

INFORMATION ABOUT A PLANNING APPEAL

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19 June 2026

Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal

Dear Consultee

Site Address: Land off Sires Hill, southeast of B4016, Didcot
Description of development: Outline application for up to 200 dwellings, a site and buildings of up to 2 hectares for Class F1 (a) and public open space with all matters reserved except access. (Amended information received 21 November 2024 and Preliminary Risk Assessment received 3 December 2024 and amended plans and information received 8 May 2025. As amended by information received 20 June 2025. As amplified by information received 20 November 2025. Highways Information received 05 March 2026).
Application reference: P24/S2764/O
Appeal reference: 6009891
Appellants name: Obsidian Strategic Asset Management
Appeal start date: 18 June 2026

I refer to the above details. An appeal has been made to the Secretary of State against the council's decision which relates to Refusal of Planning Permission.

The appeal will be determined on the basis of a **public inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the inspector when determining the appeal.

If you wish to make comments, or modify/withdraw any representations you made on the application, you must make this request to the Planning Inspectorate as soon as possible. You can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can write (quoting the appeal reference) to the Planning Inspectorate:

J Longmuir
The Planning Inspectorate
c/o QUADIANT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 23 July 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you would like to view the appeal documents these can be viewed on our website under the application reference number in the appeals tab.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully
Planning Business Support Team

www.southoxon.gov.uk

