

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/Q3115/W/24/3358132

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

Email

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

Preferred contact method Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

02/05/2024

Did the LPA validate and register your application?

Yes



No



Did the LPA issue a decision?

Yes



No



Date of LPA's decision

08/08/2024

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 to the north of the Culham Science Centre
Culham
Grid Ref Easting: 452879
Grid Ref Northing: 196359

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.

The development of a Battery Energy Storage System (BESS), comprising a 500 megawatt (MW) battery storage facility with associated infrastructure, access and landscaping, with a connection into the Culham Jet National Grid substation.

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

26.8 hectare(s)

Area of floor space of proposed development (in square metres)

0 sq metre(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

☒ [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 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?

N/A

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:	UNITED KINGDOM ATOMIC ENERGY AUTHORITY
Address at which notice was served:	Culham Science Centre, Abingdon OX14 3DB
Date the notice was served:	23/12/2024
Owner's Name:	LEDA PROPERTIES LIMITED
Address at which notice was served:	2 Bignell Park Barns, Chesterton, Bicester, Oxfordshire, OX26 1TD
Date the notice was served:	23/12/2024
Owner's Name:	NATIONAL GRID ELECTRICITY TRANSMISSION PLC
Address at which notice was served:	1
Date the notice was served:	3 Strand, London, WC2N 5EH - 23/12/2024

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. ☒

Tenant's Name:	Phil Shaw
Address at which notice was served:	T/A Shaw and Fox, White Heather, High Street, South Moreton, Nr Didcot, Oxon, OX11 9AG
Date the notice was served:	23/12/2024

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

Miss Sophie Butler

Date

23/12/2024 19:49:46

Name

Miss Sophie Butler

On behalf of

N/A N/A N/A

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.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

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:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Covering Letter.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Culham BESS Appeal Statement of Case.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	S106 BNG Culham Science Draft (703374738.2).docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Planning Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	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.
File name:	Decision Notice.pdf
File name:	Delegated Report.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:	Site Location Plan.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:	Planning Drawing Option D drwgn PDD_101839_PLA_001_P0_Part3.pdf
File name:	Cable Routes Sealing & Layouts drwgn PDD_101839_LAY_003_P3.pdf
File name:	Elevations Proposed Option D drwgn PDD_101839_ELE_004_P1.pdf
File name:	SD_2 Deer Fencing Detail.pdf
File name:	Compound Layout drwgn PRO1078-03-LAY001-P1.pdf
File name:	SD_3 Weld Mesh Fence.pdf
File name:	SD_8 Welfare Module.pdf
File name:	SD_12_ Fire Water Tank.pdf
File name:	SD_7 Spare Parts Container.pdf
File name:	Layout Proposed drwgn PDD_101839_LAY_005_P1.pdf
File name:	515_PP_03_Planting Plan_Sheet 3 15.02.24.pdf

