

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/C3105/W/17/3172731**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Gladman Developments Ltd
Company/Group Name	Team 3
Address	Gladman Developments Ltd, Gladman House Alexandria Way CONGLETON Cheshire CW12 1LB
Phone number	01260 288800
Email	team3@gladman.co.uk
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes  No

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Cherwell District Council
LPA reference number	15/01326/OUT
Date of the application	13/07/2015
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Does the appeal relate to an existing property? Yes  No

Address

Whitepost Road  
Banbury  
Grid Ref Easting: 445726  
Grid Ref Northing: 238365

Is the appeal site within a Green Belt? Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes  No

### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes  No

If YES, please state below the revised wording

OUTLINE - Up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, surface water flood mitigation and attenuation, new priority junction arrangements to White Post Road, creation of section of spine road to link Bloxham Road with White Post Road as well as creation of 34 space car park and other associated ancillary works. All matters reserved except for access.

Please attach a copy of the LPA's agreement to the change.

see '[Appeal Documents](#)' section

Area (in hectares) of the whole appeal site [e.g. 1234.56]

17.53 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes  No

### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

### G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

see '[Appeal Documents](#)' section

3. Inquiry

## H. FULL STATEMENT OF CASE

The full statement of case is:

see '[Appeal Documents](#)' section

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes  No

see '[Appeal Documents](#)' section

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

**Owner's Name:** S Fletcher  
**Address at which notice was served:** V Scarff, R Cooke, S Peissell, S Neal, R Woodall, S Neal, C/O Henmans Freeth, 5000 John Smith Drive, Oxford Business Park South, OX4 2BH  
**Date the notice was served:** 29/03/2017

**Owner's Name:** R Woodall  
**Address at which notice was served:** M Clinker, S Jeles, E Frost, G Stephens P Leeman, C/O Henmans Freeth, 5000, John Smith Drive, Oxford Business Park South, OX4 2BH  
**Date the notice was served:** 29/03/2017

**Owner's Name:** The Oxford Diocesan Board of Finance  
**Address at which notice was served:** Diocesan Church House, North Hinksey, Oxford, OX2 0NB  
**Date the notice was served:** 29/03/2017

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole

agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

**Tenant's Name:** Roland P Bratt  
**Address at which notice was served:** Cotefield Farm, Oxford Road, Bodicote, Banbury, OX15 4AQ  
**Date the notice was served:** 29/03/2017

**Tenant's Name:** Nigel John Morris  
**Address at which notice was served:** Checkley House, East Street, Bodicote, Banbury, OX15 4DN  
**Date the notice was served:** 29/03/2017

## J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

Mr Gladman Developments Ltd

**Date**

29/03/2017 16:57:07

**Name**

Mr Gladman Developments Ltd

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## M. NOW SEND

### Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	DESCRIPTION OF DEVELOPMENT
<b>Document Description:</b>	A copy of the LPA's agreement to the change.
<b>File name:</b>	CD 5.3 - 160804 Officers Report to Committee.pdf
<b>Relates to Section:</b>	CHOICE OF PROCEDURE
<b>Document Description:</b>	Document containing detailed reasons why a hearing is necessary.
<b>File name:</b>	Justification for a Hearing Procedure.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	17-03-29 Final Banbury Hearing Statement.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	S106 HoT's.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	CD 1.4 - OPAD1 Application Letter, Form and Certificates.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
<b>File name:</b>	CD 1.4 - OPAD1 Application Letter, Form and Certificates.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	150731 CDC acknowledgement letter.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	CD 1.5 - OPAD2 Location Plan (col).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	CD 1.1 - ES Non-Technical Summary.pdf
<b>File name:</b>	CD 1.2 - ES Chapters_Part1.pdf
<b>File name:</b>	CD 1.2 - ES Chapters_Part2.pdf

