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| **List of Core Documents**  **Version 10.7 10.01.20**  **APP/B1605/W/3238462– Land at Kidnappers Lane, Cheltenham**  **LPA Ref 19/00334/OUT** |

**KEY:**

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| **A - Application Documents** |

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| A1 | Application forms (19.2.2019) |
| A2 | Covering letter with application (19.2.2019) |
| A3 | Site Location Plan 300.P.2 Rev A |
| A4 | Illustrative Masterplan 300.P.3 Rev K |
| A5 | Site Access Arrangements LE.KL.SA.01 Rev A |
| A6 | Planning Statement including Draft Heads of Terms and Affordable Housing Statement (Pegasus Group, CIR.H.0523, dated January 2019). |
| A7 | Design and Access Statement (Pegasus Urban Design, P18-2052\_04, dated January 2019 |
| A8 | Report of Community Engagement (Pegasus Group, P18-2052, dated November 2018) |
| A9 | Historic Environment Desk Based Assessment (CgMs Consulting, JAC24932, dated November 2018) |
| A10 | Utility Statement (Robert Hitchins Limited, Issue 1, dated January 2019). |
| A11 | Waste Minimisation Statement (Pegasus Group, CIR.P18-2052, dated January 2019). |
| A12 | Arboricultural Survey (MHP, 18129 V1, dated September 2018) |
| A13 | Ecological Assessment prepared by Ecology Solutions dated February 2019 |
| A14 | Transport Statement (PFA, H561A-DOC-02 Issue 1, dated December 2018). |
| A15 | Cheltenham Sustainability Checklist, dated September 2018 |
| A16 | Landscape and Visual Impact Appraisal (MHP, Issue 2, dated January 2019). |
| A17 | Habitats Regulations Assessment and Appropriate Assessment form |
| A18 | Briefing Note: Additional Information for Appropriate Assessment (Ecology Solutions, 6898.HRA NE Comments.VF2, dated June 2019) |
| A19 | Topographical Survey (Nigel Ruxton Land Surveys, Reference 1538/01A dated May 2015) |
| A20 | Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) Part 1 |
| A21 | Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) Part 2 |
| A22 | Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) Part 3 |
| A23 | Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) Part 4 |
| A24 | Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) Part 5 |
| A25 | Biodiversity Report (GCER, dated March 2019) |
| A26 | Email correspondence between Craig Hemphill of CBC and Garry Kennison of GCC regarding HRA |
| A27 | Email correspondence between Kirsty Maguire of Robert Hitchins Ltd. and Craig Hemphill of CBC dated 4th Sep 2019 |
| A28 | Email from Kirsty Maguire of Robert Hitchins Ltd to Craig Hemphill of CBC dated 25th June containing Additional Information for Appropriate Assessment |
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| **Consultation Responses** | |
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| A29 | Housing Strategy & Enabling Officer Comments, dated 23rd October 2019 |
| A30 | Natural England comments, dated 4th September 2019 |
| A31 | Land Drainage Engineer comments, dated 27th March 2019 |
| A32 | Joint Waste Team comments, dated 11th March 2019 |
| A33 | Highways Comments |
| A34 | EHO Comments |
| A35 | LPA Appropriate Assessment |
| A36 | Parish Council response |
| A37 | Tree Officer Response |
| **Correspondence and Documents Associated with the Appeal** | |
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| A38 | Appeal Forms and notices (3.10.2019) |
| A39 | Appeal Start Date Letter/Bespoke Timetable (22.10.2019) |
| A40 | Case Management Conference Summary Note (6.12.2019) |
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| **B - National Planning Policy and Guidance** |

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| B1 | National Planning Practice Guide *(Electronic Version only:*  [https:// https://www.gov.uk/government/collections/planning-practice-guidance](https://www.gov.uk/government/collections/planning-practice-guidance)*)* |
| B2 | Department for Communities and Local Government White Paper “Fixing our broken housing market” (February 2017) |
| B3 | National Planning Policy Framework 2 (NPPF:2) 2019 |
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| **C – Cheltenham Borough Council Local Planning Policies and Guidance and other relevant Local Policy Documents and studies** |

