

Planning Appeal

Land south of Witney Rd, Long Hanborough, Oxfordshire

West Oxfordshire - Application No: 14_1234_P_OP

PINS - Appeal Reference No: APP/D3125/W/15/3129767 & APP/D3125/W/15/3139807

Document List

21-Jan-2016 – Updated 19 April 2016

	ID.	Additional Core Documents Description.
FOLDER 1		
Original submitted application documents for housing on land south of Witney Rd, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767) in August 2014		
PYE	1.01A	Covering Letter August 2014
PYE	1.01B	Application Form and Certificates
PYE	1.02	Site Location Plan 13136 (B) 010 (Rev A) August 2014
PYE	1.03	Proposed Site Access Plan 15290 - 04 August 2014
PYE	1.04	Indicative Site Layout Plan 13136 (B) 120 August 2014
PYE	1.05	Indicative Site Tenure Plan 13136 (B) 110 (Rev A) August 2014
PYE	1.06	Planning Statement August 2014
PYE	1.07	Design and Access Statement August 2014
PYE	1.08	Transport Assessment 20 August 2014
PYE	1.09	Travel Plan 20 August 2014
PYE	1.10	Archaeological Desk Based Assessment August 2014
FOLDER 2		
PYE	1.11	Landscape and Visual Impact Assessment August 2014
PYE	1.12	Flood Risk Assessment and Drainage Statement July 2014
PYE	1.13	Arboricultural Report August 2014
PYE	1.14	Statement of Community Engagement August 2014
PYE	1.15	Ground Conditions Phase 1 Desk Study Report July 2014
PYE	1.16	Ecological Report August 2014
PYE	1.17	Sustainable construction Compliance Form 14_1234_P_OP--292219
Further reports/notes submitted responding to representations on application for housing on land south of Witney Rd, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	1.18	Planning Statement Addendum 16 October 2014
PYE	1.19	Transport Technical Note - November 2014

PYE	1.20	Long Hanborough Supplementary report to FRA & Drainage statement - Rev A - November 2014
FOLDER 3		
PYE	1.21	Land south of Witney Road Long Hanborough appn nos 141234POP Stagecoach response on public transport potential
Revised proposals incorporating the provision of a doctors' surgery on land south of Witney Road, Long Hanborough submitted in January 2015 (Appeal Ref: App/D3125/W/15/3129767)		
PYE	1.22	Amended Indicative Site Layout 13136 (B) - January 2015
PYE	1.23	Amended Site Tenure plan 13136 (B) 110 B - January 2015
PYE	1.24	Letter to WODC dated 2015-01-30 relating to amendment to description of development_ submission of amended plan & justification Long Hanborough 14_1234_P_OP
PYE	1.25	Transport Assessment Addendum - January 2015
PYE	1.26	Long Hanborough Hedge Assessment Overview v1 3607_14_ D14-2273 - January 2015
PYE	1.27	Long Hanborough Hedge Assessment Zoomed v1 3607_14_ D14-2273 - January 2015
PYE	1.28	Further Letter to WODC dated 2015-02-18 responding to consultation comments - Long Hanborough 14_1234_P_OP
Application for replacement playing field on land east of Hanborough Bowling Club, Roosevelt Road, Long Hanborough (APP/D3125/W/15/3139807) submitted in September 2015		
PYE	2.01	Application Form and Certificates
PYE	2.02	SK010-Original Proposed Layout
PYE	2.03	P02 Original Storage Shed Plan & Elevations
PYE	2.04	Planning Statement for land south of Reily Close September 2015
PYE	2.05	Ecology considerations August 2015
Revised proposals for replacement playing field on land east of Hanborough Bowling Club, Roosevelt Road, Long Hanborough submitted in November 2015		
PYE	2.06	Revised details for Replacement Playing Field Application Letter to WODC
PYE	2.07	P010 - Revised Toilets and Sports Store - New Build Plan.PC9
PYE	2.08	P011 - Revised Toilets and Sports Store - Elevations.PC9
PYE	2.09	SK010 Rev A-Revised Proposed Layout
Replacement Playing Field Drawing Showing Proposed Native Species Hedgerow as referred to in paragraphs 6.102 & 6.105 of the Landscape & Visual Proof of Evidence by Alastair MacQuire of Aspect		
PYE	2.10	SK010 - Revision B Proposed Playing Field Layout showing native species hedge

