

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/20/3259189

A. APPELLANT DETAILS

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

| | |
|--------------------------|---|
| Name | Mr Alfonso de Gortari |
| Company/Group Name | Great Lakes UK Limited |
| Address | Suite 1 3rd Floor, 11-12 St James's Square LONDON SW1Y 4LB |
| Email | [REDACTED] |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Name | Mr Chris Hartley |
| Company/Group Name | DP9 Limited |
| Address | 100 Pall Mall St. James's London SW1Y 5NQ |
| Phone number | 07880137400 |
| Fax number | DP9 Limited |
| Email | christopher.hartley@dp9.co.uk |
| Preferred contact method | Email <input checked="" type="checkbox"/> Post <input type="checkbox"/> |

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

| | |
|--------------------------------------|---------------------------|
| Name of the Local Planning Authority | Cherwell District Council |
|--------------------------------------|---------------------------|

| | |
|---|---|
| LPA reference number | 19/02550/F |
| Date of the application | 25/11/2019 |
| 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 checked="" type="checkbox"/> No <input type="checkbox"/> |
| Date of LPA's decision | 12/03/2020 |

D. APPEAL SITE ADDRESS

| | |
|--|---|
| Is the address of the affected land the same as the appellant's address? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Does the appeal relate to an existing property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Address | Land to the east of M40 and south of A4095 Chesterton Bicester Oxfordshire |
| Is the appeal site within a Green Belt? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |

E. DESCRIPTION OF THE DEVELOPMENT

| | |
|---|---|
| Has the description of the development changed from that stated on the application form? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Please enter details of the proposed development. This should normally be taken from the planning application form. | |
| Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping | |
| Area (in hectares) of the whole appeal site [e.g. 1234.56] | 18.6 hectare(s) |
| Area of floor space of proposed development (in square metres) | 47940 sq metre(s) |
| Does the proposal include demolition of non-listed buildings within a conservation area? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

| | |
|---|-------------------------------------|
| 1. Refused planning permission for the development. | <input checked="" type="checkbox"/> |
| 2. Refused permission to vary or remove a condition(s). | <input type="checkbox"/> |
| 3. Refused prior approval of permitted development rights. | <input type="checkbox"/> |
| 4. Granted planning permission for the development subject to conditions to which you object. | <input type="checkbox"/> |
| 5. Refused approval of the matters reserved under an outline planning permission. | <input type="checkbox"/> |

- 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 specified 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
- 3. Inquiry

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

the box below

Please see Statement of Case (Section 7)

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

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

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(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: c/o Graham Payne
Address at which notice was served: Bicester Hotel, Chesterton, Bicester, OX26 1TE
Date the notice was served: 10/09/2020

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.

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 (if these did not form 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

Date

Name

On behalf of

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 2018. 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:

| | |
|------------------------------|---|
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A copy of the full statement of case. |
| File name: | GW Bicester FINAL Statement of Case 10092020 no appendices.pdf |
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A separate list of appendices to accompany your full statement of case |
| File name: | GW Bicester FINAL Statement of Case APPENDICES 10092020.pdf |
| File name: | SOC Appendix 4a Summary of OCC Highways Discussions.pdf |
| File name: | SOC Appendix 7 Appellant Letter to CDC.pdf |
| File name: | SOC Appendix 5 EPR Design Report.pdf |
| File name: | SOC Appendix 3 List of Application Documents and Post Submission Material.pdf |
| File name: | SOC Appendix 2 CDC Decision Notice.pdf |
| File name: | SOC Appendix 1 CDC Committee Report.pdf |
| File name: | SOC Appendix 6 List of Proposed Obligations.pdf |
| File name: | SOC Appendix 8 CDC Response to the Appellant.pdf |
| File name: | SOC Appendix 4b Motion Technical Note.pdf |
| File name: | SOC Appendix 9a Draft Statement of Common Ground.pdf |
| File name: | SOC Appendix 9b Draft SOCG Appendix 1.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 01. A copy of the original application sent to the LPA. |
| File name: | Application Form.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 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. |
| File name: | SOC Appendix 2 CDC Decision Notice.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 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. |
| File name: | 10875-EPR-00-ZZ-DR-A-TP-0100.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 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. |
| File name: | 10875-EPR-00-ZZ-DR-A-TP-0100.pdf |
| File name: | 10875-EPR-00-ZZ-GS-A-TP-0103.pdf |
| File name: | 10875-EPR-00-ZZ-DR-A-TP-0101.pdf |
| File name: | 10875-EPR-00-ZZ-DR-A-TP-0102.pdf |

