

Appeal 6000490

Submitted on 7 August 2025.

Before you start

Local planning authority	North Warwickshire
Appeal type	Full planning
Decision date	25 July 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Briony Stenhouse Richborough, Michael Ensor Caton & Andrew Norman Caton
Contact details	Neil Cox Evolve Planning & Design Ltd
What is your phone number?	07815324817
What is the address of the appeal site?	Land South of Warton Recreation Ground Orton Road Warton Warwickshire B79 0JW
What is the area of the appeal site?	6.37 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all of the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	Yes

Are you a tenant of the agricultural holding?	No
Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	PAP/2025/0155
What date did you submit your application?	1 April 2025
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	The scheme is of a scale and complexity that would require legal representation by Counsel and formal presentation of witness evidence. Expert witnesses will likely need to be called in respect of planning and housing land supply. Those issues include evidence which may be considered complex involving technical data together with evidence best tested through formal questioning by an advocate. The Appellant will also call expert evidence in respect of any area where the Council raises any new objections. The application has generated a number of objections.
How many days would you expect the inquiry to last?	6
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	13896419.pdf (/document/38080582-82b0-4c7b-bc20-0cef51005606)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	Yes
Separate ownership certificate and agricultural land declaration	13896419.pdf (/document/642f2e72-d10b-4e3f-9539-3fd7f6a6a497)
Appeal statement	EP155 SoC FINAL 070825.pdf (/document/a193a8ed-4621-41dc-959e-e809e7d4e1fe)
Draft statement of common ground	EP155 SoCG DRAFT 070825.docx (/document/fca5f9a9-ad35-449f-ba1f-a891268291f4)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	DAS Low Res.pdf (/document/212febbd-9556-4497-9c81-1e1a5fd7c820)
Plans, drawings and supporting documents	Warton LVA.pdf (/document/c7640bb4-3a67-423d-a7c2-00d58b0fefdd) Topo Sheet 3.pdf (/document/af71a09d-c874-427c-8be1-01d1fe0091a9) Utilities.pdf (/document/bbbaa06e-0017-4f60-ae66-0c20c08865e3) GeoEnvironmental Desk Study Report.pdf (/document/d12128ca-7bb3-4210-8b58-0f151d20ca26) Topo Sheet 4.pdf (/document/c1f752f8-8d95-440b-af70-12a83088b07c) Soils and ALC report.pdf (/document/c6fcca78-005f-41d0-936c-1b18f576e215) Orton Road Warton DBA.pdf (/document/ed405ea2-07ac-45e5-bf99-2ad209f0dcb1) Topo Sheet 1.pdf (/document/fb6aa972-25d6-486c-8fe6-3d8899edc95e) Topo Sheet 2.pdf (/document/bdd0b9d5-a2e1-4329-b498-3e0383ebd96d) Landscape Strategy Plan.pdf (/document/72d56c0e-3b33-4c34-b5bb-468a7e02d424) Built Heritage Statement v5.pdf (/document/398bb7c7-30d6-477d-a4eb-4a7150077766)

