

Core Documents List

Land South of Burford Road, Minster Lovell, Oxfordshire

‘Outline planning permission for the development of up to 134 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved’

Appellant: Catesby Strategic Land Limited

Local Planning Authority: West Oxfordshire District Council

West Oxfordshire District Council Reference: 22/03240/OUT

Planning Inspectorate Reference: APP/D3125/W/23/3331279

Table A – Planning Application**Planning Application Documents originally submitted with the Planning Application**

Ref.	Document Title	Prepared By	Document Ref.	Date
CD A1.	Site Location Plan	Edge Urban Design	16a	Oct 2022
CD A2.	Framework Plan	Edge Urban Design	P02 Rev E	Oct 2022
CD A3.	Illustrative Masterplan	Edge Urban Design	P03 Rev D	Oct 2022
CD A4.	Proposed Footway	David Tucker Associates	23178-02-2 Rev A	Nov 2022
CD A5.	Proposed Site Access	David Tucker Associates	23178-02-1 Rev A	Nov 2022
CD A6.	Application Forms	Walsingham Planning	N/A	Nov 2022
CD A7.	Covering Letter	Walsingham Planning	N/A	Nov 2022
CD A8.	Planning Statement	Walsingham Planning	N/A	Nov 2022
CD A9.	Affordable Housing Statement	Tetlow King Planning	N/A	Nov 2022
CD A10.	Agricultural Land Classification	Kernon Countryside Consultants	N/A	Nov 2022
CD A11.	Air Quality Assessment	RSK	444891-01 (00)	Nov 2022
CD A12.	British Standards 5837:2012 Tree Survey: Arboricultural Impact Assessment, Method Statement and Tree Protection Plan	RammSanderson	RSE_4967_R2_V1	Nov 2022
CD A13.	Built Heritage and	Pegasus Group	P22-2186	Oct 2022

	Archaeological Assessment			
CD A14.	Design and Access Statement	Edge Urban Design	N/A	Nov 2022
CD A15.	Ecological Impact Assessment	RammSanderson	RSE_4967_R2_V1_ECIA	Nov 2022
CD A16.	Flood Risk Assessment	RSK Land and Development Engineering Ltd	680568-R1(01)-FRA	Nov 2022
CD A17.	Preliminary Foul Drainage & Utilities Assessment	RSK Land and Development Engineering Ltd	890595-R1(1)	Nov 2022
CD A18.	Phase 1 Site Appraisal (Desk Study)	GRM Development Solutions Limited	GRM/P10086/DS.1	Aug 2022
CD A19.	Noise Assessment Report	RSK Acoustics	2061152-RSK-RP-001(00)	Oct 2022
CD A20.	Statement of Community Involvement	Catesby Estates	N/A	Nov 2022
CD A21.	Landscape and Visual Appraisal	The Environmental Dimension Partnership Limited	edp7754_r001b	Nov 2022
CD A22.	Sustainability Statement	Turley Sustainability	CATZ3041	Nov 2022
CD A23.	Transport Statement	David Tucker Associates	DN/NS/BM/23178-01c	Nov 2022
CD A24.	Framework Travel Plan	David Tucker Associates	DN/NS/23178-02c	Nov 2022
CD A25.	Lighting Impact Assessment	RSK	714262R01	Oct 2022

Table B – Planning Application

Additional/Updated Plans and Documents Submitted During Determination of Application

Ref.	Document Title	Prepared By	Document Ref.	Date
CD B1.	Response to Air Quality Assessment	RSK	RSK 444891-03(01)	Jan 2023
CD B2.	Response to Highway Authority (inc. revised Framework Travel Plan)	David Tucker Associates	DN/NS 23178-03 and DN/NS/23178-02d	Feb 2023
CD B3.	Updated Built Heritage and Archaeological Assessment	Pegasus Group	P22-2186	Feb 2023
CD B4.	Response to LLFA Comments	RSK Land and Development Engineering Ltd	680568-01L	Feb 2023
CD B5.	Site Location Plan	Edge Urban Design	16b	Feb 2023
CD B6.	Framework Plan	Edge Urban Design	P02 Rev F	Feb 2023
CD B7.	Illustrative Masterplan	Edge Urban Design	P03 Rev F	Feb 2023
CD B8.	Baseline Habitat Plan	RammSanderson	RSE_4967c_BIAB_01 23_V2R1	Feb 2023
CD B9.	Proposed Habitat Plan	RammSanderson	RSE_4967c_BIAP_01 23_V2R1	Feb 2023
CD B10.	Biodiversity Metric	RammSanderson	RSE_4967c_BIA_012 3_V2R1	Feb 2023
CD B11.	Landscape Strategy Plan	The Environmental Dimension Partnership Limited	edp7754_d011b	March 2023
CD B12.	Revised Sustainability Statement	Turley Sustainability	CATZ3041	April 2023
CD B13.	Interim Archaeological Evaluation Report	Oxford Archaeology	8362	April 2023
CD B14.	Archaeological Evaluation Report	Oxford Archaeology	8362	May 2023
CD B15.	Rebuttal to BBOWT	RammSanderson	RSE_4967	June 2023

