000

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

### 17. Employment

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

Yes  No

#### Existing Employees

Please complete the following information regarding existing employees:

## 17. Employment

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text" value="1420.00"/>

## 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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>

### 23. Pre-application Advice

Reference

Date (Must be pre-application submission)

02/07/2021

Details of the pre-application advice received

The proposals were discussed with Cherwell District Council Planning Officers on 2nd July 2021

### 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

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Fewcott Farm
Address line 1	Fritwell Road
Address line 2	Fewcott
Town/city	Bicester
Postcode	OX27 7NZ
Date notice served (DD/MM/YYYY)	20/09/2021



## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	National Property Management and Disposal
Address line 2	Ash House, Falcon Road
Town/city	Sowton, Exeter
Postcode	EX2 7LB
Date notice served (DD/MM/YYYY)	20/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	care of The Company Secretary
Address line 1	Bridge House
Address line 2	1 Walnut Tree Close
Town/city	Guildford
Postcode	GU1 4LZ
Date notice served (DD/MM/YYYY)	20/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	County Hall
Address line 2	New Road
Town/city	Oxford
Postcode	OX1 1ND
Date notice served (DD/MM/YYYY)	20/09/2021

Person role

- The applicant  
 The agent

## 25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Kelvin
Surname	Pearce
Declaration date (DD/MM/YYYY)	20/09/2021

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)	21/09/2021
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