

## Andy Bateson

---

**From:** David Hutchison <david.hutchison@pegasusgroup.co.uk>  
**Sent:** 15 March 2023 14:30  
**To:** Dyson, Alison; Andy Bateson  
**Cc:** Martin Carter; Sarah Gevaux; Chris Wentworth; White, Joy - Oxfordshire County Council; Plater, Roger - Oxfordshire County Council; Wood, Steven  
**Subject:** Re: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

Dear Alison

I write with regards to the above appeal.

In view of the Inspector's recent ruling, my client has instructed me to advise that it is with great regret that they feel that they have no option but to request that the appeal be treated as withdrawn, with immediate effect.

A new planning application will be submitted at the earliest opportunity.

Kind regards

Sent from [Outlook for iOS](#)

**David Hutchison**

Executive Director

**E** david.hutchison@pegasusgroup.co.uk  
**M** 07795 010661 | **DD** 01285 888027 | **EXT** 1062 | **T** 01285 641717  
Querns Business Centre | Whitworth Rd | Cirencester | GL7 1RT



---

**Expertly Done.** [LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Our Charity](#) | [Our Website](#)

[DESIGN](#) | [ECONOMICS](#) | [ENVIRONMENT](#) | [HERITAGE](#) | [LAND & PROPERTY](#) | [PLANNING](#) | [TRANSPORT & INFRASTRUCTURE](#)

Offices throughout the UK and Ireland. We are ISO certified 9001, 14001, 45001. Pegasus Group is the trading name of Pegasus Planning Group Ltd [07277000] registered in England and Wales. Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT. This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with GDPR; please click here to view it.

---

**From:** Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>  
**Sent:** Wednesday, March 15, 2023 14:12  
**To:** Andy Bateson <Andy.Bateson@cherwell-dc.gov.uk>; David Hutchison <david.hutchison@pegasusgroup.co.uk>  
**Cc:** Martin Carter <MCarter@kingschambers.com>; Sarah Gevaux <Sarah.Gevaux@Cherwell-DC.gov.uk>; Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>; White, Joy - Oxfordshire County Council <joy.white@oxfordshire.gov.uk>; Plater, Roger - Oxfordshire County Council <roger.plater@oxfordshire.gov.uk>; Wood, Steven <steven.wood@aecom.com>  
**Subject:** RE: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

All

The Inspector has suggested that a CMC is held at 10.30 on Monday 20 March in order to have an urgent review of the position on the appeal and the inquiry, given the response to the requirements set out in the Note of the previous CMC.

Kind Regards

Alison

---

**From:** Andy Bateson <Andy.Bateson@cherwell-dc.gov.uk>  
**Sent:** 15 March 2023 12:20  
**To:** David Hutchison <david.hutchison@pegasusgroup.co.uk>  
**Cc:** Martin Carter <MCarter@kingschambers.com>; Sarah Gevaux <Sarah.Gevaux@Cherwell-DC.gov.uk>; Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>; White, Joy - Oxfordshire County Council <joy.white@oxfordshire.gov.uk>; Plater, Roger - Oxfordshire County Council <roger.plater@oxfordshire.gov.uk>; Wood, Steven <steven.wood@aecom.com>; Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>  
**Subject:** FW: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

David,

For your information and comment – please see below correspondence with Alison Dyson at PINS earlier this morning.

Will the Appellant be agreeable to our suggestion to bring forward the planned second CMC?

Kind regards,

**Andy Bateson, BSc (Hons), MRTPI**  
**Development Management Team Leader**

Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Tel: 01295 221 637  
Email: [andy.bateson@cherwell-dc.gov.uk](mailto:andy.bateson@cherwell-dc.gov.uk)  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)  
Facebook: [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil)  
Twitter: @cherwellcouncil

Planning and Development services can be contacted as follows:

Development Management - [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk);

Planning Policy - [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk);

Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk);

Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk).

For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

**From:** Andy Bateson  
**Sent:** 15 March 2023 10:13  
**To:** Dyson, Alison <[ALISON.DYSON@planninginspectorate.gov.uk](mailto:ALISON.DYSON@planninginspectorate.gov.uk)>  
**Subject:** RE: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

Alison, thank you for this confirmation.

