

Portal Ref: PP-11876400

20<sup>th</sup> February 2023

Andrew Thompson  
Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

Dear Andrew,

**Gateway Site, Land West Of The Junction With The Boulevard, Oxford Airport, Langford Lane, Kidlington**

**APPLICATION FOR FULL PLANNING PERMISSION**

Further to recent discussions, we write on behalf of our client, Oxford Aviation Services Limited, to submit an application for full planning permission at Gateway Site, Land West Of The Junction With The Boulevard, Oxford Airport, Langford Lane, Kidlington ("the Site").

The description of the development is as follows;

*"Redevelopment of the site to include the demolition of existing buildings and development of new accommodation across 5 buildings for employment uses (use class E(g)(ii and iii)) plus ancillary amenity building, outdoor amenity space, car parking, cycle parking, landscaping and associated works."*

The Site is situated at the south-eastern corner of the operational boundary of London Oxford Airport ('LOA') immediately north of the junction between Langford Lane and The Boulevard which bound the Site to the east and south and connect the A44 (Woodstock Road) and A4260 (Banbury Road), north of Kidlington.

The proposed development comprises the demolition of the existing buildings and redevelopment to provide approximately 18,767sqm GIA of new energy efficient, fit for purpose accommodation suitable for high value employment uses (use classes E(g) (ii and iii)).

The accommodation will be spread across 5 main buildings (ranging from 2,166sqm GIA to 5,238sqm GIA) which will be capable of being sub-divided into up to 17 units. In addition, a central amenity building (149sqm GIA) and covered cycle and service sheds are proposed alongside associated car parking and comprehensive landscaping works.

The application is accompanied by the following documents, drawings and reports which have been uploaded and submitted via the Planning Portal under ref. PP-11876400:

Document Title	Prepared By
Application Forms, Certificates & Notices	Avison Young
CIL Form	Avison Young
Covering Letter	Avison Young
Planning Statement (including Statement of Community Involvement, Public Benefits Statement & S106 Head of Terms)	Avison Young
Design & Access Statement (including landscape plans/strategy & photographs/montages)	Spratley & Partners
Landscape and Visual Impact Assessment	Colvin & Moggridge
Transport Assessment (including Travel Plan & Servicing and Delivery Strategy)	TPP Ltd
Phase 1 Ecological Survey (inc. BNG Report)	Delta Simons
Flood Risk Assessment	JBA Consulting
Surface Water Drainage/Management Strategy	Civils Contracting Ltd
Utilities Strategy	YES
Economic Needs Assessment and Benefits Statement	Lichfields
Energy and Sustainability Strategy (including BREEAM pre-assessment)	YES / Energist
Land Contamination Assessment (Baseline)	Fortitude Environmental
Tree Survey	Delta Simons
Archaeological Watching Brief WSI	John Moore Heritage Services
Draft Construction Environmental Management Plan	Civils Contracting Ltd
Lighting Strategy	NVC Lighting

The following drawings have been submitted alongside this planning application:

- Ref: 21.926.PL.001 - Existing Location Plan
- Ref: 21.926.PL.002 - Existing Site Plan
- Ref: 21.926.PL.003 - Demolition Site Plan
- Ref: 21.926.PL.004 - Existing Site Sections
- Ref: 21.926.PL.005 - Proposed Site Plan
- Ref: 21.926.PL.006 - Proposed Site Sections

- Ref: 21.926.PL.010 - Existing Building 1 Plan & Elev.
- Ref: 21.926.PL.011 - Existing Building 2 Plan & Elev.
- Ref: 21.926.PL.012 - Existing Building 3 Plan & Elev.
- Ref: 21.926.PL.015 - Existing Building 5 Plan & Elev.
- Ref: 21.926.PL.016 - Existing Building 6 & 7 Plan & Elev.
- Ref: 21.926.PL.020 Rev A - Proposed Building A Plans
- Ref: 21.926.PL.021 Rev A - Proposed Building A Elevations
- Ref: 21.926.PL.022 Rev A - Proposed Building B Plans
- Ref: 21.926.PL.023 Rev A - Proposed Building B Elevations
- Ref: 21.926.PL.024 Rev A - Proposed Building C Plans
- Ref: 21.926.PL.025 - Proposed Building C Elevations
- Ref: 21.926.PL.026 Rev A - Proposed Building D Plans
- Ref: 21.926.PL.027 - Proposed Building D Elevations
- Ref: 21.926.PL.028 - Proposed Building E Plans
- Ref: 21.926.PL.029 - Proposed Building E Elevations
- Ref: 21.926.PL.030 - Amenity Buildings Plans & Elevations
- Ref: 21.926.PL.031 Rev A - Outbuildings Plans & Elevations
- Ref: 1493.OA.003B – Science Park Landscape Masterplan

The planning application fee has been arranged under separate cover via the Planning Portal.

We look forward to receiving confirmation of the validation of the planning application. In the meantime, if you have any queries relating to the submission of this application, please feel free to contact Ollie Collins (07464652865) at these offices.

Yours sincerely



**Ollie Collins**  
**Planner**  
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**For and on behalf of Avison Young**