

JPPC ref: SS/8050
Portal ref:pp-09422227

Planning Registration
Oxford City Council
St Aldates Chambers
109-113 St Aldates
Oxford OX1 1DS

22nd January 2021

Dear Sir/Madam

**5-7 JACK STRAW'S LANE, OXFORD, OX3 0DL
PROPOSED DEMOLITION OF EXISTING LIGHT INDUSTRIAL
BUILDINGS; ZERO-EMISSION HOUSING COMPRISING THE
ERECTION OF 4 PAIRS OF SEMI-DETACHED DWELLINGS,
PROVIDING 4NO 3-BED AND 4NO 4-BED DWELLINGS ALONG
WITH PRIVATE GARDENS. UPGRADE TO EXISTING VEHICULAR
ACCESS ONTO JACK STRAW'S LANE**

I enclose an application seeking planning permission for the redevelopment described above. Alongside the application form, the submission comprises the following documents:

1. CIL Additional Questions Form;
2. Land Contamination Questionnaire;
3. Planning Statement (JPPC – January 2021) – the Planning Statement also includes an alternative site layout;
4. Arboricultural Report (Sylva Consultancy);
5. Surface Water Drainage Strategy and Maintenance Plan (Stantec);
6. Geoenvironmental Risk Assessment (Aviron);
7. Desk-based Heritage Assessment (Cotswold Archaeology);
8. Preliminary Ecological Assessment and Bat Survey (Bioscan);
9. Dust Risk Assessment (Aether);
10. Energy Statement (ERS Ltd);
11. Existing Building Photos and Plan;
12. Site Topographical Survey (Glanville Consultants);
13. Accommodation Schedule (Proposed Scheme);
14. Transport Statement (JD Highways Ltd)

The following plans and elevations are also submitted (Miakoda Design Ltd):

1. Location Plan PL-01 (1:1250);
2. Proposed Site Plan PL-02 (1:200);
3. Proposed Roof Plan PL-03 (1:200);
4. Proposed Plans and Elevations Units 1, 2, 7 and 8 PL-04 (1:100);
5. Proposed Plans and Elevations Units 3, 4, 5 and 6 PL-05 (1:100);

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

Neil Warner MRTPI Ltd

Henry Venners Ltd

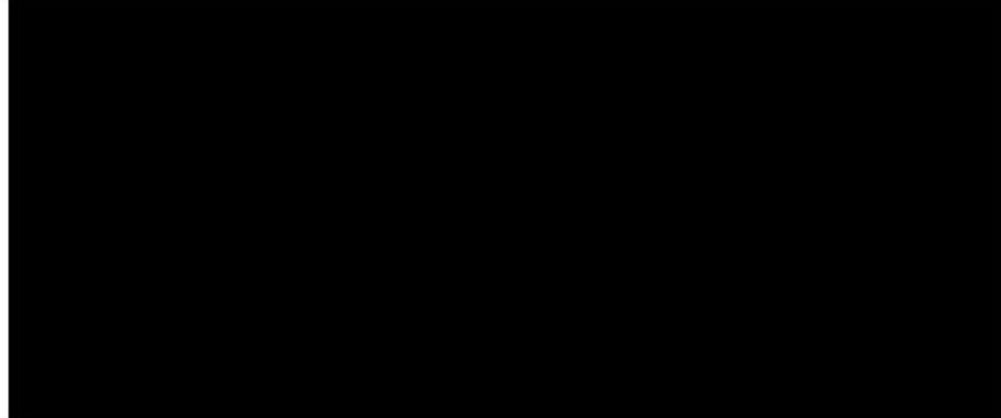


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6. Proposed 3D Rendered Images PL-10;
7. Indicative Site Sections Showing Levels PL-15 (1:200);
8. Indicative Current Parking Arrangement PL-30 (1:200).

We trust the information provided is sufficient to enable the application to be validated and determined. Please let us know as soon as possible if that is not the case.

Yours faithfully



Simon Sharp LLB (Hons) MSc MRTPI
Associate

