

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/23/3326761

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

Your reference

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number	21/04289/OUT
Date of the application	04/04/2022
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	31/03/2023

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	OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road Heyford Park Grid Ref Easting: 452166 Grid Ref Northing: 225845
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"/>
If YES, please state below the revised wording	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 matters reserved apart from Access.
Please attach a copy of the LPA's agreement to the change.	<input checked="" type="checkbox"/> see ' Appeal Documents ' section
Area (in hectares) of the whole appeal site [e.g. 1234.56]	11.69 hectare(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.
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

see '[Appeal Documents](#)' section

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

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

Please refer to Section 9 of the accompanying Statement of Case, which suggests that 5 days will be necessary for an Inquiry.

(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

(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:	Acknowledgement Letter_2104289OUT 4 April 2022.pdf
File name:	Acknowledgement Letter_2104289OUT 14 April 2022.pdf
File name:	Acknowledgement Letter_2104289OUT 19 May 2022.pdf
Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Statement of Case - 25 July.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case - 25 July.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	Planning Obligation to be Submitted in Due Course.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	SD01 Application Forms.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_2104289OUT (1).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 appellants (if any) edged or shaded blue.
File name:	SD03 Location Plan.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:	SD01 Application Forms.pdf
File name:	SD02 Covering Letter.pdf
File name:	SD05 Access and Movement Parameter Plan.pdf
File name:	SD08 Landscape and Open Space Parameter Plan.pdf
File name:	SD03 Location Plan.pdf
File name:	SD04 Land Use Parameter Plan.pdf
File name:	SD06 Building Heights Parameter Plan.pdf

File name: SD07 Density Parameter Plan.pdf
File name: SD10 Illustrative Masterplan No Annotations.pdf
File name: SD09 Illustrative Masterplan.pdf
File name: SD11 DAS Part 9.pdf
File name: SD11 DAS Part 3.pdf
File name: SD11 DAS Part 4.pdf
File name: SD11 DAS Part 6.pdf
File name: SD11 DAS Part 2.pdf
File name: SD11 DAS Part 8.pdf
File name: SD11 DAS Part 7.pdf
File name: SD11 DAS Part 1.pdf
File name: SD11 DAS Part 5.pdf
File name: SD12 Statement of Community Involvement.pdf
File name: SD19 Baseline Visualisation Plan.pdf
File name: SD20 BIA Proposed Visualisation Plan.pdf
File name: SD14 Travel Plan.pdf
File name: SD13 Transport Assessment.pdf
File name: SD18 Biodiversity Metric 3.0.zip
File name: SD17 Ecological Impact Assessment - Reduced.pdf
File name: SD16 Flood Risk Assessment - Reduced.pdf
File name: SD26 Agricultural Land Quality.pdf
File name: SD22 Heritage Impact Assessment.pdf
File name: SD23 Desktop Archaeology.pdf
File name: SD21 Arboricultural Impact Assessment.pdf
File name: SD27 Air Quality Assessment.pdf
File name: SD24 Geophysical Survey.zip
File name: SD25 Phase 1 Contamination - Reduced.pdf
File name: SD15 Landscape Visual Impact Part 3.pdf
File name: SD15 Landscape Visual Impact Part 1.pdf
File name: SD15 Landscape Visual Impact Part 2.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 and Documents Submitted as part of Original Application.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: AD08 Updated Covering Letter.pdf
File name: AD12 Access and Movement Parameter Plan.pdf
File name: AD04 Noise Assessment.pdf
File name: AD13 Landscape and Open Space Parameter Plan.pdf
File name: AD16 Technical Note 1.pdf
File name: AD05 Environmental Statement.pdf
File name: AD07 Environmental Statement NTS.pdf
File name: AD01 Sustainable Drainage.pdf
File name: AD11 DAS Addendum.pdf
File name: AD02 Utilities Assessment.pdf
File name: AD10 Archaeological Evaluation Report.pdf
File name: AD09 LLFA Further Consultation Response.pdf
File name: AD15 Illustrative Masterplan No Annotations.pdf
File name: AD14 Illustrative Masterplan.pdf
File name: AD03 Planning Statement.pdf
File name: Appendix 7.1 Ecological Legislation.pdf
File name: Appendix 2.3 Response to Screening Opinion.pdf
File name: Appendix 2.2 Screening Opinion.pdf

File name: Appendix 6.2 Highway Links.pdf
File name: Appendix 6.3 Transport Scoping.pdf
File name: Appendix 2.1 Screening Opinion Request.pdf
File name: Appendix 6.1 TA Scoping.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 7.4 Ecology Correspondence.pdf
File name: Appendix 10.1 Water Resources Correspondence.pdf
File name: Appendix 9.4 Heritage Receptors.pdf
File name: Appendix 9.1 Built Heritage Statement.pdf
File name: Appendix 7.3 BIA Calculator.zip
File name: Appendix 9.2 Archaeological DBA.pdf
File name: Appendix 7.5 Ecology Figures.pdf
File name: Appendix 9.3 Geophysical Survey.zip
File name: Appendix 7.2 ECIA - Reduced.pdf
File name: Appendix 8.1 LVIA Part 4.pdf
File name: Appendix 8.1 LVIA Part 2.pdf
File name: Appendix 8.1 LVIA Part 1.pdf
File name: Appendix 8.1 LVIA Part 3.pdf
File name: Appendix 8.1 LVIA Part 5.pdf
File name: Appendix 8.1 LVIA Part 10.pdf
File name: Appendix 8.1 LVIA Part 6.pdf
File name: Appendix 8.1 LVIA Part 9.pdf
File name: Appendix 8.1 LVIA Part 8.pdf
File name: Appendix 8.1 LVIA Part 7.pdf
File name: Appendix 8.1 LVIA Part 13.pdf
File name: Appendix 8.1 LVIA Part 16.pdf
File name: Appendix 8.1 LVIA Part 11.pdf
File name: Appendix 8.1 LVIA Part 15.pdf
File name: Appendix 8.1 LVIA Part 14.pdf
File name: Appendix 8.1 LVIA Part 12.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: List of Additional Plans and Documents.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 07. A copy of the design and access statement sent to the LPA.
File name: SD11 DAS Part 9.pdf
File name: SD11 DAS Part 3.pdf
File name: SD11 DAS Part 1.pdf
File name: SD11 DAS Part 4.pdf
File name: SD11 DAS Part 6.pdf
File name: SD11 DAS Part 2.pdf
File name: SD11 DAS Part 8.pdf
File name: SD11 DAS Part 5.pdf
File name: SD11 DAS Part 7.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. A copy of a draft statement of common ground.
File name: Statement of Common Ground - 25 July.docx

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: 21-04193-SO Decision Letter 07-01-22.pdf

Completed by

MR HARRY RAMSEY

Date

27/07/2023 14:20:59