[Preliminary Ecological Appraisal Orton Road v3.pdf \(/document/b7e8f34b-8507-4422-86a7-5c6b85a7f67d\)](#)
[EP155 SCE Warton FINAL 200325.pdf \(/document/cb1eac40-eecc-4c75-a108-5e77e883ac34\)](#)
[Breeding Bird Scoping Survey Letter Report Orton Road.pdf \(/document/0c183722-6cc6-4271-b0a0-6658b4b4d6f1\)](#)
[Site Boundary Plan A1.pdf \(/document/e5ef8114-8e8c-4fd2-8229-6c22d2136f37\)](#)
[The Statutory Biodiversity Metric Calculation Tool .pdf \(/document/f9dac36c-ae89-4200-8c3a-77729e0ae744\)](#)
[PARAMETER PLAN Land Use.pdf \(/document/1e366f78-302a-41ae-b772-7d3593d0b4ba\)](#)
[EP155 AffHousing FINAL 270325.pdf \(/document/27c15f10-c569-417b-9302-8bcb1363b7a0\)](#)
[Flood Risk Assessment.pdf \(/document/cfea0efb-94cc-487d-b9a0-8c7b47580101\)](#)
[Geophys Orton Road Warton.pdf \(/document/c8fe32b2-60f2-4731-ab56-8ccd8523b40a\)](#)
[T24529 TP rev B.pdf \(/document/633636d7-d2c8-4b94-ac6b-ad2e35070fec\)](#)
[DAS Low Res.pdf \(/document/1018e9f2-cc48-497c-a4de-b2f55bd0ab8a\)](#)
[Noise Assessment.pdf \(/document/8aa9ac52-0bd7-4b70-9f12-d09d12133f3a\)](#)
[T24529 TA rev B Part 1.pdf \(/document/b39fe249-210e-4c74-a4c0-dc302e3ba060\)](#)
[EP155 PlanStat Warton FINAL 300325.pdf \(/document/3703aa12-50e0-4857-b95d-dc373bf8334c\)](#)
[Orton Road AIA MF2725 rpt.pdf \(/document/a9ef1900-ace8-45cd-8930-de410f5c7645\)](#)
[Illustrative Framework Plan.pdf \(/document/8dd76e68-6e21-4dc6-b59f-e2fc01f4a790\)](#)
[Biodiversity Net Gain Report Orton Road.pdf \(/document/d71d492a-7b0e-49dd-8731-efe5540759a1\)](#)
[T24529 TA rev B Part 2.pdf \(/document/5af096b4-3727-4614-bee2-f33a4824cf3a\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[01884 RG M Ai02O Illustrative Framework Plan.pdf \(/document/d488e866-572c-4d26-ba7c-1182fa5540fd\)](#)
[T24529 003 rev C.pdf \(/document/d92681e8-ff61-4c11-b64d-140b8deacb6c\)](#)
[T24529 001 rev D.pdf \(/document/d0efc391-bc13-441e-9595-3d9edbd70404\)](#)

[T24529 002 rev F.pdf \(/document/e77022fe-7c2a-4821-9bdd-50687852c629\)](#)
[T24529 002 rev D.pdf \(/document/d46e02ce-b848-492e-b274-73e332914566\)](#)
[01884 RG M Ai02P Illustrative Framework Plan.pdf \(/document/a5826cd2-8ad4-41c8-9f9e-a347c32f84f8\)](#)
[1708 Landscape Strategy Masterplan V4.pdf \(/document/03294fd3-1622-4470-8a8b-b0cfe9575db8\)](#)
[T24529 003 rev D.pdf \(/document/46745574-74c0-4cb0-a36b-b78d6e052a37\)](#)
[T24529 004 rev B.pdf \(/document/08813b12-f2c3-4971-9708-c442979bf3f8\)](#)
[T24529 001 rev G.pdf \(/document/8b34ecac-1065-4ea2-9b4b-e331d30fd641\)](#)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[Great Crested Newt eDNA Report.pdf \(/document/52434c13-ca98-421d-a96c-1130f51187d7\)](#)
[rs 1708 Warton LVA v 250407.pdf \(/document/cb0cbd09-b991-461f-ae03-1abf0dd0d228\)](#)
[Biodiversity Net Gain Report Orton Road V2.pdf \(/document/bb1365c9-6732-4b0a-a6d8-1ff6aeca810d\)](#)
[Badger Technical Note Orton Road.pdf \(/document/77b16910-d282-46a9-8ad8-248cc26ac083\)](#)
[Ground Level Tree Assessment Orton Road.pdf \(/document/185fe4cf-d775-4e70-871f-3cc74d354fc6\)](#)
[T24529 Church Road Orton Road \(North\) PICADY Report.pdf \(/document/b5001f80-9afb-4767-9ae3-4644b307dfda\)](#)
[04_NC_NWBC_EP155_200625.pdf \(/document/45e861aa-e7c7-4e8d-94f1-53d2bc1503ef\)](#)
[T24529 Road Safety Audit Brief.pdf \(/document/ee07d63b-7f1c-4679-8598-6fb4f6c6a502\)](#)
[The Statutory Biodiversity Metric Calculation Tool Orton Road UPDATE 14.07.2025.pdf \(/document/f171107b-07dd-4a15-b1c4-73fef280586b\)](#)
[Flood Risk Assessment v2.pdf \(/document/615dae35-c5ec-44af-bd38-a7b8675062c1\)](#)
[VRP1982 RSA 1 land north of Orton Road Warton Warwickshire - Designers Response.pdf \(/document/6d42935d-e708-4692-ae86-c95bf5cd6b5c\)](#)
[LINK LLFA Response 2.pdf \(/document/cdaf080a-2540-4ef2-b8df-d74aac3d17ef\)](#)
[LVA Visualisations LR.pdf \(/document/1dbb39d8-3b7f-4b87-8e09-ef1429645c76\)](#)

