

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/22/3304021

A. APPELLANT DETAILS

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

Name

Company/Group Name

Address

Preferred contact method Email Post

B. AGENT DETAILS

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

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

Date of LPA's decision

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

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

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]

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 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

The local planning authority's reasons for refusal are multi-faceted. The evidence presented to the Inspector by all parties will need to consider a range of complex planning and technical issues that will be best explored and tested through oral evidence and cross examination of expert witnesses.

There is significant local interest in the proposal and an inquiry provides an appropriate forum for them to engage with the appeal and ensure their views are heard by the Inspector.

It is unlikely that all relevant matters can be adequately considered by the Inspector in a single day hearing.

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

3

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

Estimate 10-12 hours

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

3 day(s)

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

No

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

(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

[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:



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.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

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:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Description of Development.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case - July 2022.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	draft Phase 3 Employment S106 - (1) HLP LLP (2) Cherwell DC (3) Oxfordshire CC.DOCX
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	ApplicationFormRedacted.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:	Decision Notice_2103177F (4).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:	TP_002R_Proposed Site Plan_20019.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:	TP_010_Unit 4 Roof Plan_20019.pdf
File name:	3.0 Q210480 Axis J9 Phase 3 - Economic Statement 070921.pdf
File name:	Phase 3 Axis 9 - Summary Market Commentary.pdf
File name:	TP_014_Unit 5 Roof Plan_20019.pdf
File name:	TP_026_Fencing Details_20019.pdf
File name:	TP_024_Refuse Enclosure Details_20019.pdf
File name:	TP_025_Entrance Canopy Details_20019.pdf
File name:	TP_019C_Units 6-10 Elevations_20019.pdf
File name:	Planning Report with appendices.pdf
File name:	TP_020A_Unit 11 Floor Plan and Roof Plan_20019.pdf
File name:	TP_022C_Unit 11 Elevations_20019.pdf

File name: TP_023_Cycle Shelter Details_20019.pdf
File name: TP_028_3D Massing Images_20019.pdf
File name: TP_006_Units 1-3 Roof Plans_20019.pdf
File name: 0897-RFM-XX-00-DR-L-0002-S2-P02 Landscape sections .pdf
File name: TP_001B_Site Location Plan_20019.pdf
File name: 0897-RFM-XX-00-RP-L-0003-S2-P01 Landscape management plan.pdf
File name: TP_008C_Units 1-3 Elevations_20019.pdf
File name: S1209 - PH3 - 04B - Phase 3 External Works & Levels.pdf
File name: TP_009B_Unit 4 Floor Plans_20019.pdf
File name: TP_013B_Unit 5 Floor Plans_20019.pdf
File name: TP_005B_Units 1-3 Floor Plans_20019.pdf
File name: TP_011_Unit 4 Sections_20019.pdf
File name: TP_002F_Proposed Site Plan_20019.pdf
File name: S1209 - PH3 - 02C - Phase 3 SW Drainage Layout.pdf
File name: TP_016C_Unit 5 Elevations_20019.pdf
File name: Sept 21 - Phase 3 Flood Risk Assessment Issue 2_Part3.pdf
File name: TP_018_Units 6-10 Sections_20019.pdf
File name: S1209 - PH3 - 05 - Phase 3 Typical Drainage Details.pdf
File name: Sept 21 - Phase 3 Flood Risk Assessment Issue 2_Part2.pdf
File name: 784-B030696 Albion Land Axis J9 NW Bicester 20Aug21.pdf
File name: TP_017B_Units 6-10 Floor Plans and Roof Plans_20019.pdf
File name: TP_004F_Green Infrastructure Plan_20019.pdf
File name: Sept 21 - Phase 3 Flood Risk Assessment Issue 2_Part1.pdf
File name: TP_015_Unit 5 Sections_20019.pdf
File name: Arbicultural Impact Assessment.pdf
File name: TP_021_Unit 11 Sections_20019.pdf
File name: S1209 - PH3 - 03C - Phase 3 FW Drainage Layout.pdf
File name: 0897-RFM-XX-00-DR-L-0003-S2-P02 Planting Strategy .pdf
File name: TP_003C_Proposed Site Finishes Plan_20019.pdf
File name: TP_007_Units 1-3 Sections_20019.pdf
File name: TP_012C_Unit 4 Elevations_20019.pdf
File name: AN0019 & AN0044 Howes Lane, Bicester Completion of Works_compressed.pdf
File name: TP_027A_External Finishes Sample Board_20019_compressed (1).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: 5b List of Plans and Documents 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: 5c List of Plans and Documents for Decision.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: 12 03 21 CF EL - Amended Plans and Comp Response.pdf
File name: 14042-43 Transport Note.pdf
File name: 2022.03.10 Planning Application Letter to CDC scan BRITA water.pdf
File name: 03 18 22 - EL to CF Phase 3 Amends + Additional Information.pdf
File name: 784-B030696 Axis J9 Phase 3 Technical Note 22mar22.pdf
File name: 14042-60M-GA.pdf
File name: 0897-RFM-XX-00-DR-L-0003-S2-P03-Planting Strategy.pdf
File name: 14042-60N2-GA.pdf
File name: 14042-47A Designers Response.pdf
File name: 14042-60M-CY.pdf

