

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/C3105/W/23/3326761

Appeal By

RICHBOROUGH ESTATES, LONE STAR LAND LTD, K AND S HOLFORD, A AND S DEAN, NP GILES AND A L C BROADBERRY

Site Address

OS Parcel 1570 Adjoining And West Of Chilgrove Drive
And Adjoining And North Of, Camp Road
Heyford Park
OX25 5LX
Grid Ref Easting: 452166
Grid Ref Northing: 225845

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry Hearing

1.c. How long do you expect an inquiry would last? 5 day(s)

1.d. How many witnesses do you intend to call? 3

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input checked="" type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.a. Major Developments			
Dwellings			<input checked="" type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other major developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area? Please attach a plan of the Conservation Area <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area? Please attach a plan of the Conservation Area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.c.i. Have you issued a screening opinion (SO) Yes No
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence
 see 'Questionnaire Documents' section

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes No
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
 see 'Questionnaire Documents' section

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies N/A

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes No

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case? Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes No

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

[see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

[see 'Questionnaire Documents' section](#)

Deadline

18/09/2023

24.c. all representations received from interested parties about the original application;

[see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

Adopted Developers Contribution February 2018, C28,C30,C33,H18,Local Plan Title Page 1996,ESD15,Local Plan Title Page 2011-2031,Mid Cherwell Neighbourhood Plan, PD4,ESD1,INF1,PSD1,Villages5.

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your

appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/C3105/W/23/3326761
Appeal By	RICHBOROUGH ESTATES, LONE STAR LAND LTD, K AND S HOLFORD, A AND S DEAN, NP GILES AND A L C BROADBERRY
Site Address	OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road Heyford Park OX25 5LX Grid Ref Easting: 452166 Grid Ref Northing: 225845

The documents listed below were uploaded with this form:

Relates to Section:	PART 2
Document Description:	6.a. A copy of the notice published.
File name:	Press Advert 14.04.2022.pdf
Relates to Section:	PART 3
Document Description:	12.a. A plan of the Conservation Area.
File name:	Upper Heyford.pdf
Relates to Section:	PART 3
Document Description:	12.b. A plan of the Conservation Area.
File name:	Lower Heyford CA.pdf
File name:	Rousham CA.pdf
Relates to Section:	PART 4
Document Description:	20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.
File name:	21-04193-SO Decision Letter 07-01-22.pdf
Relates to Section:	PART 4
Document Description:	20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
File name:	Land North of Camp Rd - Environmental Statement.pdf
File name:	Appendix 1.1 Location Plan.pdf
File name:	Appendix 1.2 Parameter Plans.pdf
File name:	Appendix 1.3 Illustrative Masterplan.pdf
File name:	Appendix 2.1 Screening Opinion Request.pdf
File name:	Appendix 2.2 Screening Opinion.pdf
File name:	Appendix 2.3 Response to Screening Opinion.pdf
File name:	Appendix 6.1 TA Scoping.pdf
File name:	Appendix 6.2 Highway Links.pdf
File name:	Appendix 6.3 Transport Scoping.pdf
File name:	Appendix 7.1 Ecological Legislation.pdf
File name:	Appendix 7.4 Ecology Correspondence.pdf
File name:	Appendix 7.5 Ecology Figures.pdf
File name:	Appendix 9.1 Built Heritage Statement.pdf

File name: Appendix 9.2 Archaeological DBA.pdf
File name: Appendix 9.4 Heritage Receptors.pdf
File name: Appendix 10.1 Water Resources Correspondence.pdf
File name: Appendix 7.2 ECIA.pdf
File name: Appendix 8.1 LVIAPt1.pdf
File name: Appendix 8.1 LVIAPt2.pdf
File name: Appendix 8.1 LVIAPt3.pdf
File name: Appendix 8.1 LVIAPt4d.pdf
File name: Appendix 8.1 LVIAPt5.pdf

Relates to Section: PART 5
Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
File name: Neighbour Notif 1_2300089REF.docx

Relates to Section: PART 5
Document Description: 24.b. A document containing a list of the people you notified of the appeal.
File name: List of Neighbours.docx
File name: List of Consultees.docx

