

3 August 2023
L 230803 HR Covering Letter to PINS and LPA



By email only to: inquiryappeals@planninginspectorate.gov.uk

Copied to: submit.appeal@cherwell-dc.gov.uk

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Dear Sir/Madam,

Section 78 Appeal by Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May against the Refusal of an Outline Planning Application by Cherwell District Council (ref: 22/02866/OUT)

Land off Ploughley Road, Ambrosden, Oxfordshire

Savills (UK) Ltd are instructed by our clients, Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May to lodge a Section 78 appeal against the refusal of an outline planning application (reference: 22/02866/OUT) by Cherwell District Council for the following Description of Development:

“Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration.”

The refusal of the outline planning application was confirmed in a Decision Notice dated 14th July 2023, and was subject to two Reasons for Refusal.

The appeal has now been lodged via the Planning Casework Portal and comprises the following documents:

Appeal Documents

1. Appeal Forms, duly signed and completed.
2. Statement of Case, prepared by Savills, dated August 2023.
3. Draft Statement of Common Ground, prepared by Savills, dated August 2023.

Application Documents

Please find enclosed a 'List of Original Application Documents', which formed the original planning application, alongside a 'List of Additional Documents', which were submitted during the determination period. All of these documents have been submitted as part of this appeal.

Appeal Procedure

Section 9 of the Appellant's Statement of Case sets out the following justification for selecting the Public Inquiry procedure:





The Appellant has considered the criteria for determining the appeals by way of an Inquiry and considers that this procedure is the most appropriate for the following reasons:

- The nature and extent of evidence to be given will need to be presented by expert witnesses in open inquiry. There is a need for evidence of all parties to the planning appeal to be tested through formal procedure and cross examination by an advocate. This cannot be achieved through the written representations or hearing procedures;
- The issues are complex, and therefore, the Planning Inspector will need to test evidence by questioning and will likely need to seek clarification on specific matters; and
- The Appellant wishes to make legal representations on the Development Plan, Landscape and Housing Land Supply Position.

The appeal is made on the grounds of refusal by Cherwell District Council for the two reasons stated.

The Appellants have suggested 5 days for an Inquiry based on the key issues considered relevant to determination of the appeal. This timing could potentially be reduced, subject to the Cherwell District Council's position adopted in respect of Housing Land Supply.

I trust that the enclosed information provides you with sufficient information to validate this appeal. Should you have any questions or require any further information, please do not hesitate to get in touch.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Harry Ramsey", written in a cursive style.

Harry Ramsey
Senior Planner

Enc:

- List of Original Application Documents
- List of Additional Application Documents

Land East of Ploughley Road Ambrosden

LPA Application Reference: 22/02866/OUT

Reference No.	Document Title	Prepared By	Document Reference	Date
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Plans and Documents Submitted as Part of the Application				
SD01	Application Forms	Savills Planning		September 2022
SD02	Covering Letter	Savills Planning		September 2022
SD03	Framework Masterplan	Barton Willmore now Stantec	FP-01	June 2022
SD04	Aerial Red Line Plan	Barton Willmore now Stantec	PL-02	July 2022
SD05	Parameter Plan – Land Use	Barton Willmore now Stantec	9600	August 2022
SD06	Parameter Plan - Scale	Barton Willmore now Stantec	9601	August 2022
SD07	Parameter Plan - Density	Barton Willmore now Stantec	9602	August 2022
SD08	Parameter Plan - Access	Barton Willmore now Stantec	9603	August 2022
SD09	Illustrative Landscape Strategy Plan	EDP	edp4579_d025c	September 2022
SD10	Geophysical Survey Report	Lefort Geophysics	22-0017.02	June 2022
SD11	Archaeology and Heritage Assessment	EDP	edp4579_r002c	July 2022
SD12	Arboricultural Impact Assessment	EDP	edp4579_r009a	August 2022
SD13	Ground Investigation Report	Clarke Bond	B05927-CLK-XX-XX-RP-GT-001	August 2022
SD14	Design and Access Statement	Barton Willmore now Stantec		September 2022
SD15	Ecological Appraisal	EDP	edp4579_r001a	September 2022
SD16	Flood Risk Assessment and Drainage Strategy	Clarke Bond	B05927-CLK-XX-XX-RP-FH-1001 P04	September 2022
SD17	Landscape and Visual Assessment	EDP	edp4579_r005a	September 2022
SD18	Planning Statement	Savills Planning		September 2022
SD19	Transport Assessment	Clarke Bond	B05927-CLK-XX-XX-RP-TA-001 P02	September 2022
SD20	Travel Plan	Clarke Bond	B05927-TP01 P02	September 2022

Land East of Ploughley Road Ambrosden

LPA Application Reference: 22/02866/OUT

Reference No.	Document Title	Prepared By	Document Reference	Date
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Additional/Updated Plans and Documents Submitted During Determination				
<i>Submission on 5th December 2022</i>				
AD01	Framework Plan	Barton Willmore now Stantec	FP-01	June 2022
AD02	Aerial Red Line Plan	Barton Willmore now Stantec	PL02	July 2022
AD03	Archaeological Evaluation Report	Oxford Archaeology	AMPREV	October 2022
AD04	Phase 2 Site Investigation Report	Clarke Bond	B05927-CLK-XX-XX-RP-GT-002 P01	November 2022
AD05	Technical Note – LLFA Planning Comments Response	Clarke Bond	B05927-TN0002	November 2022
AD06	Noise Assessment and Mitigation Scheme	LF Acoustics Consulting Engineers		November 2022
AD07	Updated Covering Letter	Savills Planning		December 2022
<i>Submission on 11th January 2023</i>				
AD08	Transport Assessment Addendum	Clarke Bond	B05927 P03	January 2023
AD09	National Highways Consultation Response	Clarke Bond	B05927 P01	January 2023
<i>Submission on the 13th March 2023</i>				
AD10	Agent Letter	Savills Planning		March 2023
<i>Submission on 4th April 2023</i>				
AD11	Framework Plan	Barton Willmore now Stantec	FP-01	June 2022
AD12	Parameter Plan - Access	Barton Willmore now Stantec	9603 Rev A	August 2022
AD13	LVA Addendum	EDP	edp4579_r010a	February 2023
AD14	Arboricultural Addendum Statement	EDP	edp4579_r011b	February 2023
AD15	Agricultural Land Classification and Considerations	Kernon	KCC3364	February 2023
AD16	Design and Access Statement Addendum	Barton Willmore now Stantec		March 2022

AD17

Updated Covering Letter

Savills Planning

April 2023