In light of the fact that the Appellant has chosen not to submit any Proofs of Evidence or any further draft Statements of Common Ground, can I enquire of the Inspector whether the date previously arranged for 31st March for a second CMC could be brought forward to next week. Clearly, costs are being incurred and apparently wasted with each day that passes.

The Council's barrister Martin Carter has confirmed that he would be available on Monday, Tuesday and Wednesday morning next week, if that was at all convenient for Inspector Diane Lewis.

Kind regards,

**Andy Bateson, BSc (Hons), MRTPI**  
**Development Management Team Leader**

Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Tel: 01295 221 637

Email: [andy.bateson@cherwell-dc.gov.uk](mailto:andy.bateson@cherwell-dc.gov.uk)

Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Facebook: [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

Twitter: @cherwellcouncil

Planning and Development services can be contacted as follows:

Development Management - [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk);

Planning Policy - [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk);

Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk);

Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk).

For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

**From:** Dyson, Alison <[ALISON.DYSON@planninginspectorate.gov.uk](mailto:ALISON.DYSON@planninginspectorate.gov.uk)>

**Sent:** 15 March 2023 09:56

**To:** Andy Bateson <[Andy.Bateson@cherwell-dc.gov.uk](mailto:Andy.Bateson@cherwell-dc.gov.uk)>

**Subject:** RE: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Andy

Nothing else received.

Alison

---

**From:** Andy Bateson <[Andy.Bateson@cherwell-dc.gov.uk](mailto:Andy.Bateson@cherwell-dc.gov.uk)>

**Sent:** 15 March 2023 09:48

**To:** Dyson, Alison <[ALISON.DYSON@planninginspectorate.gov.uk](mailto:ALISON.DYSON@planninginspectorate.gov.uk)>

**Cc:** Sarah Gevaux <[Sarah.Gevaux@Cherwell-DC.gov.uk](mailto:Sarah.Gevaux@Cherwell-DC.gov.uk)>; Andy Maughan <[Andy.Maughan@Cherwell-DC.gov.uk](mailto:Andy.Maughan@Cherwell-DC.gov.uk)>

**Subject:** RE: APP/C3105/W/22/3311992 Appellant's Proof of Evidence

**Importance:** High

Dear Alison,

Thank you for sending through what appears to be just a reiteration of the Appellant's previous Statement of Case evidence as opposed to any Proof(s) of Evidence.

Can I just clarify, is this all that the Appellant is relying upon, or is there anything else that may have erroneously not been sent to us?

Kind regards,

Andy

**Andy Bateson, BSc (Hons), MRTPI**  
**Development Management Team Leader**

Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Tel: 01295 221 637

Email: [andy.bateson@cherwell-dc.gov.uk](mailto:andy.bateson@cherwell-dc.gov.uk)

Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Facebook: [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)

Twitter: @cherwellcouncil

Planning and Development services can be contacted as follows:

Development Management - [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk);

Planning Policy - [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk);

Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk);

Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk).

For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

**From:** Dyson, Alison <[ALISON.DYSON@planninginspectorate.gov.uk](mailto:ALISON.DYSON@planninginspectorate.gov.uk)>

**Sent:** 15 March 2023 07:32

**To:** Andy Bateson <[Andy.Bateson@cherwell-dc.gov.uk](mailto:Andy.Bateson@cherwell-dc.gov.uk)>; Sarah Gevaux <[Sarah.Gevaux@Cherwell-DC.gov.uk](mailto:Sarah.Gevaux@Cherwell-DC.gov.uk)>

**Subject:** APP/C3105/W/22/3311992 Appellant's Proof of Evidence

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Andy

Please find attached the Appellant's Proof of Evidence.

Kind Regards

Alison

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72



Attention: This email (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage you may sustain due to such viruses. It would be best if you conducted your own virus checks before opening the email (and any attachments).

Unless expressly stated otherwise, the content of this email represents only the sender's views. It does not impose any legal obligation upon the Council or commit the Council to any course of action.

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

Attention: This email (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage you may sustain due to such viruses. It would be best if you conducted your own virus checks before opening the email (and any attachments).

Unless expressly stated otherwise, the content of this email represents only the sender's views. It does not impose any legal obligation upon the Council or commit the Council to any course of action.

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)