

The Planning Inspectorate

Room 4a
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Manchester

Eastgate
2 Castle Street
Castlefield
Manchester M3 4LZ

nexusplanning.co.uk

Sent via: special delivery

Date: 26th November 2018

LPA Reference: 17/02394/OUT

PINS Reference: APP/C3105/W/18/3216992

Site Address: Land off Berry Hill Road, Adderbury

Dear Sir/Madam

On the 23rd of November we lodged a planning appeal on behalf of our client Hollins Strategic Land LLP against Cherwell District Council's decision to refuse application 17/02394/OUT for:

“Outline application: Development of up to 55 dwellings with associated landscaping, open space and vehicular access from Berry Hill Road”

We have completed the Planning Appeal form online on the 23rd of November and have also submitted electronic versions of the following supporting documents, arranged in respect of the referencing on the Planning Appeal Form.

For completeness, we also now enclose a CD containing these documents. Due to file size, the following documents are submitted via CD only:

- Illustrative Masterplan (ref. 40939-3002-01)
- Flood Risk Assessment and Drainage Strategy (ref. HYD250_BERRY.HILL.ROAD _FRA&DMS)

Full Statement of Case

A copy of the Appellants Statement prepared by Nexus Planning is enclosed.

01. A copy of the original application form sent to the LPA.

A copy of the Planning Application Form is enclosed.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage.

A copy of the Planning Application form which includes this information is enclosed.

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.

A copy of the Decision Notice dated 25th May 2018 is enclosed.

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 in blue.

Plan Ref: 'Location Plan – 01' is enclosed.

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.

See 05. (b) enclosed to see a list of all the plans, drawings and documents sent to the LPA as part of the application.

(b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA

Document Name	Author	Reference
Covering Letter	Nexus Planning	28th November 2017
Application Form and Certificates	Nexus Planning	28th November 2017
CIL Form	Nexus Planning	28 th November 2017
Location Plan		Location Plan – 01
Illustrative Masterplan	Peter Brett Associates	40939-3002-01
Proposed Site Access Plan (Plan 3 appended to Transport Assessment)	Croft Transport Solutions	1899ts.1
Design and Access Statement	Nexus Planning	28th November 2017
Planning Statement (including Affordable Housing Statement and Draft Heads of Terms)	Nexus Planning	32434
Extended Phase 1 Habitat Survey Report	REC Limited	103828EC1R1
Transport Assessment	Croft Transport Solutions	1899ts.1
Flood Risk Assessment & Drainage Management Strategy	Betts Hydro Consulting Engineers	HYD250_BERRY.HILL.ROAD_FRA&DMS
Utility Statement	UCML	H084
Desk-based Geo-Environmental Assessment	Betts Geo	17HSL004/DS

Tree Survey	AWA Tree Consultants	BS5837:2012
Landscape and Visual Appraisal	Peter Brett Associates	40939-3001
Topographical Survey	JLP Surveying	S17-452

(c) A list of all plans, drawings and documents upon which the LPA made their decision

A list of the plans, drawings and documents are enclosed.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

See 06. (b) to see a list of all the plans, drawings and documents sent to the LPA but which did not form part of the original application.

(b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

The following plans, drawings and supporting documents are enclosed.

Document Name	Author	Reference
Biodiversity Impact Assessment Calculations and Biodiversity Illustrative Masterplan	REC Ltd	19.01.2018
Illustrative Masterplan	The Urbanists	1697-URB-XX-XX-GA-990-001-B
Illustrative Masterplan Wider Context	The Urbanists	1697-URB-XX-XX-GA-90-003-B
Heritage Statement	Kathryn Sather & Associates	
Design and Access Statement	Nexus Planning	February 2018
Illustrative Masterplan	The Urbanists	1697-UD-GA-002D
Further response to Highways Comments	Croft Transport	April 2018

07. A copy of the Design and Access Statement sent to the LPA.

A copy of the Design and Access Statement submitted with the application is enclosed.

08. A copy of a draft Statement of Common Ground if you have indicated the appeal should follow the hearing or inquiry procedure.

A copy of the draft Statement of Common Ground is enclosed.

10. Any relevant correspondence with the LPA. The following correspondence is enclosed.

- 29/01/2018 – Email from Nexus to Case Officer submitting Biodiversity Impact Assessment Calculations and Biodiversity Illustrative Masterplan
- February 2018 – Response to Highways Comments by Croft Transport
- 08/03/2018 – Email from Nexus to Case Officer formal response to Highways comment
- April 2018 - Further Response to Highways Comments by Croft Transport
- 01/05/2018 – Email from Nexus to Case Officer submitting Illustrative Masterplan

Inquiry Procedure

The Appellant strongly believes an Inquiry is the only suitable procedure for the consideration of this Appeal. The justification for the Inquiry procedure is set out in Appendix A of the submitted Statement of Case.

Serving Notice

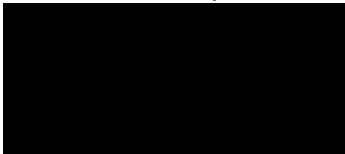
We certify that we have given the requisite notice, a Certificate B, to everyone who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land or building to which this application relates.

Notification of the Council

A copy of the Planning Appeal Form together with the Statement of Case and draft Statement of Common Ground has been sent to Cherwell District Council.

I trust that all documentation is in order so that the Appeal can be validated and a formal start date provided. However, should you require any additional information or clarification, please do not hesitate to contact me.

Yours faithfully,



Helen Hartley
Principal Planner

cc. Cherwell District Council