File name: SD_6 Battery Container.pdf
File name: SD_20_Heavy Std Tree Pit in Soft Landscape.pdf
File name: SD_14_ Parkland Tree Protection.pdf
File name: SD_11 CCTV Camera.pdf
File name: SD_21 Stock Proof Fence.pdf
File name: 515_PP_05_Planting Plan_Sheet 5 15.02.24.pdf
File name: 515_PP_02_Planting Plan_Sheet 2 15.02.24.pdf
File name: Topographic Survey drwgn 22 059 01.pdf
File name: SD_1 Vehicle Tracks External to compounds.pdf
File name: 240126_SL54_L_X_CS_1_Culham_Cross Sections.pdf
File name: Planning Drawing Option D drwgn PDD_101839_PLA_001_P0_Part1.pdf
File name: SD_10 Macadam Access Track.pdf
File name: SD_13 Control Room.pdf
File name: Planning Drawing Option D drwgn PDD_101839_PLA_001_P0_Part2.pdf
File name: 240426_SL254_L_X_LP_1_Culham_Location Plan.pdf
File name: SD_5 Transformer.pdf
File name: SD_18 Way Marker Post.pdf
File name: Planning Drawing Option D drwgn PDD_101839_PLA_001_P0_Part2 (1).pdf
File name: SD_9 Inverter House.pdf
File name: SD_15 Compound Surface Finishes.pdf
File name: 240426_SL254_L_X_GA_1_Culham_BlockPlan.pdf
File name: SD_4 Palisade fence.pdf
File name: 515_PP_04_Planting Plan_Sheet 4 15.02.24.pdf
File name: 515_PP_01_Planting Plan_Sheet 1 15.02.24.pdf
File name: Agricultural Land Classification Survey.pdf
File name: ESVol1_Chp6_Effect Interactions.pdf
File name: ESVol3_Appendix_Climate Change_Annex 3.pdf
File name: CIL Note.pdf
File name: ESVol3_Appendix_Climate Change_Annex 1.pdf
File name: ESVol1_Chp7_Mitigation and Monitoring.pdf
File name: ESVol1_Chp3_Cultural Heritage.pdf
File name: Validation Checklist.pdf
File name: ESVol3_Appendix_Introduction and EIA Methodology_Annex 2.pdf
File name: ESVol1_Chp4_Land Take and Soils.pdf
File name: ESVol3_Appendix_Climate Change_Annex 2.pdf
File name: ESVol3_Appendix_Introduction and EIA Methodology_Annex 3.pdf
File name: ESVol3_Appendix_Introduction and EIA Methodology_Annex 5.pdf
File name: Planning Design & Access Statement.pdf
File name: ESVol1_Chp1_Introduction and EIA Methodology.pdf
File name: ES Volume 2 Landscape and Visual Impact Assessment.pdf
File name: ES Non-Technical Summary.pdf
File name: Construction Traffic Management Plan.pdf
File name: Flood Risk Assessment 1.pdf
File name: Fire Liaison Framework.pdf
File name: Access Technical Note.pdf
File name: Landscape and Ecological Management Plan.pdf
File name: ESVol3_Appendix_Cultural Heritage_Annex 3.pdf
File name: ESVol2_LVIA_Appendix A_Part1.pdf
File name: Abnormal Load Report.pdf
File name: ESVol2_LVIA_Appendix C.pdf
File name: Noise Impact Assessment.pdf
File name: ESVol3_Appendix_Ecology and Biodiversity_Annex 2_Part1.pdf
File name: ESVol1_Chp2_Design Evolution Alternatives and Proposed Development.pdf
File name: ESVol3_Appendix_Cultural Heritage_Annex 1_Part3.pdf
File name: ESVol3_Appendix_Cultural Heritage_Annex 1_Part1.pdf
File name: ESVol1_Chp5_Climate Change.pdf
File name: ESVol3_Appendix_Cultural Heritage_Annex 1_Part2.pdf
File name: Tree Protection Scheme.pdf