File name: 10875-EPR-00-05-DR-A-TP-0204.pdf
File name: 10875-EPR-00-02-DR-A-TP-0202.pdf
File name: 10875-EPR-00-B1-DR-A-TP-0199.pdf
File name: 10875-EPR-00-01-DR-A-TP-0201.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0200.pdf
File name: 10875-EPR-00-03-DR-A-TP-0203.pdf
File name: 10875-EPR-00-02-DR-A-TP-0338.pdf
File name: 10875-EPR-00-02-DR-A-TP-0337.pdf
File name: 10875-EPR-00-03-DR-A-TP-0342.pdf
File name: 10875-EPR-00-03-DR-A-TP-0345.pdf
File name: 10875-EPR-00-03-DR-A-TP-0343.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0312.pdf
File name: 10875-EPR-00-03-DR-A-TP-0341.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0313.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0314.pdf
File name: 10875-EPR-00-03-DR-A-TP-0344.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0300 GROUND FLOOR SET.pdf
File name: 10875-EPR-00-03-DR-A-TP-0340.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0322.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0316.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0315.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0347.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0348.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0318.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0319.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0321.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0320.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0350.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0351.pdf
File name: 10875-EPR-00-01-DR-A-TP-0325.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0300 ROOF LEVEL SET.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0354.pdf
File name: 10875-EPR-00-01-DR-A-TP-0330.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0352.pdf
File name: 10875-EPR-00-01-DR-A-TP-0326.pdf
File name: 10875-EPR-00-02-DR-A-TP-0333.pdf
File name: 10875-EPR-00-02-DR-A-TP-0336.pdf
File name: 10875-EPR-00-01-DR-A-TP-0331.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0353.pdf
File name: 10875-EPR-00-01-DR-A-TP-0327.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0355.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0349.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0346.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0356.pdf
File name: 10875-EPR-00-02-DR-A-TP-0332.pdf
File name: 10875-EPR-00-01-DR-A-TP-0328.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0357.pdf
File name: 10875-EPR-00-RF-DR-A-TP-0358.pdf
File name: 10875-EPR-00-03-DR-A-TP-0339.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0311.pdf
File name: 10875-EPR-00-01-DR-A-TP-0324.pdf
File name: 10875-EPR-00-ZZ-DR-A-TP-0300 FIRST,SECOND,THIRD LEVEL SET.pdf
File name: 10875-EPR-00-02-DR-A-TP-0335.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0323.pdf
File name: 10875-EPR-00-01-DR-A-TP-0329.pdf
File name: 10875-EPR-00-02-DR-A-TP-0334.pdf
File name: 10875-EPR-00-GF-DR-A-TP-0317.pdf
File name: 10875-EPR-00-B1-DR-A-TP-0359.pdf