Relates to Section: PART 5
Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: letter to David Peckford 11 July 2022 v2 (002).pdf
File name: LETTER OF REPRESENTATION.pdf
File name: Email-FW_ Representation to process - Planning application 21_04289_OUT.pdf
File name: Email-Planning App_ 21_04289_OUT.pdf
File name: Email-RE_ Planning notification for application reference_ 21_04289_OUT(3)(1).pdf
File name: Email-RE_ Planning notification for application reference_ 21_04289_OUT(3).pdf
File name: Email-RE_ Ref 21_04289_OUT - Land north of Camp Road.pdf
File name: From(1).pdf
File name: From(2).pdf
File name: From.pdf
File name: Lower Heyford PC Objection.pdf
File name: MCNP Submission May 2022 final.pdf
File name: OCCs response 21-04289-OUT(1).pdf
File name: OCCs response 21-04289-OUT.pdf
File name: OS Parcel 1570.pdf
File name: Planning application 2104289OUT.pdf
File name: Planning consultation response 21.04289.OUT.pdf
File name: Response_21-04289-OUT(1).pdf
File name: Response_21-04289-OUT(2).pdf
File name: Response_21-04289-OUT(3).pdf
File name: Richborough Objection.pdf
File name: SomertonPC.Planning.21.04289.OUT.AGS.SPC.306.pdf
File name: TVP response 21-04289-OUT OS Parcel 1570 Adjoining And West Of Chilgrove.pdf
File name: UH 230 Dwellings 21_04289_OUT.pdf
File name: 04-05-2022.pdf
File name: 07-04-2022.pdf
File name: 21 04289 OUT - OS Parcel 1570.pdf
File name: 21.04289.OUT.pdf
File name: 21-04289-OUT Adjoining and west of Chilgrove Drive and Camp Road Heyford Park.pdf
File name: 21-04289-OUT.pdf
File name: 25-04-2022.pdf
File name: APPENDIX 2 LANDSCAPING REVIEW.pdf

File name: APPENDIX 3 TRANSPORT REVIEW.pdf
File name: APPENDIX 4 HERITAGE REVIEW.pdf
File name: Comments 2104289OUT Heyford(1)(1).pdf
File name: Comments(1).pdf
File name: Comments.pdf
File name: Email-FW_ 21_04289_OUT(2).pdf
File name: Email-FW_ FAO CASE OFFICER -21_04289_OUT - Our DTS 72565.pdf
File name: Email-FW_ Planning notification for application reference_ 21_04289_OUT(1).pdf
File name: Email-FW_ Planning notification for application reference_ 21_04289_OUT.pdf
File name: Email-2104289OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of Ca(1).pdf
File name: APPENDIX 1 POLICY PV5.pdf
File name: Email-2104289OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of Ca.pdf
File name: Email-FW_ 21_04289_OUT_ Outline planning application for the erection of up to 230 dwellings.pdf
File name: Email-FW_ Oxfordshire County Council response to 21_04289_OUT_ OS Parcel 1570 Adjoining And West Of C(1).pdf
File name: Email-FW_ Oxfordshire County Council response to 21_04289_OUT_ OS Parcel 1570 Adjoining And West Of C.pdf
File name: Email-FW_ Oxfordshire County Council response to 21_04289_OUT_ West Of Chilgrove Drive And Adjoining (1).pdf
File name: Email-FW_ Ref 21_04289_OUT -OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And No.pdf
File name: Email-RE_ Application no_ 21_04289_OUT West Of Chilgrove Drive And Adjoining And North Of Camp Road H.pdf
File name: Email-RE_ Check this out – Email-2104289OUT - OS Parcel 1570 Adjoining And West Of Chilgrove Drive An.pdf
File name: 389816. Outline planning application for the erection of up to 230 dwellings creation of new vehicular access from Camp Road and all associated works with all .pdf

Relates to Section: PART 5
Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name: 21.04289.OUT-Officer Report.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Local Plan 1996 Title and Front Page.pdf
File name: Local Plan 2011-2031 - Title and Front Page.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Adopted Developer Contributions February 2018.pdf
File name: C8 Policy.docx
File name: C30 DESIGN CONTROL WILL BE EXERCISED TO ENSURE.docx
File name: C33.docx
File name: H18.docx
File name: Local Plan 2011-2031 - ESD 15.pdf
File name: PD4.docx
File name: Policy ESD 1.docx
File name: Policy Inf 1.docx
File name: Policy PSD 1.docx
File name: Policy Villages 5.docx

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Mid Cherwell Neighbourhood Plan.pdf

Completed by

Date

LPA