

P21-3302PL

5th December 2023

Planning Control,
Cherwell District Council
Bodicote House,
Bodicote,
BANBURY,
Oxon,
OX15 4AA

Dear Sir/Madam,

Erection of B8 logistics warehousing development at Land East of Junction 11, M40, Banbury Oxfordshire.

Please find enclosed a planning application which I hereby submit on behalf of my client, Greystoke CB, in connection with the above site.

“Outline planning application for the construction of up to 140,000 sqm of Employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse. All matters of detail reserved.”

Forming part of the planning application submission, please find enclosed a copy of the following documentation:

1. Planning application pro-forma duly completed and signed.
2. The following plans for approval:

Title	Reference
Site Location Plan	5166 CA 00 00 DR A 00050 P2
Parameter Plan	5166 CA 00 00 DR A 00001 P10

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, GL7 1RT
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Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

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3. Other Plans for Illustrative purposes only:

Title	Reference
Illustrative Site Layout	5166 CA 00 00 DR A 05001 P8
Illustrative Landscape Strategy	21340.111 Rev B
Access drawing plan 1	23459-01-GA Rev B
Access drawing plan 2	23459-05-GA Rev B

4. The following Supporting Documents:

- a) Environmental Statement dated December 2023, comprising:
 - Volume 1 – Environmental Statement Chapters
 - Volume 2 – Technical Appendices
 - Non-Technical Summary
- b) Planning Statement (prepared by Pegasus Group) dated December 2023
- c) Design and Access Statement (prepared by Pegasus Group) dated December 2023
- d) Statement of Community Engagement (prepared by Pegasus Group) dated November 2023
- e) Energy Statement (prepared by Pegasus Group) November 2023
- f) Economic Benefits of Providing Warehouse Space Report (prepared by Pegasus Group) dated December 2023
- g) Preliminary Geo-Environmental Assessment (prepared by DeltaSimons) dated May 2022 (5 parts)
- h) Arboriculture Assessment (prepared by Barton Hyett Associates) dated May 2022

5. Community Infrastructure Levy (CIL Form 1)



For the avoidance of doubt the Environmental Statement includes the following technical appendices:

- a) Landscape and Visual Impact Assessment (appendix 5)
- b) Heritage Desk Based Assessment (appendix 6)
- c) Ecological Appraisal (appendix 7)
- d) Transport assessment and Framework Travel Plan (appendix 8)
- e) Flood Risk Assessment and Drainage Strategy (appendix 9)
- f) Air Quality Assessment (appendix 10)
- g) Noise Assessment (appendix 11)

The planning application fee (£99,402 incl VAT) has been paid directly to the LPA.

I trust that the above and enclosed provides you with sufficient information to register the application. However, should you require any further information, please contact me at the above address.

Yours faithfully,



Philip Smith
Associate Planner
Email: Philip.Smith@pegasusgroup.co.uk

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