Table C – Validation, Planning Committee and Determination

CD C1.	Acknowledgement Letter from WODC, dated 2 nd December 2022
CD C2.	Amended Acknowledgement Letter from WODC, dated 2 nd December 2022
CD C3.	Screening Opinion from WODC, reference 22/03089/SCREEN, dated 20 th Dec 2022
CD C4.	Pre-Application Advice from WODC, reference 22/02461/PREAPP, dated 9 th November 2022
CD C5.	Committee Report, 30 th May 2023
CD C6.	Supplement for Committee, 30 th May 2023
CD C7.	Committee Report, 19 th June 2023
CD C8.	Supplement for Committee, 19 th June 2023
CD C9.	Committee Report, 17 th July 2023
CD C10.	Supplement for Committee, 17 th July 2023
CD C11.	Decision Notice, dated 21 st July 2023

Table D – Consultation Responses (date uploaded to WODC website)

CD D1.	Strategic Housing and Development Officer, 20 th December 2022
CD D2.	Biodiversity Officer, 16 th January 2023
CD D3.	Archaeology Officer, 2 nd December 2022
CD D4.	Environmental Health, Air Quality, 19 th December 2022
CD D5.	Environmental Health, Contaminated Land, 19 th December 2022
CD D6.	NHS, 20 th December 2022
CD D7.	Thames Valley Police, 21 st December 2022
CD D8.	Environmental Health, Noise, 21 st December 2022
CD D9.	Minster Lovell Parish Council, 23 rd December 2022
CD D10.	Oxfordshire County Council, 13 th January 2023
CD D11.	Sport and Leisure, 23 rd January 2023
CD D12.	Planning and Strategic Housing, 23 rd January 2023
CD D13.	Email from Air Quality Officer, 3 rd February 2023
CD D14.	Environmental Health, Air Quality, 9 th February 2023

CD D15.	OCC Highways, 16 th February 2023
CD D16.	Oxfordshire County Council, 16 th February 2023
CD D17.	Environmental Health, 23 rd February 2023
CD D18.	NHS, 28 th February 2023
CD D19.	Oxfordshire County Council, 1 st March 2023
CD D20.	Highways, 2 nd March 2023
CD D21.	Minster Lovell Parish Council, 6 th March 2023
CD D22.	Thames Water, 7 th March 2023
CD D23.	Natural England, 8 th March 2023
CD D24.	Thames Valley Police, 9 th March 2023
CD D25.	Environmental Health, Contaminated Land, 13 th March 2023
CD D26.	Landscape Officer, 17 th March 2023
CD D27.	Oxfordshire County Council, 29 th March 2023
CD D28.	Biodiversity Officer, 31 st March 2023
CD D29.	Archaeology Officer, 4 th May 2023
CD D30.	Archaeology Officer, 24 th May 2023
CD D31.	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust, 12 th June 2023
CD D32.	Sport and Leisure, 19 th June 2023
CD D33.	Biodiversity Officer, 26 th June 2023

Table E – Planning Appeal		
Appellants Case		
CD E1.	Appeal Form, dated 13 th October 2023	
CD E2.	Appellant Statement of Case, October 2023	
CD E3.	Case Management Conference Note	
CD E4.	A	Overarching Statement of Common Ground
	B	Overarching Statement of Common Ground Appendices
CD E5.	Housing Land Supply Statement of Common Ground	
CD E6.	Landscape Statement of Common Ground	
CD E7.	Affordable Housing Statement of Common Ground	