Relevant Consultation responses received in relation to original application for housing on land south of Witney Rd, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	3.01	Eynsham Medical Group Consultation 17 September 2014
PYE	3.02	WODC Environmental Health Consultation Response 2 September 2014
PYE	3.03	Freeland Parish Council Consultation Response 18 September 2014
PYE	3.04	Stagecoach Consultation Response 14 January 2015
PYE	3.05	Long Hanborough Parish Council Consultation Response 26 September 2014
PYE	3.06	Oxfordshire County Council One Voice Consultation Response 24 September 2014
PYE	3.07	Revised OCC Education Consultation Response 28 October 2014
PYE	3.07 A	Revised OCC Education Consultation Response 10 February 2015
PYE	3.08	WODC Drainage Engineer 22 October 2014
PYE	3.09	Environment Agency Consultation Response 3 December 2014
PYE	3.10	Revised OCC Highways Consultation Response 10 December 2014
PYE	3.11	Sustrans North and West Oxfordshire 9 December 2014
PYE	3.12	Revised WODC Drainage Engineer Consultation Response 2 December 2015
PYE	3.13	Hanborough Parish Council Response to Amended Travel Plan 19 January 2015
PYE	3.14	First Great Western 4 February 2015
Relevant Consultation responses on the revised proposals incorporating the provision of a doctors' surgery on land south of Witney Road, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	3.15	Revised WODC Environmental Health Consultation Response 8 June 2015
PYE	3.16	Hanborough Playing Field Association Response February 2015
PYE	3.16 A	Hanborough Playing Field Association further comments February 18th 2015
PYE	3.17	Hanborough Parish Council 10 February 2015
PYE	3.18	Eynsham Medical Group Response February 2015
PYE	3.19	Eynsham Partnership Academy Response 1 March 2015
PYE	3.20	Oxfordshire County Council Highways Response 2 March 2015
FOLDER 4		
Relevant Consultation responses on application for replacement playing field on land east of Hanborough Bowling Club, Roosevelt Road, Long Hanborough (APP/D3125/W/15/3139807)		
PYE	4.1	Oxfordshire County Council Response November 2015
PYE	4.2	Hanborough Action Group Response 1 November 2015

PYE	4.3	Hanborough Parish Council Response 2 November 2015
PYE	4.4	Eynsham Partnership Academy Response November 2015
Officers reports & committee minutes on both applications		
PYE	5.1	Officers Report to Committee on Land South of Witney Road Hanborough 3 November 2014
PYE	5.2	Officers Report to Committee Long Hanborough Playing Fields 4 January 2016
PYE	5.3	Officers Report to Committee on Land South of Witney Road Hanborough 2 March 2015
PYE	5.4	Minutes of the Uplands Area Committee 3.11.14
PYE	5.5	Minutes of Uplands Area Committee Meeting on 2.3.15
Decision notice on application for dwellings & a doctors' surgery on land south of Witney Road, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	6.1	Decision notice on 14_1234_P_OP
Statement of Common Ground		
PYE	7.1	Statement of Common Ground
Appeal on application for dwellings & a doctors' surgery on land south of Witney Road, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	8.1	Residential Appeal Cover Letter
PYE	8.2	Long Hanborough Appellant Statement of Case - July 2015
PYE	8.3	Illustrative Site Layout Plan SK100 to Inform Duplicate Application
PYE	8.4	Long Hanborough Illustrative Tenure Plan SK110 To Inform Duplicate Application
PYE	8.5	Long Hanborough Illustrative Placemaking Narrative To Inform Duplication Application
PYE	8.6	Residential Online Appeal Form
Appeal on application for dwellings & a doctors' surgery on land south of Witney Road, Long Hanborough (Appeal Ref: App/D3125/W/15/3129767)		
PYE	9.1	Playing Fields Appeal Cover Letter
PYE	9.2	Playing Fields Statement of Case December 2015
PYE	9.3	Playing Fields Online Appeal Form
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Additional Core Documents		
	CD01	National Planning Policy Framework
	CD02	Planning Practice Guidance (No hard copy supplied)
	CD03	WODC Local Plan 2011
	CD04	Submission Draft West Oxfordshire Local Plan 2011-2031
	CD05	West Oxfordshire Local Plan 2031 Policies Map March 2015
	CD06	Oxford and Oxfordshire City Deal