File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 4.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 2.pdf
File name:	ESVol2_LVIA_Appendix A_Part2.pdf
File name:	Site Selection.pdf
File name:	Flood Risk Assessment 2.pdf
File name:	ESVol1_Ch8_Summary and Conclusions.pdf
File name:	Plant Species List.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 1.pdf
File name:	Planning Application Form.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 4.pdf
File name:	ESVol3_Appendix_Land Take and Soils_Annex 1.pdf
File name:	ESVol3_Appendix_Ecology and Biodiversity_Annex 1.pdf
File name:	Green Belt Assessment.pdf
File name:	ESVol2_LVIA_Appendix B.pdf
File name:	Arboricultural Impact Assessment_Part1.pdf
File name:	2024-06-13 Flood Risk Assessment_Part1.pdf
File name:	Arboricultural Impact Assessment_Part2.pdf
File name:	2024-06-13 Flood Risk Assessment_Part2.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:	A list of all plans, drawings and documents submitted with the application to the LPA.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	Planning Design & Access Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	Draft Culham Statement of Common Ground 23.12.24.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name:	Supplementary Environmental Information Report (December 2024).pdf
File name:	FRA and Conceptual Drainage Strategy HLEF85368 v6 - Layout v8 Nov 2024.pdf
File name:	515_BPO_01 Culham BESS Application and Appeal plan overlay.pdf
File name:	Figure _HO_01.pdf
File name:	515_Culham BESS LEMP Rev A.pdf
File name:	Culham BESS_Visualisations updated to accord with the appeal scheme.pdf
File name:	515_EE_01_Rev A Culham BESS Ecological Enhancements.pdf
File name:	515_LPSPEC_01_Rev A.pdf
File name:	SD_12_REV A Fire Water Tank.pdf
File name:	PDD_101839_LAY_003_P4.pdf
File name:	515_PP_05_Rev A Planting Plan_Sheet 5.pdf
File name:	515_PP_03_Rev A Planting Plan_Sheet 3.pdf
File name:	515_PP_01_Rev A Planting Plan_Sheet 1.pdf
File name:	515_PP_04_Rev A Planting Plan_Sheet 4.pdf
File name:	515_PP_02_Rev A Planting Plan_Sheet 2.pdf
File name:	SL254_L_X_GA_1_Culham_Block Plan_Rev A.pdf
File name:	SL54_L_X_CS_1_Rev A Culham_Cross Sections.pdf
File name:	Culham Battery Storage_Trial Trenching_Final Report_18 12 2024.pdf
File name:	EBD_2513_Culham_EcIA_v7-compressed.pdf
File name:	EBD_2513_Culham_BIA_v5-compressed.pdf
File name:	FRA and Conceptual Drainage Strategy HLEF85368 – Layout v6 Nov

File name:	2024_Part2.pdf FRA and Conceptual Drainage Strategy HLEF85368 – Layout v6 Nov 2024_Part1.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name:	A list of all plans and drawings submitted but not previously seen by the LPA.pdf
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:	Validation Letter.pdf
File name:	Post-Submission Meeting Agenda - 17.06.24.pdf
File name:	RE_ P24_S1498_FUL consultation emails.pdf
File name:	RE_ P24_S1498_FUL Notifying Intent to Appeal.pdf
File name:	LPA response to Appeal Scheme and further contacts - 20.11.24.pdf
File name:	Appeal Scheme Amendments to LPA 20.11.24.pdf
File name:	LPA s106 contact - 20.11.24.pdf
File name:	Pre-Application Consultation.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:	ES Volume 2 Landscape and Visual Impact Assessment.pdf
File name:	ESVol1_Chp7_Mitigation and Monitoring.pdf
File name:	ESVol3_Appendix_Climate Change_Annex 3.pdf
File name:	ESVol1_Chp3_Cultural Heritage.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 1.pdf
File name:	ESVol3_Appendix_Climate Change_Annex 1.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 3.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 5.pdf
File name:	ESVol3_Appendix_Climate Change_Annex 2.pdf
File name:	ESVol1_Chp6_Effect Interactions.pdf
File name:	ESVol1_Chp8_Summary and Conclusions.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 2.pdf
File name:	ESVol3_Appendix_Land Take and Soils_Annex 1.pdf
File name:	ESVol1_Chp1_Introduction and EIA Methodology.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 1_Part3.pdf
File name:	ESVol1_Chp5_Climate Change.pdf
File name:	ES Non-Technical Summary.pdf
File name:	ESVol1_Chp4_Land Take and Soils.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 4.pdf
File name:	ESVol2_LVIA_Appendix A_Part1.pdf
File name:	ESVol2_LVIA_Appendix C.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 1_Part2.pdf
File name:	ESVol3_Appendix_Ecology and Biodiversity_Annex 2_Part1.pdf
File name:	ESVol1_Chp2_Design Evolution Alternatives and Proposed Development.pdf
File name:	ESVol3_Appendix_Ecology and Biodiversity_Annex 1.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 3.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 2.pdf
File name:	ESVol2_LVIA_Appendix A_Part2.pdf
File name:	ESVol2_LVIA_Appendix B.pdf
File name:	ESVol3_Appendix_Cultural Heritage_Annex 1_Part1.pdf
File name:	ESVol3_Appendix_Introduction and EIA Methodology_Annex 4.pdf
File name:	Notice.pdf

Completed by

MISS SOPHIE BUTLER

Date

23/12/2024 19:49:46