

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" value="Mr"/>	First name:	<input type="text" value="Glen"/>	Surname:	<input type="text" value="Langham"/>		
Company name:	<input type="text" value="Gallagher Estates"/>						
Street address:	<input type="text" value="Gallagher House"/>	Telephone number:	<input type="text"/>	Country Code:	<input type="text"/>	Extension Number:	<input type="text"/>
	<input type="text" value="Gallagher Way"/>	Mobile number:	<input type="text"/>		<input type="text"/>		<input type="text"/>
	<input type="text" value="Gallagher Business Park"/>	Fax number:	<input type="text"/>		<input type="text"/>		<input type="text"/>
Town/City:	<input type="text" value="Warwick"/>					Email address:	<input type="text"/>
County:	<input type="text"/>						
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="CV34 6AF"/>						
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="Mr"/>	First Name:	<input type="text" value="Nick"/>	Surname:	<input type="text" value="Freer"/>		
Company name:	<input type="text" value="David Lock Associates"/>						
Street address:	<input type="text" value="50"/>	Telephone number:	<input type="text"/>	Country Code:	<input type="text"/>	Extension Number:	<input type="text"/>
	<input type="text" value="North Thirteenth Street"/>	Mobile number:	<input type="text"/>		<input type="text"/>		<input type="text"/>
	<input type="text" value="Central Milton Keynes"/>	Fax number:	<input type="text"/>		<input type="text"/>		<input type="text"/>
Town/City:	<input type="text" value="Milton Keynes"/>					Email address:	<input type="text" value="nfreer@davidlock.com"/>
County:	<input type="text"/>						
Country:	<input type="text" value="United Kingdom"/>						
Postcode:	<input type="text" value="MK9 3BP"/>						

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:

Outline Planning Permission for development to the east of Bloxham Road (A361) and south of Salt Way of up to 1,000 dwellings together with a mixed use local centre [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road.

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 at Wykham Park Farm, East of Bloxham Road, Banbury

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:

A number of discussions with CDC have taken place regarding the general principle of development; the amount; and the arrangement of land uses proposed, in parallel with the emerging Cherwell Local Plan allocation for the site.

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)

Development Framework Plan - JJG043 035 I
Proposed Site Access - A_003
Indicative Movement Strategy - Fig 20 (DAS)
Rights of Way Statement

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:

Details to follow at Reserved matters stage.

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

If Yes, please provide details:

Details to follow at Reserved matters stage.

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be agreed at Reserved Matters Stage

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
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

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:

Agricultural

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

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					1000

Proposed Market Housing Total

1000

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

Overall Residential Unit Totals

Total proposed residential units	1000
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	1000.0	1000.0
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
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
Total	0.0	0.0	1000.0	1000.0

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:

20. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>
B1C							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
C1							<input checked="" type="checkbox"/>
C2							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

52.46

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:

No such "processes" proposed. No industrial development. Machinery will be used that is typical of a residential-led construction site. Standard ventilation/ air conditioning may be employed within local centre buildings.

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: John Colgrave		12/11/2014
Number: <input type="text"/> Suffix: <input type="text"/> House name: Wykham Park Farm		
Street: Wykham Lane		
Locality: <input type="text"/>		
Town: Banbury		
Postcode: OX16 9UP		
Name: Oxfordshire County Council - Highways		12/11/2014
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>		
Street: County Hall		
Locality: New Road		
Town: Oxford		
Postcode: OX1 1ND		
Title: Mr First name: Nick Surname: Freer		
Person role: Agent Declaration date: 12/11/2014	<input checked="" type="checkbox"/> 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 12/11/2014