Planning Inspectorate

Received

Questionnaire (s62A)

Article 12 of the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)

Applications direct to the Secretary of State (Designated Local Planning Authorities)

Application ref no: S62A/2025/0166

Application by: [redacted]

Grid ref:

Site address: Land North of Old Quarry House, Fenway, Steeple Aston

Postcode:

You must send a copy, with attachments, to our case officer and to the applicant/agent **within 5 days** of the date of the notification given under Article 11(1). You can send it to PINS by e-mail to section62a@planninginspectorate.gov.uk (for major applications). The notification date is set out in our letter.

PLEASE SEND THE QUESTIONNAIRE AND ALL DOCUMENTATION ELECTRONICALLY

	Please be aware that Article 12[1] is a statutory requirement on LPAs to provide information. **A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the website.**	**Included?**	
1	Provide a copy of <u>any</u> entry in the register required to be kept under Article 40 of the 2015 Order[2] which relates to the land, or part of the land, to which the relevant application relates.	YES ■	NO ☐
2	If the application is for approval of reserved matters for which the LPA has previously given outline consent please also supply a copy of any associated Section 106 agreement.	YES ☐	N/A ■
	Details: _____		
3	Are there any other applications or matters relating **to this site** under consideration by the Local Planning Authority? If YES, please give details.	YES ☐	NO ■
	Details: _____		

[1] The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (as amended)

[2] The Town and Country Planning (Development Management Procedure) (England) Order 2015

4	Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application.	■ Attached

5	Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application?	YES ■	NO ☐
	If YES, please attach details.	■ Attached	
6	Are there any other proposals **relating to the same site** still being considered by the Planning Inspectorate or the Secretary of State?	YES ☐	NO ■
	If YES, please give reference numbers. Refs: _____		
7	Are there any other applications, appeals or matters relevant to this application **adjacent or close to the site** still being considered (or recently determined) by the Secretary of State, the LPA, any adjoining LPA or the Planning Inspectorate?	YES ☐	NO ■
	If YES, please give reference numbers and brief details. Refs: _____		
8	Are there any public rights of way which cross or are adjacent to the application site?	YES ■	NO ☐
	If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.	■ Attached	
9	Does the proposed development involve the demolition, alteration or extension of a listed building?	YES ☐	NO ■
	If YES, is it a: Grade I ☐ Grade II* ☐ Grade II ☐ Date of Listing: Please supply a copy of the listing description.	☐ Attached	
10	Would the proposed development affect the setting of a listed building?	YES ☐	NO ■

	If YES, is it a: Grade I ☐ Grade II* ☐ Grade II ☐ Date of Listing: Please supply a copy of the listing description.	☐ Attached	
11	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES ☐	NO ■
	If YES: Details: _____		
12	Is the site in, or adjacent to, a Conservation Area?	YES ■	NO ☐
	If YES: Details: Adjacent to the Steeple Aston Conservation Area Please supply a map showing the relevant Conservation Area boundary		
13	Is any part of the site subject to a Tree Preservation Order?	YES ■	NO ☐

	If YES, please attach a plan showing the extent of the Order and any relevant details.	■ Attached	
14	Is the site within a Green Belt?	YES ☐	NO ■
15	Is the site within an Area of Outstanding Natural Beauty?	YES ☐	NO ■
16	Have you made a Local Development Order under s61A to s61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?	YES ☐	NO ■
	If YES, please attach a copy of the relevant order.	☐ Attached	
17	Is the application site in or adjacent to or likely to affect an SSSI and/or an internationally designated site (i.e. cSAC, SAC, pSPA, SPA, Ramsar)?	YES ☐	NO ■
	If YES, please give details.	☐ Attached	
	Details: _____		
18	Are any protected species likely to be affected by the proposals?	YES ■	NO ☐

