

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/22/3296229

A. APPELLANT DETAILS

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

Name	n/a n/a n/a		
Company/Group Name	Churchill Retirement Living Ltd		
Address	Churchill House Parkside Ringwood Hampshire BH24 3SG		
Phone number	01425462100		
Preferred contact method	Email	<input checked="" type="checkbox"/> Post	<input type="checkbox"/>

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Name	. Planning Issues		
Company/Group Name	Planning Issues Ltd		
Address	Churchill Retirement Living Ltd, Churchill House Parkside RINGWOOD BH24 3SG		
Phone number	01425 462372		
Email	appeals@planningissues.co.uk		
Your reference	Banbury		
Preferred contact method	Email	<input checked="" type="checkbox"/> Post	<input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	<input type="text" value="Cherwell District Council"/>
LPA reference number	<input type="text" value="21/04202/F"/>
Date of the application	<input type="text" value="23/12/2021"/>
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 type="checkbox"/> No <input checked="" type="checkbox"/>

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 checked="" type="checkbox"/> No <input type="checkbox"/>
Address	<input type="text" value="Bolton Road
Banbury
Oxfordshire
OX16 0TH"/>
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"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.	
<input type="text" value="Demolition of existing buildings and redevelopment to form 80 Retirement Living apartments for older persons including communal facilities and associated car parking and landscaping."/>	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	<input type="text" value="0.49 hectare(s)"/>
Area of floor space of proposed development (in square metres)	<input type="text" value="6924 sq metre(s)"/>
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input checked="" type="checkbox"/> No <input 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?

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

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

(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:

Owner's Name: UA Asset Management 2 Ltd.
Address at which notice was served: Suite 126 19
Date the notice was served: 21 Crawford Street, London, W1H 1PJ - 15/12/2021

Owner's Name: Bernard and Marieta Taylor
Address at which notice was served: 34 Trelawn House, North Bar Street, Banbury, OX16 0TH
Date the notice was served: 15/12/21

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 . Planning Issues

Date 04/04/2022 12:22:27

Name . Planning Issues

On behalf of n/a n/a n/a

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:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	PINS letter_040122.docx
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Form.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:	Acknowledgement Letter_2104202F.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:	PLANNING - BANBURY - PA00 - 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:	PLANNING - BANBURY - PA01 - SITE PLAN.pdf
File name:	PLANNING - BANBURY - PA02 - GROUND FLOOR PLAN.pdf
File name:	PLANNING - BANBURY - PA03 - FIRST FLOOR PLAN.pdf
File name:	PLANNING - BANBURY - PA04 - SECOND FLOOR PLAN.pdf
File name:	PLANNING - BANBURY - PA05 - THIRD FLOOR PLAN.pdf
File name:	PLANNING - BANBURY - PA06 - ROOF PLAN.pdf
File name:	PLANNING - BANBURY - PA07 - CASTLE STREET ELEVATION.pdf
File name:	PLANNING - BANBURY - PA08 - NORTH BAR STREET ELEVATION.pdf
File name:	PLANNING - BANBURY - PA09 - OTHER ELEVATIONS.pdf
File name:	PLANNING - BANBURY - PA10 - SITE SECTIONS.pdf
File name:	Existing Floor Plans.pdf
File name:	Existing Elevations.pdf
File name:	Banbury Statement of Community Involvement.pdf
File name:	FVA - Banbury.pdf
File name:	Banbury Heritage Statement.pdf
File name:	Banbury Archaeology Report.pdf

File name: Flood Risk and Drainage Technical Note.pdf
File name: Banbury - Transport Statement.pdf
File name: Banbury - Travel Plan Statement.pdf
File name: Banbury Landscape Strategy.pdf
File name: Banbury Acoustic Report.pdf
File name: Banbury Air Quality Report.pdf
File name: Ground Investigation Report.pdf
File name: Oxford Health Impact Assessment Checklist.pdf
File name: Bolton Road Sustainability Statement.pdf
File name: CMP_Bolton Road_Banbury.pdf
File name: Banbury Urban Form Analysis.pdf
File name: Banbury Ecology Report.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 All Plans.docx

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: PLANNING - BANBURY - PA01 A - SITE PLAN.PDF

File name: PLANNING - BANBURY - PA02 A - GROUND FLOOR PLAN.PDF

File name: PLANNING - BANBURY - PA04 A - SECOND FLOOR PLAN.PDF

File name: PLANNING - BANBURY - PA05 A - THIRD FLOOR PLAN.PDF

File name: PLANNING - BANBURY - PA06 A - ROOF PLAN.PDF

File name: PLANNING - BANBURY - PA07 B - CASTLE STREET ELEVATION.PDF

File name: PLANNING - BANBURY - PA08 B - NORTH BAR STREET ELEVATION.PDF

File name: PLANNING - BANBURY - PA09 B - OTHER ELEVATIONS.PDF

File name: PLANNING - BANBURY - PA01 B - SITE PLAN.pdf

File name: Visually Verified Montages.pdf

File name: Banbury - Overheating Risk Assessment.pdf

File name: 536.0037.003 D Refuse vehicle tracking.pdf

File name: Castle Street Banbury - Flood Risk Drainage Technical Note (Rev C)-compressed (002).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: A List of All Additional Plans.docx

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA.

File name: BANBURY DAS Part 1 of 4.pdf

File name: BANBURY DAS Part 2 of 4.pdf

File name: BANBURY DAS Part 3 of 4.pdf

File name: BANBURY DAS Part 4 of 4.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.docx

Completed by . PLANNING ISSUES

Date 04/04/2022 12:22:27