

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/B1605/W/21/3273053

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

Date of the application

25/06/2020

Did the LPA validate and register your application?

Yes No

Did the LPA issue a decision?

Yes No

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes No

Does the appeal relate to an existing property?

Yes No

Address

Land at Oakley Farm
Cheltenham
Grid Ref Easting: 397021
Grid Ref Northing: 222393

Is the appeal site within a Green Belt?

Yes No

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 No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Development comprising up to 250 residential dwellings, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of new vehicular access from Harp Hill.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

15.29 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes No

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

the box below

Please refer to the Statement of Case for further details, including the reasons for requesting this procedure.

The number of witnesses may change depending upon the LPA putative reasons for refusal.

(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?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

Please see Section 6 of Pre-Inquiry Statement of Case, prepared by Pegasus Group.

We have availability weeks commencing 10th, 17th and 24th of August, and weeks commencing 13th, 20th, 27th of September 2021. We are lodging another appeal in Gloucestershire at the same time, with the same team, and will be suggesting the same dates.

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:



Owner's Name: The Chief Executive
Address at which notice was served: Gloucestershire County Council, Shire Hall, Westgate Street, Gloucester, GL1 2PG
Date the notice was served: 12/04/2021

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. Further information about our Data Protection policy can be found on our website under Privacy Statement.

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:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Oakley SoC 12-04-2021 final.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	Information to Follow.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	ApplicationForm.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:	2.333.P.1D - Location Plan Rev D.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:	14.sustainability_checklist-Oakley Farm 04 02 2020.pdf
File name:	4.PreliminaryAccessArrangements.pdf
File name:	2.333.P.1D - Location Plan Rev D.pdf
File name:	3.333.P.3.9 rev E-Illustrative Masterplan-A3.pdf
File name:	9.Planning Statement 8.6.2020 FINAL SHF.pdf
File name:	15.333.US.01 Utility Statement.pdf
File name:	16.WMS Oakley Farm 09.12.19 FINAL.pdf
File name:	17.Sheet1.pdf
File name:	18.18017.201 OAKLEY FARM LANDSCAPE STRATEGY.pdf
File name:	17.Oakley Farm Sheet3Va.pdf
File name:	17.Oakley Farm Sheet2Va.pdf
File name:	11.Report of Community Engagement-Oakley Farm FINAL (002).pdf
File name:	10.2020-06-05 OAKLEY FARM DAS FINAL V2.pdf
File name:	12.H628-DOC03 TA - FULL REPORT_Part1.pdf
File name:	12.H628-DOC03 TA - FULL REPORT_Part2.pdf
File name:	13.H628-DOC02 TP - FULL REPORT.pdf
File name:	Access and Movement Plan.pdf
File name:	Covering Letter 25.06.20.pdf
File name:	Building Heights Plan.pdf
File name:	Green Infrastructure Plan.pdf
File name:	Land Use Plan.pdf
File name:	ApplicationForm.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 Documents Submitted as Part of the Application 12.04.21.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:	333.E.7.1 Indicative Access Longsections.pdf
File name:	2021-02-03 MHP DESIGN OBSERVATIONS TO COUNCIL LANDSCAPE COMMENTS.pdf
File name:	Headline Findings of Survey.pdf
File name:	Renewable Energy and Sustainable Construction Statement.pdf
File name:	P18-0847 Response to Educational Comments 231220.pdf
File name:	P18-0847 Educational Needs Assessment 10.09.20.pdf
File name:	Layout Sections.pdf
File name:	H628 - FN04 - Response to GCC's 10 Feb 2021 letter - FULL REPORT.pdf
File name:	H628-02D Preliminary Access Arrangements.pdf
File name:	7807.Briefing Note BNG.vf.pdf
File name:	7807.CEMP.vf.pdf
File name:	18017_OAKLEY FARM, CHELTENHAM_AIA_V1_COMBINED.pdf
File name:	Oakley_Farm_Photomontages_2021-02-10 PT1.pdf
File name:	H628-DOC04 TA ADDENDUM - FULL REPORT.PDF
File name:	H628-DOC02 TP - Issue 2 - FULL REPORT.PDF
File name:	Oakley_Farm_Photomontages_2021-02-10 PT3.pdf
File name:	Oakley_Farm_Photomontages_2021-02-10 PT2.pdf
File name:	7807.LEMP.vf.zip
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 Documents which did not form Original Application 12.04.21.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	10.2020-06-05 OAKLEY FARM DAS FINAL V2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	Oakley SoCG 12.04.21 for submission.doc
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	Emails on Education Contributions.pdf
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:	APPENDIX 2.2.pdf
File name:	APPENDIX 10.4.pdf
File name:	APPENDIX 10.1.pdf
File name:	APPENDIX 10.2.pdf
File name:	APPENDIX 10.3.pdf
File name:	APPENDIX 10.5.pdf
File name:	ES Fig 8.1 Cultural Heritage Assets.pdf

File name: ES Fig 9.2.pdf
File name: ES Fig 9.3.pdf
File name: ES Fig 9.1.pdf
File name: APPENDIX 11.1.pdf
File name: P18-0847 ENV STATEMENT VOL 1.pdf
File name: ES Fig 9.4.pdf
File name: ES Fig 10.1.pdf
File name: APPENDIX 2.1.pdf
File name: ES Fig 10.2.pdf
File name: ES Fig 3.4 Access and Movement Plan.pdf
File name: ES Fig 3.2 Building Heights Plan.pdf
File name: ES Fig 3.1 Land Use Plan.pdf
File name: ES Fig 3.3 Green Infrastructure Plan.pdf
File name: ES Fig 10.3.pdf
File name: ES Fig 1.2 App Site Boundary.pdf
File name: ES Fig 2.1 Cumulative Sites.pdf
File name: ES Fig 10.4.pdf
File name: ES Fig 7.10 - 7.14.pdf
File name: ES Fig 7.1 - 7.9.pdf
File name: ES Fig 4.1 Illustrative Masterplan Rev E.pdf
File name: ES Fig 1.1 Site Location.pdf
File name: APPENDIX 8.4.pdf
File name: APPENDIX 8.1.pdf
File name: APPENDIX 6.2.pdf
File name: APPENDIX 7.1 - 7.5 19.03.2020.pdf
File name: APPENDIX 3.1.pdf
File name: APPENDIX 8.2 12.03.2020.pdf
File name: APPENDIX 8.3.pdf
File name: Appendix 12.1 FRA 03.03.2020_Part2.pdf
File name: APPENDIX 6.1.pdf
File name: APPENDIX 13.2.pdf
File name: Appendix 12.1 FRA 03.03.2020_Part1.pdf
File name: APPENDIX 13.1.pdf
File name: APPENDIX 9.1 TA PART 1.pdf
File name: APPENDIX 9.1 TA PART 2.pdf
File name: APPENDIX 9.2 TP 13.03.2020.pdf
File name: ENV STATEMENT NON TECH SUMMARY.pdf

Completed by MR HARRY RAMSEY

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