

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/Q3115/W/24/3358132

Appeal By

CULHAM STORAGE LIMITED

Site Address

Land to the north of the Culham Science Centre  
Culham  
OX14 3ES  
Grid Ref Easting: 452879  
Grid Ref Northing: 196359

#### PART 1

1.a. Do you consider the written representation procedure to be suitable?

Yes

☐ No



*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at;

Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last?

5 day(s)

1.d. How many witnesses do you intend to call?

4

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes

☐ No



2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes

☒ No



Please explain

This will become clear as part of the landscape and heritage evidence

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes

☒ No



Please describe

For the appellant to confirm

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes

☐ No



3.b. Are there any other appeals or matters adjacent or close to the site still

Yes

☐ No



being considered by us or the Secretary of State?

## PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>			
Major Developments			<input checked="" type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input type="checkbox"/>
<b>8.a. Major Developments</b>			
Dwellings			<input type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other major developments			<input checked="" type="checkbox"/>
<b>Is the appeal site within:</b>			
9.a. A Green Belt?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please send details <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			

## PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan of the Conservation Area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of any comments			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### PART 4

##### Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes

☐ No

☒

##### Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes

☒ No

☐

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

3

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes

☒ No

☐

Please provide details:

See ES Volume 1, Chapters 3 to 5 and ES Volume 2), list of sensitive receptors is presented which are considered to have the potential to be affected by the Proposed Development.

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met?

Yes

☒ No

☐

<b>Environmental Impact Assessment - Screening</b>			
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Environmental Statement (ES)</b>			
20.d. Has the appellant supplied an environmental statement?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
<b>Environmental Impact Assessment - Publicity</b>			
20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.</b>			
<b>PART 5</b>			
22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>For appeals dealt with by written representations only</b>			
23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input type="checkbox"/> No	<input type="checkbox"/>
<b>Copies of the following documents must, if appropriate, be attached to this questionnaire</b>			
24.a. a copy of the letter with which you notified people about the appeal;			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
Deadline	10/04/2025		
24.c. all representations received from interested parties about the original application;			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>			
24.e. any representations received as a result of a service of a site ownership notification;			<input type="checkbox"/>
24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);			<input checked="" type="checkbox"/>
<i>You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies</i>			

should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

see section 5 of the delegated report

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption; ☒

*In the case of emerging documents, please state what stage they have reached.*

☒ see 'Questionnaire Documents' section

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☐

*Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.*

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

03/01/2023

24.o. any other relevant information or correspondence you consider we should know about. ☐

#### For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☐

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☐

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

P24/S1498/FUL

Completed by

Tracy Smith

On behalf of

South Oxfordshire District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/Q3115/W/24/3358132

Appeal By CULHAM STORAGE LIMITED

Site Address  
Land to the north of the Culham Science Centre  
Culham  
OX14 3ES  
Grid Ref Easting: 452879  
Grid Ref Northing: 196359

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 2

**Document Description:** 6.a. A copy of the notice published.

**File name:** 2024-05-29 Herald Series.pdf

**Relates to Section:** PART 2

**Document Description:** 10. Details of mineral interest if there is a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal.

**File name:** LNP03 Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b. A plan of the Conservation Area.

**File name:** Nuneham-Courtenay.pdf

**Relates to Section:** PART 3

**Document Description:** 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

**File name:** SCHOLA EUROPAEA, Culham - 1194452 \_ Historic England.pdf

**File name:** Culham Station Overbridge, Culham - 1401203 \_ Historic England.pdf

**File name:** NUNEHAM HOUSE, Nuneham Courtenay - 1286179 \_ Historic England.pdf

**File name:** CULHAM STATION TICKET OFFICE AND WAITING ROOM, Culham - 1059789 \_ Historic England.pdf

**File name:** NUNEHAM COURTENAY, Clifton Hampden - 1000122 \_ Historic England.pdf

**File name:** Thame Lane Bridge (DCL5657), Culham - 1409238 \_ Historic England.pdf

**File name:** VENISON HOUSE APPROXIMATELY 60 METRES NORTH WEST OF THE KEEPERS COTTAGE, Nuneham Courtenay - 1286105 \_ Historic England.pdf