	If YES, please attach details. Details: _____	■ Attached	
19	Is there a neighbourhood plan in place affecting this site, or is there an emerging neighbourhood plan?	YES ■	NO ☐
	If YES, please attach details. Details: The Mid Cherwell Neighbourhood Plan 2019 and the emerging Mid Cherwell Neighbourhood Plan	■ Attached	
20	Has any advice (either at pre-application or as part of an earlier application) been given by the planning authority to the applicant in relation to development of the land?	YES ☐	NO ■
21	Where the designated planning authority is not the county planning authority, a copy of any notice the county planning authority has given to the designated planning authority under paragraph 7(4) of Schedule 1 to the 1990 Act in relation to an area which includes the land (or part of the land) which is the subject of the application should be attached.	YES ■	NO ☐
22	Is the Parish Council for this application a relevant authority (references Schedule 1 of the 1990 Act and Article 13 of the Town and Country Planning (Section 62) (Procedure and Consequential Amendments) Order 2013	YES ☐	NO ■
23	Has any further standing advice been given to the local planning authority since that provided to the Planning Inspectorate at designation? If so, please provide details. *(Standing advice is from any authority or person specified as a consultee in the Table in Schedule 4 to the Town and Country Planning (Development Management Procedure (England) Order) 2015)* Details: _____	YES ☐	NO ■
24	Environmental Impact Assessment Please give details of any history of Environmental Impact Assessments in relation to this site which are relevant to this proposal.	YES ☐	NO ■
25	Extracts of any relevant policies including any which have been 'saved' by way of a Direction, together with copies of the policies. List of policies: CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015) • PSD1: Presumption in Favour of Sustainable Development • SLE4: Improved Transport and Connections • BSC1: District Wide Housing Distribution • BSC2: The Effective and Efficient Use of Land – Brownfield land and Housing Density • BSC4: Housing Mix • BSC10: Open Space, Outdoor Sport and Recreation Provision • BSC11: Local Standards of Provision – Outdoor Recreation • ESD1: Mitigating and Adapting to Climate Change	■ Attached	

	• ESD2: Energy Hierarchy and Allowable Solutions • ESD3: Sustainable Construction • ESD6: Sustainable Flood Risk Management • ESD7: Sustainable Drainage Systems (SuDs) • ESD10: Protection and Enhancement of Biodiversity and the Natural Environment • ESD13: Local Landscape Protection and Enhancement • ESD15: The Character of the Built and Historic Environment • Villages 1: Village Categorisation • Villages 2: Distribution Growth Across the Rural Areas • INF1: Infrastructure CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996) • H18: New dwellings in the countryside • C28: Layout, design and external appearance of new development • C30: Design of new residential development • ENV1: Environmental pollution • ENV12: Potentially contaminated land Mid-Cherwell Neighbourhood Plan 2018-2031 (MCNP 2019) • PD1: Development at Category A Villages • PD4: Protection of Important Views and Vistas • PD5: Building and Site Design • PD6: Control of Light Pollution • PH1: Open Market Schemes • PH3: Adaptable Housing • PH5: Parking, Garaging and Waste Storage Provision MID-CHERWELL NEIGHBOURHOOD PLAN | 2024-2042 (MCNP 2026) • MC1: Settlement areas • MC5: Steeple Aston Site Allocation: land off South Side • MC6: Steeple Aston Site Allocation: land off Fenway • MC7: Steeple Aston – Reserve Site Allocation: land off Grange Park • MC9: Green Infrastructure Network • MC13: Light Pollution • MC14: Housing Development • MC15: Affording Housing Allocation • MC16: Sustainable travel and traffic calming		
	Details of any other constraints/designations not listed above: Details:	YES ☐	N/A ■
26	Please detail any supplementary planning guidance, that you consider applicable, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. Details: Cherwell Residential Design Guide	■ Attached ☐ N/A	

27	Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application. Details: _____	No of docs	N/A ■

	YOU MAY ALSO WISH TO SUPPLY		
28	Details of any matters which you want the Appointed Person to note at any site visit.		
	Please provide details: The locations of the various trees		
	For the Mayor of London cases only		
29	Is it necessary to notify the Mayor of London about the application?	YES ☐	NO ☐

Your reference: 26/02286/S62A

I confirm that a copy of this questionnaire and any attachments have been sent to the Planning Inspectorate and a copy provided to the applicant.

Name: Tracy Bennett

On behalf of (LPA): Cherwell District Council

Date submitted to the Planning Inspectorate: 14/09/2026

Please keep us informed of any changes to the information you have given on this form.

Please be aware that further information needs to be submitted to the Planning Inspectorate in due course, namely:

		N/A	No of docs
30	A copy of the site notice and/or letter with which you notified people about the application *(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)* *(Please include any local residents groups that you are aware of that may be affected by this proposal in the notifications you undertake)* *Required within 5 days of the receipt of notice under article 11(2)*	☐	_____

31	Where a site notice is displayed on or near the application site *(as required by Article 14 of the TCP (s62A) (PCA) Order 2013)* the date the site notice was displayed and the deadline you gave for providing comments to us. Date notice displayed: _____ Deadline given for representations to be made: _____	☐	____
32	A comprehensive list of conditions which you consider should be imposed if planning permission is granted. This should reach us by the end of the consultation period and it may if you wish accompany the LPAs own representations on this application.	☐	____

Please note - Where representations in relation to a relevant application are received by the designated planning authority you must, as soon as reasonably practicable, forward the representations to the Planning Inspectorate. Any representations received after the submission of this questionnaire must also be forwarded in accordance with Article 16 of the TCP (s62A) (PCA) Order 2013 (as amended).