| | |
|------------------------------|--|
| File name: | 10875-EPR-00-XX-EL-A-TP-0402.pdf |
| File name: | 10875-EPR-00-XX-EL-A-TP-0401.pdf |
| File name: | 10875-EPR-00-XX-GS-A-TP-0501.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4106.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4103.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4104.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4102.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4101.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4107.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4105.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4207.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4206.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4204.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4203.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4201.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4202.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4205.pdf |
| File name: | 10875-EPR-00-XX-DR-A-TP-4208.pdf |
| File name: | 10875-EPR-00-GF-DR-A-TP-7701.pdf |
| File name: | Arboricultural Impact Assessment.pdf |
| File name: | Draft Construction Management Plan.pdf |
| File name: | Draft Operational Management Plan.pdf |
| File name: | Drainage Strategy 3 of 3.pdf |
| File name: | Drainage Strategy 2 of 3.pdf |
| File name: | Drainage Strategy 1 of 3.pdf |
| File name: | Economic Statement.pdf |
| File name: | Energy Sustainability Statement.pdf |
| File name: | External Lighting Baseline Survey.pdf |
| File name: | Flood Risk Assessment 2 of 4.pdf |
| File name: | Flood Risk Assessment 4 of 4.pdf |
| File name: | Flood Risk Assessment 1 of 4.pdf |
| File name: | Flood Risk Assessment 3 of 4.pdf |
| File name: | Framework Delivery and Servicing Management Plan.pdf |
| File name: | Framework Travel Plan.pdf |
| File name: | Illumination Impact Profile.pdf |
| File name: | Landscape MMP.pdf |
| File name: | Lighting Design Concepts 1 of 2.pdf |
| File name: | Lighting Design Concepts 2 of 2.pdf |
| File name: | Planning Statement.pdf |
| File name: | Statement of Community Involvement.pdf |
| File name: | Waste Management Strategy.pdf |
| File name: | Ventilation Extraction Statement.pdf |
| File name: | Utilities Statement.pdf |
| File name: | Transport Assessment.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: | Planning Drawing Issue Sheet_4100 Series.pdf |
| File name: | Planning Drawing Issue Sheet_4200 Series.pdf |
| File name: | Planning Drawing Issue Sheet_0500 Series.pdf |
| File name: | Planning Drawing Issue Sheet_0400 Series.pdf |
| File name: | Planning Drawing Issue Sheet_7700 Series.pdf |
| File name: | Planning Drawing Issue Sheet_0300 Series.pdf |
| File name: | Planning Drawing Issue Sheet_0200 Series.pdf |
| File name: | Planning Drawing Issue Sheet_0100 Series.pdf |
| File name: | Covering Letter 11112019 FINAL.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: Planning Drawing Issue Sheet_4100 Series.pdf

File name: Planning Drawing Issue Sheet_4200 Series.pdf

File name: Planning Drawing Issue Sheet_0300 Series.pdf

File name: Planning Drawing Issue Sheet_7700 Series.pdf

File name: Planning Drawing Issue Sheet_0200 Series.pdf

File name: Planning Drawing Issue Sheet_0100 Series.pdf

File name: Planning Drawing Issue Sheet_0500 Series.pdf

File name: Planning Drawing Issue Sheet_0400 Series.pdf

File name: Covering Letter 11112019 FINAL.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: Appendix - SuDS Pro-Forma.pdf

File name: Archaeological Evaluation Report.pdf

File name: BHGS Business Plan and Reconfigured Golf Course Plan.pdf

File name: Bicester Delivery Team Response Highways N05.pdf

File name: CDC Ecology Response.pdf

File name: CDC Landscape Officer Response.pdf

File name: CDC Planning Committee Letter.pdf

File name: Chesterton Parish Council Response Letter General.pdf

File name: CPC Response Highways N06.pdf

File name: CPC Response Landscape ALD.pdf

File name: Further Response to OCC Highways N08.pdf

File name: Great Crested Newt District Licence Report.pdf

File name: Habitat Management and Monitoring Plan.pdf

File name: OCC LLFA Response.pdf

File name: Response to OCC Highways N07.pdf

File name: Sustainable Day Passes Letter 13012020 FINAL.pdf

File name: TVP Response Letter 10012020.pdf

File name: Tyréns Drainage and Flood Risk Review Response 9 March.pdf

File name: Tyréns Planning Review Response 4 Feb.pdf

File name: Tyréns Sustainable Construction Review Response 11 March.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: SOC Appendix 3 List of Application Documents and Post Submission Material.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA.

