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10 April 2018

Planning Department  
South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Abingdon  
OX14 4SB

**Planning Portal reference:  
PP-06821697**

**FAO: Mr T Wyatt**

Dear Tom

**LAND AT KINGSMEAD BUSINESS PARK, HOWLAND ROAD, THAME, OX9 3FB  
APPLICATION FOR FULL PLANNING PERMISSION**

We enclose on behalf of our client, Angle Property PCDF IV (Thame) LLP an application for full planning permission relating to the redevelopment of Land at Kingsmead Business Park to provide a care home.

The description of the development being considered under the full planning application is:

“Erection of a 68 bed care home and associated vehicular parking, landscaping, ancillary infrastructure and other works.”

This planning application demonstrates that the proposed development:

- Is acceptable in land use terms having regard to the position established by the extant prior approval notice for residential development which is a significant material consideration;
- Will deliver sustainable development comprising beneficial use of an underutilised brownfield site within the urban area;
- Comprises high quality care facilities that address an identified need and that will contribute towards meeting the housing requirements of Thame and generate beneficial employment opportunities;
- Accords with development plan policies in respect of design, environmental and highways/transport matters; and
- Has been prepared within the context of, and informed by, consultation with the local planning authority and other key stakeholders.

**Administration**

Application Documentation

To assist with the determination of the application, a suite of supporting reports/drawings has been submitted via the Planning Portal (**PP-06821697**). A list of the supporting reports can be found within the ‘Schedule of Supporting Documents’ which has been included as part of the submission. A drawing schedule has also been included which lists all the planning drawings that have been submitted for determination.

Application Fee

The application fee of £22,176.00 has been paid via cheque (No. 000027) as enclosed with this letter. The fee has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

We would be grateful if South Oxfordshire District Council could confirm that our application is complete and we look forward to receiving confirmation of validation shortly. If you have any outstanding queries on this matter, please contact either Edward Ledwidge ([edward.ledwidge@montagu-evans.co.uk](mailto:edward.ledwidge@montagu-evans.co.uk) / 020 7866 8601), or Lauren Hawksworth ([lauren.hawksworth@montagu-evans.co.uk](mailto:lauren.hawksworth@montagu-evans.co.uk) / 020 7312 7422).

Yours sincerely,

**Montagu Evans LLP**