

Application for Outline Planning Permission with all 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="Dorchester Living Limited"/>				
Street address:	<input type="text" value="c/o Agent"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text"/>	<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="Mr"/>	First Name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="Burrell"/>
Company name:	<input type="text" value="Pegasus Group"/>				
Street address:	<input type="text" value="Pegasus House"/>				
	<input type="text" value="Querns Business Centre"/>	Telephone number:	<input type="text" value="01285641717"/>		
	<input type="text" value="Whitworth Road"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Cirencester"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="GL7 1RT"/>	<input type="text" value="paul.burrell@pegasusgroup.co.uk"/>			

3. Description of the Proposal

Please describe the proposal:

A hybrid planning application consisting of:

- demolition of buildings and structures as listed in Schedule 1;
- outline planning permission for up to:
 - 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m2 of retail (Class A1); 670 m2 comprising a new medical centre (Class D1); 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2,415 m2 of new school building on 2.4 ha site for a new school (Class D1); 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zip-wire with ancillary visitor facilities of up to 100 m2 (Class D1/A1/A3); 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.
- the change of use of the following buildings and areas:

3. Description of the Proposal

- Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8); Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 73 and 2004 (Class D1); Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);

- the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.
- associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp 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)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

5. 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

6. 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:

6. Pre-application Advice

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

The proposals have been the subject of considerable pre-application discussions with officers and representatives of Cherwell District Council, Oxfordshire County Council and Historic England.

7. 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

8. Site Area

What is the site area?

9. 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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	0	0	0	0	827

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	0	0	0	0	244

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					

9. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	0	0	0	0	104

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1,175
Total existing residential units	

10. All Types of Development: Non-residential Floorspace

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

Yes No

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	929	929
B1 (a) - Office (other than A2)	0	843	8,807	7,964
B1 (c) - Light industrial	0	0	13,635	13,635
B2 - General industrial	0	903	9,250	8,347
B8 - Storage or distribution	0	7,175	9,859	2,684
D1 - Non-residential institutions	0	0	4,975	4,975
D2 - Assembly and leisure	0	0	1,440	1,440
Other	0	3,927	13,329	9,402
Total	0	12,848	62,224	49,376

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

11. Employment

If known, please complete the following information regarding employees:

11. Employment

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	1,500		1,500

12. Hours of Opening

No Hours of Opening details were submitted for this application

13. 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:

Unknown at this stage, given the outline nature of the application.

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 clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

Mixed residential, commercial and education uses comprising B1a/b/c, B2, B8, C3, D1, D2 and sui generis uses

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. 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

16. Certificates (Certificate C)

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Solicitor enquiries and land searches to attempt to establish land ownership

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

16. Certificates (Certificate C) Insert Sheet	Date Notice Served
--	---------------------------

Name	Upper Heyford GP Limited and Upper Heyford Nominee Limited	12/03/2020
Number	Heyford Park House	
Street	Heyford Park, Camp Road	
Locality	Upper Heyford	
Town	Bicester	
Postcode	OX25 5HD	

Name	Dorchester Heyford Park GP Limited and Dorchester Heyford Park Nominee Limited	12/03/2020
Number	Heyford Park House	
Street	Heyford Park, Camp Road	
Locality	Upper Heyford	
Town	Bicester	
Postcode	OX25 5HD	

16. Certificates (Certificate C) - ADDITIONAL LANDOWNERS ON INSERT SHEET

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Heyford Park Estates Limited"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Heyford Park House"/> Street: <input type="text" value="Heyford Park, Camp Road"/> Locality: <input type="text" value="Upper Heyford"/> Town: <input type="text" value="Bicester"/> Postcode: <input type="text" value="OX25 5HD"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="Restore PLC"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Building 234"/> Street: <input type="text" value="Heyford Park, Camp Road"/> Locality: <input type="text" value="Upper Heyford"/> Town: <input type="text" value="Bicester"/> Postcode: <input type="text" value="OX25 5LX"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="The Old Station Nursery Limited"/> Number: <input type="text" value="7"/> Suffix: <input type="text"/> House name: <input type="text" value="The Old Railway Station"/> Street: <input type="text" value="Park Road"/> Locality: <input type="text" value="Faringdon"/> Town: <input type="text" value="Oxfordshire"/> Postcode: <input type="text" value="SN7 7BP"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="BT"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="c/o Wright Hassall LLP"/> Street: <input type="text" value="Olympus Avenue"/> Locality: <input type="text"/> Town: <input type="text" value="Leamington Spa"/> Postcode: <input type="text" value="CV34 6BF"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="SSE"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="c/o Dalcour Maclaren"/> Street: <input type="text" value="1 Staplehurst farm"/> Locality: <input type="text"/> Town: <input type="text" value="Weston on the Green"/> Postcode: <input type="text" value="OX25 3QU"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="Oxfordshire County Council"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="County Hall"/> Street: <input type="text" value="New Road"/> Locality: <input type="text"/> Town: <input type="text" value="Oxford"/> Postcode: <input type="text" value="OX1 1ND"/>	<input type="text" value="12/03/2020"/>
Name: <input type="text" value="Heyford Commercial Developments Limited"/>	<input type="text" value="12/03/2020"/>

16. Certificates (Certificate C)

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Heyford Park House	
Street:	Heyford Park, Camp Road					
Locality:	Upper Heyford					
Town:	Bicester					
Postcode:	OX25 5HD					
Name:	Heyford Commercial Limited					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Heyford Park House	
Street:	Heyford Park, Camp Road					12/03/2020
Locality:	Upper Heyford					
Town:	Bicester					
Postcode:	OX25 5HD					
Name:	Heyford Residential Limited					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Heyford Park House	
Street:	Heyford Park, Camp Road					12/03/2020
Locality:	Upper Heyford					
Town:	Bicester					
Postcode:	OX25 5HD					
Name:	Elgin Investments LLP					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Heyford Park House	
Street:	Heyford Park, Camp Road					12/03/2020
Locality:	Upper Heyford					
Town:	Bicester					
Postcode:	OX25 5HD					
Name:	The Warden & Scholars of St.Mary College of Winchester in Oxford					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	New College	
Street:	Holywell Street					12/03/2020
Locality:	<input type="text"/>					
Town:	Oxford					
Postcode:	OX1 3BN					
Name:	Mr.H.Jones					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	Manor Farm	
Street:	Church Walk					12/03/2020
Locality:	Upper Heyford					
Town:	Bicester					
Postcode:	OX25 5LQ					
Name:	The Heyfordian School Trust					
Number:	74	Suffix:	<input type="text"/>	House name:	<input type="text"/>	12/03/2020

16. Certificates (Certificate C)

Street:
Locality:
Town:
Postcode:

Name:
Number: Suffix: House name:
Street:
Locality:
Town:
Postcode:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Title: First name: Surname:

Person role: Declaration date: Declaration made

17. 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