CD E8.		Foul Drainage Statement of Common Ground
CD E9.	A	Appellant's Planning Proof of Evidence
	B	Appellant's Planning Proof Appendices
CD E10.	A	Appellant's Highways Proof of Evidence
	B	Appellant's Highways Proof Appendices
	C	Appellant's Highways Proof Summary
CD E11.	A	Appellant's Landscape Proof of Evidence
	B	Appellant's Landscape Proof Appendices
	C	Appellant's Landscape Proof Summary
CD E12.	A	Appellant's Heritage Proof of Evidence
	B	Appellant's Heritage Proof Appendices
	C	Appellant's Heritage Proof Summary
ED E13.	A	Appellant's Housing Land Supply Proof of Evidence
	B	Appellant's Housing Land Supply Proof Appendices
CD E14.		LPA Rule 6 Statement, dated 13 th December 2023
CD E15.		Letter from The Society for the Protection of Minster Lovell dated 19th December 2023
CD E16.		Valley Pumps Ltd Wastewater Engineering – Site Survey Report, dated 17th December 2023
CD E17.	A	LPA Proof of Evidence
	B	LPA Proof of Evidence Appendices 1a-1d
	C	LPA Proof of Evidence Appendices 2a-8
CD E18.	A	Statement of Case, The Society for the Protection of Minster Lovell, dated 15 th January 2024
	B	Photo 1
	C	Photo 2
	D	Photo 3
	E	Photo 4
	F	Photo 5
	G	Photo 6
	H	Photo 7
CD E19.		Appellant's Highways Rebuttal Proof of Evidence

CD E20.	Appellant's Housing Delivery and Housing Land Supply Rebuttal Proof of Evidence
CD E21.	Appellant's Landscape Rebuttal Proof of Evidence
CD E22.	Appellant's Planning Rebuttal Proof of Evidence

Table F – National Planning Policy and Guidance

CD F1.	National Planning Policy Framework, December 2023
CD F2.	National Planning Policy Framework, September 2023
CD F3.	National Planning Practice Guidance
CD F4.	Technical Guidance to the National Planning Policy Framework

Table G – Adopted Local Planning Policy, Guidance and Evidence

CD G1.	Adopted West Oxfordshire Local Plan 2031 (September 2018)
CD G2.	WODC Local Plan Reg10a Review – Executive Committee 11 October 2023
CD G3.	West Oxfordshire Design Guide (April 2016)
CD G4.	West Oxfordshire Local Plan 2031 Inspector's Report, August 2018
CD G5.	Inspector's Report Appendix 1
CD G6.	Inspector's Report Appendix 2 Schedule of Main Modifications
CD G7.	Affordable Housing Supplementary Planning Document 2021
CD G8.	Local Development Scheme, April 2023
CD G9.	Settlement Sustainability Report
CD G10.	Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016

Table H – Emerging Local Planning Policy, Guidance and Evidence

CD H1.	West Oxfordshire Local Plan 2041 Initial Scoping Consultation Document, August 2022
CD H2.	West Oxfordshire Local Plan 2041 Focused Consultation on Ideas and Objectives Document, August 2023

Table I – Housing Needs and Land Supply

CD I1.	West Oxfordshire Housing Land Supply Position Statement 2023 – 2028, dated October 2023
CD I2.	West Oxfordshire Housing Land Supply Position Statement 2022-2027, dated November 2022
CD I3.	Oxfordshire Strategic Housing Market Assessment (SHMA), April 2014
CD I4.	Oxford Housing and Economic Needs Assessment (HENA), December 2022
CD I5.	Draft AAP for Oxfordshire Cotswolds Garden Village (Salt Cross Garden Village)
CD I6.	Phasing Report for Oxfordshire Cotswolds Garden Village (Salt Cross Garden Village)
CD I7.	Oxford Local Plan 2040 Background Paper 1
CD I8.	Statement of Common Ground re Land East of Witney Road, Ducklington

Table J - Landscape

CD J1.		West Oxfordshire Landscape Assessment (May 1998)
CD J2.	A	The Oxfordshire Wildlife and Landscape Study - Estate Farmlands LCT (OWLS) (2004)
	B	The Oxfordshire Wildlife and Landscape Study - Farmland Slopes & Valley Sides (OWLS) (2004)
	C	The Oxfordshire Wildlife and Landscape Study - River Meadowlands (OWLS) (2004)
CD J3.		National Character Area Profile 107: Cotswolds (Natural England, 2015)
CD J4.		Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)
CD J5.		2021 LI Technical Note TGN 02-21

Table K – Heritage

CD K1.	Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment
CD K2.	Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)
CD K3.	Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12

CD K4.	Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment
CD K5.	Charterville and the Chartist Land Company, Kate Tiller

Table L – Affordable Housing

CD L1.	West Oxfordshire Preventing Homelessness Strategy 2018-2028
CD L2.	Oxfordshire Growth Needs Assessment 2021
CD L3.	West Oxfordshire Council Plan 2023 to 2027

