

## 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/Z2830/W/21/3267906**

#### A. APPELLANT DETAILS

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

Name	Mr Steve Louth
Company/Group Name	Richborough Estates
Address	Richborough Estates Waterloo House, 20 Waterloo Street BIRMINGHAM B2 5TB
Email	steve@richboroughestates.co.uk
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 type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Richard Lomas
Company/Group Name	Axis PED
Address	Axis Ped Ltd Camellia House, 76 Water Lane WILMSLOW SK9 5BB
Phone number	07983025395
Email	richardlomas@axisped.co.uk
Your reference	2939-01
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	South Northamptonshire District Council
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LPA reference number	S/2020/1376/MAO
Date of the application	17/08/2020
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	04/12/2020

#### 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 type="checkbox"/> No <input checked="" type="checkbox"/>
Address	Land south of Blakesley Hill Greens Norton Grid Ref Easting: 466349 Grid Ref Northing: 249833
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Please describe the health and safety issues	Appeal site is visible from the surrounding highway but the Inspector is requested to walk onto the site which is currently in agricultural use. Appropriate footwear would be required.

#### 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.	Outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)
Area (in hectares) of the whole appeal site [e.g. 1234.56]	2.87 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" 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?

3

(b) How long do they need to give their evidence?

2-3 days

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

5 day(s)

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

The Reasoned Justification for an Inquiry is set out at Appendix 1 of the Appellants Statement of Case. Please also note that there are a four other ongoing appeals in the same Local Authority (involving other Appellants) which will also consider policy and housing land supply matters and of a similar size to this appeal. Two of these are due to be determined at a conjoined Inquiry in March with a third at Inquiry in April 2021. The fourth is due to be determined at a Hearing in May.

## 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:** Roger and Lyndy Allibone  
**Address at which notice was served:** Greens Norton Park, Blakesley Hill, Greens Norton, Northamptonshire NN12 8DP  
**Date the notice was served:** 29/01/2021

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:

<b>Relates to Section:</b>	CHOICE OF PROCEDURE
<b>Document Description:</b>	Document containing detailed reasons why an inquiry is necessary.
<b>File name:</b>	210129 Appellant Statement of Case FINAL.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	210129 Appellant Statement of Case FINAL.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	CD1.01 Application Forms - Greens Norton.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	CD5.04 Decision Notice (04.12.20).pdf
<b>File name:</b>	CD5.01 Committee Report (03.12.20).pdf
<b>File name:</b>	CD5.02 Late Update Report (03.12.20).pdf
<b>File name:</b>	CD5.03 Committee Minutes (03.12.20).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	CD1.02 Location Plan @A3 (RICU3014_01).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	CD1.13 Rapid Health Impact Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.17 Travel Plan - Greens Norton.pdf
<b>File name:</b>	CD1.11 Planning Statement - Greens Norton.pdf
<b>File name:</b>	CD1.04a Design and Access Statement (Part 1 of 2).pdf
<b>File name:</b>	CD1.04b Design and Access Statement (Part 2 of 2).pdf
<b>File name:</b>	CD1.05 Ecological Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.06 Flood Risk Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.07 Geophysical Survey Report - Greens Norton.pdf
<b>File name:</b>	CD1.09 Landscape and Visual Impact Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.10a Phase I ERA_Part1.pdf
<b>File name:</b>	CD1.10b Phase I ERA_Part2.pdf
<b>File name:</b>	CD1.10c Phase I ERA_Part3.pdf
<b>File name:</b>	CD1.10d Phase I ERA_Part4.pdf

<b>File name:</b>	CD1.10e Phase I ERA_Part5.pdf
<b>File name:</b>	CD1.10f Phase I ERA_Part6.pdf
<b>File name:</b>	CD1.12 Preliminary Arboricultural Impact Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.14 Statement of Community Involvement - Greens Norton.pdf
<b>File name:</b>	CD1.15 Sustainable Drainage Statement - Greens Norton.pdf
<b>File name:</b>	CD1.16 Transport Assessment - Greens Norton.pdf
<b>File name:</b>	CD1.18 Agricultural Land Classification Report - Greens Norton.pdf
<b>File name:</b>	CD1.02 Location Plan (RICU3014_01).pdf
<b>File name:</b>	CD1.01 Application Forms - Greens Norton.pdf
<b>File name:</b>	CD1.08 Greens Norton Topographical Survey @A0.pdf
<b>File name:</b>	CD1.19 Illustrative Masterplan @A3.pdf
<b>File name:</b>	CD1.03 Parameters Plan @A3 (RICU3014_02).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	Schedule of Appeal Documents and Plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	Schedule of Appeal Documents and Plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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).
<b>File name:</b>	CD2.02 Vehicle Tracking (02.11.20).pdf
<b>File name:</b>	CD2.04 Agent submission on Bus Contribution and Site Delivery.pdf
<b>File name:</b>	CD2.01 Soakaway Testing Results (28.09.20).pdf
<b>File name:</b>	CD2.03 Sustainable Drainage Statement (18.11.20).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
<b>File name:</b>	Schedule of Appeal Documents and Plans.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	CD1.04b Design and Access Statement (Part 2 of 2).pdf
<b>File name:</b>	CD1.04a Design and Access Statement (Part 1 of 2).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	08. A copy of a draft statement of common ground.
<b>File name:</b>	210128 Draft SoCG.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
<b>File name:</b>	CD3.01 LPA Fee Receipt (24.08.20).pdf
<b>File name:</b>	CD3.02 LPA Validation Letter (24.08.20).pdf
<b>File name:</b>	CD3.03 BWB to LLFA re Infiltration (23.10.20).pdf
<b>Completed by</b>	MR RICHARD LOMAS
<b>Date</b>	29/01/2021 11:40:04