File name: 14042-44 Response to OCC Highways Consultation Response (003).pdf
File name: 0897-RFM-XX-00-RP-L-0003-S2-P02 Landscape management plan.pdf
File name: 0897-RFM-XX-00-M2-L-0002-S2-P03-landscape sections.pdf
File name: 784-B030696 Albion Land Axis J9 NW Bicester 09Mar22.pdf
File name: 21 02 22 JW.EL to CF Axis J9 Highways Design Amendments.pdf
File name: 1746-ESC-00-ZZ-DR-E-2100 P3.pdf
File name: 14042-46 Technical Note Addendum.pdf
File name: 14042-48 Response to OCC Highways.pdf
File name: 10706_Biodiversity_Impact_Calculation_Phase_3_Application_REV02..pdf
File name: 100414124-TPN-ITD-071-A Audit Response Report.pdf
File name: ESC1746-Sustainability_Statement-20211103.pdf
File name: 100414124-TPN-ITD-071-A.pdf
File name: 100414124-TPN-ITD-071-A Covering Letter.pdf
File name: S1209 - PH3 - 07A - Phase 3 Swale 2 Details.pdf
File name: S1209 - PH3 - 02F - Phase 3 SW Drainage Layout.pdf
File name: S1209 - PH3 - 02E - Phase 3 SW Drainage Layout.pdf
File name: S1209 - PH3 - 03F - Phase 3 FW Drainage Layout.pdf
File name: S1209 - PH3 - 02H - Phase 3 SW Drainage Layout.pdf
File name: S1209 - PH3 - 05A - Phase 3 Typical Drainage Details.pdf
File name: S1209 - PH3 - 04E - Phase 3 External Works & Levels.pdf
File name: S1209 - PH3 - DD01D - Phase 3 Drained Areas.pdf
File name: S1209 - PH3 - 04D - Phase 3 External Works & Levels.pdf
File name: S1209 - PH3 - 06A - Phase 3 Swale 1 Details.pdf
File name: S1209 - PH3 - DD02C - Phase 3 Drainage Network.pdf
File name: S1209 - PH3 - 03E - Phase 3 FW Drainage Layout.pdf
File name: S1209 - PH3 - 04F - Phase 3 External Works & Levels.pdf
File name: S1209 - PH3 - DD04B - Phase 3 Exceedance Flood Routes.pdf
File name: TP_014A_Unit 5 Roof Plan_20019.pdf
File name: TP_001C_Site Location Plan_20019 (002).pdf
File name: TP_010A_Unit 4 Roof Plan_20019.pdf
File name: TP_001E_Site Location Plan_20019.pdf
File name: TP_008D_Units 1-3 Elevations_20019.pdf
File name: TP_006A_Units 1-3 Roof Plans_20019.pdf
File name: TP_001F_Site Location Plan_20019.pdf
File name: TP_002G_Proposed Site Plan_20019.pdf
File name: TP_012D_Unit 4 Elevations_20019.pdf
File name: TP_004K_Green Infrastructure Plan_20019.pdf
File name: TP_002L_Proposed Site Plan_20019.pdf
File name: TP_003G_Proposed Site Finishes Plan_20019 (002).pdf
File name: TP_004N_Green Infrastructure Plan_20019.pdf
File name: TP_002N_Proposed Site Plan_20019.pdf
File name: TP_003J_Proposed Site Finishes Plan_20019.pdf
File name: TP_004P_Green Infrastructure Plan_20019.pdf
File name: TP_004M_Green Infrastructure Plan_20019.pdf
File name: TP_002R_Proposed Site Plan_20019.pdf
File name: TP_005C_Units 1-3 Floor Plans_20019.pdf
File name: TP_009C_Unit 4 Floor Plans_20019.pdf
File name: TP_003L_Proposed Site Finishes Plan_20019.pdf
File name: TP_003K_Proposed Site Finishes Plan_20019.pdf
File name: TP_002P_Proposed Site Plan_20019.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 Statement_Phase 3, Axis J9_red_20019 (1).pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: Draft Statement of Common Ground.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 Vol III Cover Page and TOC.pdf

File name: ES Non-Technical Summary.pdf

File name: ES Vol III Appendix 3.4.pdf

File name: ES Vol I Chapter 13 Summary.pdf

File name: ES Vol III Appendix 8.1_Part1of3.pdf

File name: ES Vol I Chapter 7 Socio-economics.pdf

File name: ES Vol I Chapter 3 EIA Methodology.pdf

File name: ES Vol III Appendix 10.1.pdf

File name: ES Vol III Appendix 3.1.pdf

File name: ES Vol I Chapter 6 Construction.pdf

File name: ES Vol III Appendix 10.2.pdf

File name: ES Vol II Appendix C.pdf

File name: ES Vol I Chapter 4 Alternatives.pdf

File name: ES Vol II Appendix A_Part2.pdf

File name: ES Vol III Appendix 10.4.pdf

File name: ES Vol I Chapter 1 Introduction.pdf

File name: ES Vol I Chapter 9 Noise.pdf

File name: ES Vol I Chapter 12 Effect Interactions.pdf

File name: ES Vol III Appendix 9.1.pdf

File name: ES Vol I Chapter 5 Description of Development.pdf

File name: ES Vol I Chapter 2 Site and Setting.pdf

File name: ES Vol III Appendix 3.3.pdf

File name: ES Vol I Chapter 10 Biodiversity.pdf

File name: ES Vol III Appendix 10.3.pdf

File name: ES Vol III Appendix 3.2.pdf

File name: ES Vol III Appendix 5.1_Part1.pdf

File name: ES Vol I Chapter 11 Climate Change and Greenhouse Gases.pdf

File name: ES Vol III Appendix 8.2.pdf

File name: ES Vol III Appendix 5.1_Part2.pdf

File name: ES Vol III Appendix 8.1_Part3of3.pdf

File name: ES Vol III Appendix 8.1_Part2of3.pdf

File name: ES Vol II Appendix B.pdf

File name: ES Vol II Appendix A_Part1.pdf

File name: ES Vol III Appendix 8.3.pdf

Completed by MR LUCAS FALLON

Date 27/07/2022 18:32:13