	CD07	West Oxfordshire Local Plan Examination Inspectors Preliminary Findings - Part 1
	CD08	West Oxfordshire Local Plan Examination Inspectors Preliminary Findings - Part 2
	CD09	LDF Update January 2016
	CD10	WODC Letter to Local Plan Inspector January 2016
	CD10A	WODC Letter to Local Plan Inspector regarding Oxford's unmet housing need November 2016
	CD11	WODC Housing Position Statement July 2015
	CD12	WODC Housing Land Supply Position Statement February 2015
FOLDER 6		
	CD13	Oxfordshire Strategic Housing Market Assessment Final Report April 2014
	CD14	An Analysis of West Oxfordshire's future housing requirement 2011 – 2029 June 2014
	CD15	Validation of an Objectively Assessed Housing Need January 2015
	CD16	National Character Area 108 Upper Thames Clay Vales
FOLDER 7		
	CD16 A	WODC Strategic Housing Land Availability Assessment April 2014
	CD17	Census West-Oxfordshire 2011 Census Leaflet
	CD18	Church Road, Long Hanborough - Committee Minutes 27.4.15 resolving to approve the application
	CD19	New Road, Bampton - Decision notice on application 13/1465/P/OP & WODC response to request to reduce affordable housing provision 15/03789/POB28
	CD20	Buttercross, Works and Pine Lodge, Station Lane, Witney - Decision notice on application 11/1198/P/OP
	CD20A	Land between Wychwood House and Malvern Villas, Witney Road, Freeland - Minute of the Uplands Area Planning Sub Committee on 5.10.15 in relation to application 15/02135/OUT
	CD21	Home Farm, Grove Road, Bladon - S106 Agreement relating to application 14/1260/P/FP
	CD21 A	Department of Transport guidance-transport-assessment
	CD22	Department for transport -circular 2 13 - The Strategic Road Network & the Delivery of Sustainable Development
	CD23	West-Oxfordshire-2011-Census-Leaflet
	CD24	WODC Design Guide
	CD25	WODC Overview of past affordable housing delivery & planning obligations September 2015
	CD26	WODC Settlement Sustainability Weighting Report (2013)

	CD27	H M Treasury Fixing the Foundations: Creating a more prosperous nation (July 2015)
	CD28	H M Treasury & DEFRA Towards a One Nation Economy: A 10 Point Plan for Boosting Productivity in Rural Areas (August 2015)
	CD29	Planning Inspectorate Good Practice Advice Note 09: Accepting Amendments to Schemes at Appeal (February 2011)

FOLDER 8		
PYE	10.1	Addendum to Planning Policy & Planning Balance Proof of Evidence by Mr John Ashton - April 2016;
PYE	10.2	Update on North Cotswold Rail Improvements by David Tucker Associates, which forms Appendix ST10 to the Updated Transport Accessibility and Traffic Impact Statement by David Tucker Associates which itself consists of Appendix 13 to the Planning Policy & Planning Balance Proof of Evidence by Mr John Ashton - 15th April 2016;
PYE	10.3	Addendum to the Housing Land Supply Proof of Evidence by Mr Alan Divall - April 2016
PYE	10.4	Landscape and Visual Proof of Evidence Addendum by Alastair Macquire of Aspect - April 2016;
PYE	10.5	SK010 D - Proposed location for Playing Field - 4th April 2016;
PYE	10.6	Draft Memorandum of Further Agreement between Oxfordshire County Council; Vanbrugh Trustees Limited & Vanbrugh Trustees No. 2 Limited;
PYE	10.7	Draft Updated Statement of Common Ground;
PYE	10.8	Draft Community Infrastructure Compliance Statement