**File name:** CD 1.2 - ES Chapters\_Part3.pdf  
**File name:** CD 1.3 - ES Apps\_Part1.pdf  
**File name:** CD 1.3 - ES Apps\_Part2.pdf  
**File name:** CD 1.3 - ES Apps\_Part3.pdf  
**File name:** CD 1.3 - ES Apps\_Part4.pdf  
**File name:** CD 1.3 - ES Apps\_Part5.pdf  
**File name:** CD 1.3 - ES Apps\_Part6.pdf  
**File name:** CD 1.4 - OPAD1 Application Letter, Form and Certificates.pdf  
**File name:** CD 1.5 - OPAD2 Location Plan (col).pdf  
**File name:** CD 1.6 - OPAD3 Framework Plan and Banbury 17 Plan (col).pdf  
**File name:** CD 1.7 - OPAD4 Proposed Site Access Plan.pdf  
**File name:** CD 1.8 - OPAD5 Planning Statement.pdf  
**File name:** CD 1.9 - OPAD6 Design and Access Statement.pdf  
**File name:** CD 1.10 - OPAD7 LVIA.pdf  
**File name:** CD 1.11 - OPAD8 Ecology Appraisal.pdf  
**File name:** CD 1.12 - OPAD9 Arboricultural Assessment.pdf  
**File name:** CD 1.13 - OPAD10 Transport Assessment.pdf  
**File name:** CD 1.14 - OPAD11 Travel Plan.pdf  
**File name:** CD 1.15 - OPAD12 Committed Development report.pdf  
**File name:** CD 1.16 - OPAD13 Phase 1 Site Investigation.pdf  
**File name:** CD 1.17 - OPAD14 FRA.pdf  
**File name:** CD 1.18 - OPAD15 Foul Drainage Analysis.pdf  
**File name:** CD 1.19 - OPAD16 Air Quality Report.pdf  
**File name:** CD 1.20 - OPAD17 Archaeological DBA.pdf  
**File name:** CD 1.21 - OPAD18 Geophysical Survey Report.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part1.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part2.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part3.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part4.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part5.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part6.pdf  
**File name:** CD 1.22 - OPAD19 Archeological Evaluation Report\_Part7.pdf  
**File name:** CD 1.23 - OPAD20 Heritage Statement.pdf  
**File name:** CD 1.24 - OPAD21 Socio Economic Impact Report.pdf  
**File name:** CD 1.25 - OPAD22 Energy Statement.pdf  
**File name:** CD 1.26 - OPAD23 Statement of Community Involvement.pdf  
**File name:** CD 1.27 - OPAD24 Topographical Survey Drawings Sheet 1, 2 and 3 A3.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.  
**File name:** List of Plans& doc submitted with Application.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.  
**File name:** Banbury Core Documents List.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).  
**File name:** CD 2.1 - 150827 Badger Survey.pdf  
**File name:** CD 2.2 - 150901 Access Link Road Drawing (col).pdf  
**File name:** CD 2.3 - 150921 AHA response to OCC following meeting.pdf  
**File name:** CD 2.4 - 150922 ULS Supplementary Fouls Drainage report.pdf  
**File name:** CD 2.5 - 151002 Updated Framework Plan (col).pdf  
**File name:** CD 2.6 - 151223 Revised Access Drawing (col).pdf  
**File name:** CD 2.7 - 160104 RSA Plus revised access drawing.pdf

**File name:** CD 2.8 - 160223 ES Scoping Exercise.pdf  
**File name:** CD 2.9 - 160223 Revised ES chapter 6.pdf  
**File name:** CD 2.10 - 160223 Revised ES chapter 8 - Traffic and Transport.pdf  
**File name:** CD 2.11 - 160223 1361-22-C Access Plan - A3 (col).pdf  
**File name:** CD 2.12 - 160223 Revised Framework Plan (col).pdf  
**File name:** CD 2.13 - 160223 Revised TA.pdf  
**File name:** CD 2.14 - 160223 Revised TP.pdf  
**File name:** CD 2.15 - 160223 Link Roal Spec Table.pdf  
**File name:** CD 2.16 - 160422 App 6.13 ES LVIA (col).pdf  
**File name:** CD 2.17 - 160422 1361-1361-22-E Access Plan (col).pdf  
**File name:** CD 2.18 - 160422 Revised Masterplan Rev D (col).pdf  
**File name:** CD 2.19 - 160422 Revise Arboricultural Assessment 1.pdf  
**File name:** CD 2.20 - 160531 GDL & Gallagher Trajectories.pdf  
**File name:** CD 2.21 - 160610 Updated master plan (col).pdf  
**File name:** CD 2.22 - 160613 AHA Technical note 3A.pdf  
**File name:** CD 2.23 - 160613 Revised Masterplan June 16.pdf  
**File name:** CD 2.24 - 160706 Revised Master Plan July.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.  
**File name:** Banbury Plans & Documents Submitted after Validation.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 07. A copy of the design and access statement sent to the LPA.  
**File name:** CD 1.9 - OPAD6 Design and Access Statement.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 08. A copy of a draft statement of common ground.  
**File name:** Draft SOCG.pdf

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

**Completed by** MR GLADMAN DEVELOPMENTS LTD

**Date** 29/03/2017 16:57:07