



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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="High Street"/>
Address line 2	<input type="text" value="Ascott-under-Wychwood"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text" value="OX7 6AW"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="430742"/>
Northing (y)	<input type="text" value="218944"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Bloombridge Development LLP"/>
Company name	<input type="text" value="Bloombridge Development LLP and the Cornbury Estate"/>
Address line 1	<input type="text" value="4th Floor, Venture House"/>
Address line 2	<input type="text" value="27-29 Glasshouse Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Has the work already been started without planning permission? Yes No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

0.58

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Redundant agricultural building and associated yard and hard standing concrete areas.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Agricultural.

When did this use end
(if known)?
DD/MM/YYYY

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

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

Is a new or altered vehicular 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 their reference numbers

See the location plan submitted with the application showing the access to the High Street.

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

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	14	14

9. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

9. Materials

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be the subject of the Reserved Matters approval.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be the subject of the Reserved Matters approval.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be the subject of the Reserved Matters approval.

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be the subject of the Reserved Matters approval.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	To be the subject of the Reserved Matters approval.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

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. Please state the plan(s)/drawing(s) references.

See the Sustainable Drainage Statement submitted with the application and the topographical survey which indicates the location of existing foul drainage manholes serving Yew Tree Farm.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

11. Assessment of Flood Risk

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

Existing water course

Soakaway

Main sewer

Pond/lake

12. 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'.

13. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

A formal turning circle for a refuse vehicle, if necessary, is shown on the illustrative site plan.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.

Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	0	7	7
Total	0	0	0	0	7	7

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units

7

Total existing residential units

0

Total net gain or loss of residential units

7

16. All Types of Development: Non-Residential Floorspace

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

Yes No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
Other Cowshed building	776	776	0	-776
Total	776	776	0	-776

Loss or gain of rooms

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

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

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 it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

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

Yes No

22. 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?

- The agent
 The applicant
 Other person

23. 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 (Must be pre-application submission)

Details of the pre-application advice received

In the written response dated 7th January 2021 Stephanie Eldridge, Senior Planning Officer, advised:

"...the site sits right on the edge of the settlement following a significant gap defined by paddock land which sits between this site and the end of the built up residential development along High Street the provision of housing here would not relate to the pattern and character of development in this part of the village so would fail to form a logical complement."
"Although I understand that you are willing to consider a reduction in the number of dwellings proposed. I note that the amended layout plan proposes a slightly different arrangement with the inclusion of four new garage buildings for parking. This would also offer a suitably sized turning circle to accommodate refuse

23. Pre-application Advice

vehicles from the adopted High Street..."

"I am still of the opinion that the redevelopment of this site for seven houses, or any new dwellings, is unacceptable in principle as it would not form a logical complement to the existing character and pattern of development in the area due to its location on the edge of the village following the significant and important gap defined by paddock land which sits between this site and the end of the built up residential development along High Street."

"Further, for developments of 6 – 10 dwellings in the AONB, the financial contribution (paragraph 5.54 in the Local Plan) remains at £100 per m2 for the completed private dwellings and payment can be deferred until after the development is completed."

"If you do want any technical advice on matters relating to the turning circle and impact on the public right of way you would need to contact the County Council using their pre-application advice service."

Subsequently, by email dated 26th January 2021, Stephanie Eldridge advised:

"I can confirm that the Cow Shed site is considered to be previously developed land, and the loss of the existing use is not considered to be an issue. The key issue is that it conflicts with the principles set out in OS2 (and other plan policies including EH1- AONB) which are linked through to H2. Yes all of the material planning considerations will be balanced in the determination of the application. As we have expressed, one of the key issues with the re-development of this site for housing is the impact on the Cotswold AONB. The NPPF, and local policy framework, gives great weight to its conservation. The turning circle may be a benefit for the use of refuse vehicles..."

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE D - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Certificate A cannot be issued for this application - All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

* 'Owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

The applicant understands from investigations that Mill Lane is unregistered land.

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

Witney Gazette

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

17/02/2021

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)

23/02/2021