File name: Design and Access 1 of 5.pdf

File name: Design and Access 2 of 5.pdf

File name: Design and Access 3 of 5.pdf

File name: Design and Access 4 of 5.pdf

File name: Design and Access 5 of 5.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

File name: SOC Appendix 9a Draft Statement of Common Ground.pdf

File name: SOC Appendix 9b Draft SOCG Appendix 1.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 13. A copy of any Environmental Statement plus certificate and notices relating to publicity (if one was sent with the application, or required by the

LPA).

File name: ES Vol1, Ch12 - Water Resources, Flood Risk and Drainage.pdf
File name: ES Vol1, Ch9 - Biodiversity.pdf
File name: ES Vol1, Ch11 - Ground Conditions.pdf
File name: ES Vol1, Ch16 - Summary of Residual Effects.PDF
File name: ES Vol1, Front Cover, Contents and Glossary.pdf
File name: ES Vol1, Ch15 - Summary of Mitigation.PDF
File name: ES Vol1, Ch14 - Cumulative Effects.pdf
File name: ES Vol1, Ch13 - Landscape and Visual Assessment.pdf
File name: ES Vol1, Ch1 - Introduction_Part 1.pdf
File name: ES Vol1, Ch2 - Approach to the Assessment.pdf
File name: ES Vol1, Ch10 - Arch and Cultural Heritage.pdf
File name: ES Vol1, Ch3 - Reasonable Alternatives_FINAL.pdf
File name: ES Vol1, Ch6 - Transport and Access.pdf
File name: ES Vol1, Ch1 - Introduction_Part 2.pdf
File name: ES Vol1, Ch8 - Noise and Vibration.pdf
File name: ES Vol1, Ch5 - Socio-economics.pdf
File name: ES Vol1, Ch4 - Proposed Development_Part 1.pdf
File name: ES Vol1, Ch7 - Air Quality.pdf
File name: ES Vol1, Ch4 - Proposed Development_Part 2.pdf
File name: ES Vol2, App 11.1 - PRA, Part 4.pdf
File name: ES Vol2, App 11.1 - PRA, Part 5.pdf
File name: ES Vol2, App 11.1 - PRA, Part 6.pdf
File name: ES Vol2, App 11.1 - PRA, Part 7.pdf
File name: ES Vol2, App 11.1 - PRA, Part 10.pdf
File name: ES Vol2, App 12.1 - Flood Risk Assessment (Part 2 of 4).pdf
File name: ES Vol2, App 12.1 - Flood Risk Assessment (Part 1 of 4).pdf
File name: ES Vol2, App 11.1 - PRA, Part 8.pdf
File name: ES Vol2, App 12.1 - Flood Risk Assessment (Part 4 of 4).pdf
File name: ES Vol2, App 12.1 - Flood Risk Assessment (Part 3 of 4).pdf
File name: ES Vol2, App 12.2 - Below Ground Drainage Strategy (Part 3 of 3).pdf
File name: ES Vol2, App 13.2 - Planning Policy.pdf
File name: ES Vol2, App 13.1 - Assessment Methodology.pdf
File name: ES Vol2, App 12.2 - Below Ground Drainage Strategy (Part 1 of 3).pdf
File name: ES Vol2, App 13.7 - Schedule of Cumulative Effects.pdf
File name: ES Vol2, App 12.3 - Outline Water Resources Scoping Note.pdf
File name: ES Vol2, App 12.2 - Below Ground Drainage Strategy (Part 2 of 3).pdf
File name: ES Vol2, App 13.5 - Schedule of Likely Landscape Effects.pdf
File name: ES Vol2, App 13.6 - Schedule of Likely Visual Effects.pdf
File name: ES Vol2, App 13.4 - Viewpoint Photographs.pdf
File name: ES Vol2, App 11.1 - PRA, Part 9.pdf
File name: ES Vol2, App 13.3 - Baseline Figures.pdf
File name: ES Vol2, App 13.8 - Accurate Visual Representations.pdf
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