



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. Applicant Name, Address and Contact Details

| | | | | | |
|---|---|--------------------------------------|--------------------------|----------------------|----------------------|
| Title: | <input type="text"/> | First name: | <input type="text"/> | Surname: | <input type="text"/> |
| Company name: | <input type="text" value="The Vanbrugh Trust and Pye Homes Ltd"/> | | | | |
| Street address: | <input type="text" value="c/o agent"/> | Telephone number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | <input type="text"/> | Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Town/City: | <input type="text"/> | Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| County: | <input type="text"/> | Email address: | <input type="text"/> | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | |
| Postcode: | <input type="text"/> | | | | |
| Are you an agent acting on behalf of the applicant? | | <input checked="" type="radio"/> Yes | <input type="radio"/> No | | |

2. Agent Name, Address and Contact Details

| | | | | | |
|-----------------|--|-------------------|--|----------------------|------------------------------------|
| Title: | <input type="text" value="Ms"/> | First Name: | <input type="text" value="Debbie"/> | Surname: | <input type="text" value="Jones"/> |
| Company name: | <input type="text" value="West Waddy ADP"/> | | | | |
| Street address: | <input type="text" value="The Malthouse"/> | Telephone number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | <input type="text" value="60 East St helen Street"/> | Mobile number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Town/City: | <input type="text" value="Abingdon"/> | Fax number: | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| County: | <input type="text" value="Oxfordshire"/> | Email address: | <input type="text" value="d.jones@westwaddy-adp.co.uk"/> | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | |
| Postcode: | <input type="text" value="OX14 5EB"/> | | | | |

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- Access Appearance Landscaping Layout Scale

Please describe the proposal:

Hybrid Planning Application for a mixed-use development comprising:
Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full planning application for the development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Land to the East of Woodstock, north of A44 (Oxford Road) west of A4095 (Upper Campsfield Road) and south of Shipton Road

5. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Series of pre-application meetings with Cherwell District Council and West Oxfordshire District Council.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle 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 the reference of the plan(s)/drawings(s)

See Transport Assessment and other supporting documentation

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Full Application Details - Waste bins will be stored on plot

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

In line with Oxfordshire County household waste strategy

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - Natural stone/render

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - Reconstituted stone/slate
Zinc/lead to cylce and bin stores

Windows - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - Powder coated aluminium

Doors - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - Stained timber

Boundary treatments - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - timber

Vehicle access and hard standing - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Full application only - Tarmac

Lighting - add description

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

n/a

Others - description:

Type of other material:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see Drawing Issue Sheet for layouts, details of house type drawing numbers.

Please see Design and Access for further design details

10. Vehicle Parking

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 | 55 | 55 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 86 | 86 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See submitted drainage strategy

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate 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 Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

a) Protected and priority species

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

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. Existing Use

Please describe the current use of the site:

The site is currently used for agriculture, a small parcel in the north is school playing fields and the Pest House to the north is a residential dwelling, with a small amount of Oxfordshire County Highway land.

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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Will be dealt with under reserved matters

17. Residential Units

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

Yes No

Market Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | 2 | 7 | 8 | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total

17

Market Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Existing Market Housing Total

0

Social Rented Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | 8 | 4 | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Proposed Social Rented Housing Total

12

Social Rented Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Existing Social Rented Housing Total

0

Overall Residential Unit Totals

| | |
|----------------------------------|----|
| Total proposed residential units | 29 |
| Total existing residential units | 0 |

18. All Types of Development: Non-residential Floorspace

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

Yes No Unknown

| Use class/type of use | 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) |
|--|--|---|---|--|
| A1 Shops Net Tradable Area | 0.0 | | 0.0 | 0.0 |
| A2 Financial and professional services | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 Drinking establishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |

18. All Types of Development: Non-residential Floorspace (continued)

| | | | | | |
|-------|------------------------------|-----|-----|-----|-----|
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| OTHER | Please specify | 0.0 | 0.0 | 0.0 | 0.0 |

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

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |

21. Site Area

What is the site area?

| | |
|-------|----------|
| 74.70 | hectares |
|-------|----------|

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. 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? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)**Certificate of Ownership - Certificate B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

| Owner/Agricultural Tenant | Date notice served |
|--|--------------------|
| Name: Trustees of the Duke of Marlborough Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Estate Office Locality: Blenheim Palace Town: Woodstock Postcode: OX20 1PP | 28/11/2014 |
| Name: Mr and Mrs Tacon Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Pest House Locality: Shipton Road Town: Woodstock Postcode: OX20 1QL | 28/11/2014 |
| Name: Oxfordshire County Council Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Speedwell House Locality: <input type="text"/> Town: Oxford Postcode: OX1 1NE | 28/11/2014 |
| Name: Oxfordshire County Council Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: County Hall Locality: New Road Town: Oxford Postcode: OX1 1ND | 28/11/2014 |
| Name: The Marlborough CE School c/o John Westerman Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Rural Solutions Locality: Charlton Business Park, Crudwell Town: Malmesbury, Wiltshire Postcode: SN16 9RU | 28/11/2014 |

Title: Ms First name: Debbie Surname: Jones
 Person role: Applicant Declaration date: 28/11/2014 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 28/11/2014