**File name:** CARFAX CONDUIT, Nuneham Courtenay - 1193569 \_ Historic England.pdf

**File name:** THE KEEPERS COTTAGE, Nuneham Courtenay - 1048050 \_ Historic England.pdf

**File name:** Fullamoor Farmhouse, Clifton Hampden - 1449039 \_ Historic England.pdf

**File name:** Carfax Conduit, 540m south west of Nuneham House, Nuneham Courtenay - 1020965 \_ Historic England.pdf

**Relates to Section:** PART 3

**Document Description:** 13.c. A copy of comments from Historic England.

**File name:** 2024-07-11 Response HE.pdf

**Relates to Section:** PART 4

**Document Description:** 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to

	the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
<b>File name:</b>	NOTHING RECEIVED.docx
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	20.e. A copy of the site notice and local advertisement published as required for EIA development.
<b>File name:</b>	2024-05-29 Herald Series.pdf
<b>File name:</b>	Site Notice.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	2025 03 06 appeal notification letter.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	2025 03 06 appeal consultee list.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	Reps merged.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Delegated Report.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	front page.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	South-Oxfordshire-5YHLS-Report-July-2022.pdf
<b>File name:</b>	STRAT2 inc wording P24-29 paras 3.16-3.38.pdf
<b>File name:</b>	STRAT1 inc wording P19-24 Paras 3.1-3.15.pdf
<b>File name:</b>	STRAT4 complete.pdf
<b>File name:</b>	STRAT6 with supporting text.pdf
<b>File name:</b>	STRAT8 and 9 Culham Science Centre complete.pdf
<b>File name:</b>	EMP1.pdf
<b>File name:</b>	EMP2.pdf
<b>File name:</b>	EMP10.pdf
<b>File name:</b>	INF1 inc wording P143-146.pdf
<b>File name:</b>	TRANS2 complete.pdf
<b>File name:</b>	TRANS1a & 1b complete.pdf
<b>File name:</b>	TRANS4 inc wording P152-154 paras 6.21-6.24.pdf
<b>File name:</b>	TRANS5 inc wording P155-156 paras 6.25-6.26.pdf
<b>File name:</b>	TRANS7.pdf
<b>File name:</b>	ENV1 inc wording P163-167.pdf
<b>File name:</b>	ENV2 & ENV3 inc wording P167-170.pdf
<b>File name:</b>	ENV10.pdf
<b>File name:</b>	ENV5 inc wording P173 & 174 para 7.27.pdf
<b>File name:</b>	ENV6 - inc wording P174-176 paras 7.28-7.32.pdf
<b>File name:</b>	ENV7 inc wording P176-178.pdf
<b>File name:</b>	ENV8 inc wording P179-180.pdf
<b>File name:</b>	ENV9 inc wording P180-182.pdf



<b>File name:</b>	EP1 & EP2.pdf
<b>File name:</b>	ENV11 & ENV12 P183-185.pdf
<b>File name:</b>	EP3 P187-188.pdf
<b>File name:</b>	EP2 P186-187 2.pdf
<b>File name:</b>	EP4 P188-190.pdf
<b>File name:</b>	DES1 P193-196 paras 8.1-8.9.pdf
<b>File name:</b>	DES3 complete.pdf
<b>File name:</b>	DES2 complete.pdf
<b>File name:</b>	DES4 P198-200.pdf
<b>File name:</b>	DES9 P206.pdf
<b>File name:</b>	DES8 P204-205.pdf
<b>File name:</b>	DES6 P201-202.pdf
<b>File name:</b>	DES7 P202-204 paras 8.21-8.25.pdf
<b>File name:</b>	DES10 P207-209.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Front cover.pdf
<b>File name:</b>	CUL6 Local Heritage Assets.pdf
<b>File name:</b>	CUL7.pdf
<b>File name:</b>	CUL10.pdf
<b>File name:</b>	CUL8.pdf
<b>File name:</b>	CUL9.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	South-Oxfordshire-Developer-Contributions-SPD-Jan-2023.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	17/03/2025 15:37:29
<b>LPA</b>	South Oxfordshire District Council