Table M – Drainage and Flooding

CD M1.	Soakaway testing – Land South of Burford Road, Minster Lovell, Oxfordshire. GRM Development Solutions Ltd. Report Ref: P10086/SA Let 14th September 2022
CD M2.	Water Industry Act (1991)
CD M3.	Sewerage Sector Guidance - Design Construction Guidance

Table N – Highways

CD N1.	National Design Guide
CD N2.	TCPA 20-Minute Neighbourhoods, Creating Healthier, Active, Prosperous Communities An Introduction for Council Planners in England
CD N3.	Manual for Streets
CD N4.	Department for Transport Statistics: NTS0614: Trips to and from school by age, trip length and main mode, aged 5 to 16: England, 2002 onwards
CD N5.	Guidelines for Providing for Journeys on Foot

Table O – Relevant Planning Appeal Decisions and Legal Judgements

CD O1.	Land north of Cote Road, Aston (APP/D3125/W/23/3317512) July 2023
CD O2.	Land at Witney Road, Ducklington (APP/D3125/W/22/3297487) January 2023
CD O3.	Land off Dene Road, Cotford St Luke (APP/W3330/W/22/3304839) February 2023

CD O4.	Land West of Langton Road, Norton (APP/Y2736/W/15/3136237) July 2016
CD O5.	Land off Back Lane, Sowerby (APP/G2713/W/20/3258099) October 2021
CD O6.	Highgate Hill, Hawkhurst (APP/M2270/W/21/3282908) March 2022
CD O7.	Pulley Lane, Droitwich Spa (APP/H1840/A/13/2199085) July 2014
CD O8.	Land to rear of 39 Brize Norton Road, Minster Lovell (APP/D3125/W/18/3211732) April 2019
CD O9.	Land to the rear of 78-88 Brize Norton Road, Minster Lovell (APP/D3125/W/16/3143114) August 2016
CD O10.	Land to the rear of 78-88 Brize Norton Road, Minster Lovell (APP/D3125/W/16/3148659) August 2016
CD O11.	Woolpit, Suffolk (APP/W3520/W/18/3194926) September 2018
CD O12.	Ardleigh, Colchester (APP/P1560/W/17/3185776) September 2018
CD O13.	Little Sparrows, Sonning Common, Oxfordshire (APP/Q3115/W/20/3265861) June 2021
CD O14.	London Road, Woolmer Green (Ref. APP/C1950/W/17/3190821) October 2018
CD O15.	Bures Hamlet, Essex (Ref. APP/Z1510/W/18/3207509) March 2019
CD O16.	Southfield Road, Gretton (Ref. APP/U2805/W/18/3218880) August 2019
CD O17.	Land at Farleigh Farm, Backwell (Ref. APP/D0121/W/21/3285624) June 2022
CD O18.	Land East of Barns Lane, Burford (Ref. APP/D3125/W/22/3293656) August 2022
CD O19.	Land West of Wroslyn Road, Freeland (Ref. APP/D3125/W/22/3301202) January 2023
CD O20.	Land at Colwell Green, Witney (Ref. APP/D3125/W/22/3307358) May 2023
CD O21.	Land at Hill Rise, Woodstock (Ref. APP/D3125/W/23/3315391) October 2023
CD O22.	High Court Judgement - Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061
CD O23.	High Court Judgement – Barnwell v East Northamptonshire District Council, English Heritage, National Trust & Secretary of State for Communities and Local Government [2014] EWCA Civ 137
CD O24.	High Court Judgement - DCLG and Nuon UK Ltd v. Bedford Borough Council [2013] EWHC 2847
CD O25.	High Court Judgement - Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697
CD O26.	High Court Judgement - Forge Field Society v Sevenoaks District Council [2014] EWHC 1895
CD O27.	High Court Judgement – Jones v Mordue [2015] EWCA Civ 1243
CD O28.	High Court Judgement - R (Corbett) v Cornwall Council [2020] EWCA 508

CD O29.	Land to the rear of Brock Cottage, Brize Norton (Ref. APP/D3125/W/21/3274197) March 2022
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Table P – Miscellaneous

CD P1.	Letter from Stagecoach, dated 15 th December 2022
CD P2.	Windrush Against Sewage Pollution (WASP) Comments, dated 2 nd January 2023
CD P3.	West Oxfordshire Economic Snapshot, January 2015
CD P4.	Land North of Cote Road, Aston – Closing Submission of the Appellant