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| C1 | Cheltenham Borough Local Plan 2nd Review (adopted June 2006) – Saved Policies |
| C2 | Not used |
| C4 | CBC Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB within the Cheltenham Borough Administrative Area (April 2015 and subsequent revision 5.5.2016) |
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| C6 | Leckhampton with Warden Hill Neighbourhood Plan Draft 10-12-18 |
| C7 | Cheltenham Local Plan (Main Modifications) Tracked Changes version October 2019 |
| C8 | Cheltenham local green spaces modifications report |
| C9 | Cheltenham Local Plan Inspectors Post Hearing Advice Note |
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| **D – Joint Core Strategy Documents (JSC)** |

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| D1 | Joint Core Strategy Landscape and Visual Sensitivity and Urban Design Report (October 2012) |
| D6 | Inspectors preliminary findings on green belt release Dec 2015 |
| D8 | Adopted Joint Core Strategy December 2017 |
| D9 | JCS Inspectors Final Report, October 2017 |
| D10 | JCS Housing Implementation Strategy Jan 2017 |
| D12 | JCS Review Issues and Options October 2018 |
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| **E – Housing Land Supply** |

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| E1 | Tewkesbury Borough Housing Monitoring Report |
| E2 | SHMA Further Update Affordable Housing September 2015 |
| E3 | Tewkesbury Borough Five Year Housing Land Supply Statement |
| E4 | Gloucester City Housing Background Paper |
| E5 | Cheltenham Five Year Housing Land Supply Position Statement, December 2019 |

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| **F – Transport and Education** |

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| F1 | Not used |
| F2 | Cheltenham Secondary School Landscape Masterplan – P19-0501\_02 dated 22/7/19 by Pegasus Design on behalf of Kier |
| F3 | Cheltenham Secondary School Off Site Works Key Plan by Cotswolds Transport Planning – SK02 Issue Date 22/11/19 |

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| **G – Landscape** |

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| G1 | National Character Area (NCA) 106 Severn and Avon Vales – Natural England – December 2014 |
| G2 | Gloucestershire Landscape Character Assessment – Gloucestershire County Council – January 2006 |
| G3 | Cotswolds AONB Landscape Character Assessment – The Cotswolds AONB Partnership 2004 |
| G4 | Not used |
| G5 | Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis – September 2013 |
| G6 | Not used |
| G7 | Land at Farm Lane/Church Road Leckhampton, Cheltenham – Landscape and Visual Appraisal – Final Report Landscape Design Associates (LDA) July 2003 |
| G8 | Guidelines for Landscape and Visual Impact Assessment 3rd Edition |
| G9 | The Cotswolds AONB Management Plan – 2018-2023, Cotswolds Conservation Board, 2018 |

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| **H - Relevant Appeal Decisions, Planning Applications and Legal Judgements** |

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| H1 | Refused Planning Application by Miller Homes for 650 dwellings (LPA reference 13/01605/OUT) – revised illustrative masterplan |
| H2 & H3 | Secretary of State Decision (H2) Appeal Inspectors Report to Secretary of State (H3) dated 11.1.2016 &)– APP/B1605/W/14/3001717 Land at Kidnappers Lane, Leckhampton, dated 5.5.2016. |
| H4 |  |
| H5 | Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and anor (Respondents) Richborough Estates Partnership LLP and anor (Respondents) v Cheshire East Borough Council (Appellant) [2017] UKSC 37 |
| H6 |  |
| H7a | Appeal decision APP/B1605/W/17/3178952 Land off Kidnappers Lane, Cheltenham, dated 4th April 2018 |
| H7b | Illustrative masterplan ref: 300.P3. Rev C – Land off Kidnappers Lane, Cheltenham, dated July 2015 |
| H8 | Appeal Decision – Land south of Oakridge, Highnam APP/G1630/W/3184272 |
| H9 | Appeal decision – Land at Ridge Meadows, Linton APP/N4720/W/17/3186216 |
| H10 | Appeal decision – Land at Stoke Road, Bishops Cleeve APP/G1630/W/19/3229581 |
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| **I - Statements of Common Ground** |

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| I1 | Draft Statement of Common Ground submitted with Appeal |
| I2 | Planning Statement of Common Ground dated XXXXX |
| I3 | Landscape Statement of Common Ground dated XXXX |
| I4 | Statement of Common Ground |
| I5 | Statement of Common Ground Landscaping |

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| **J - Statements of Case** |

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| J1 | Appellant Planning Statement of Case (3.10.2019) |
| J2 | Cheltenham Borough Council - Statement of Case (undated) |
| J3 | CBC SoC Appendix 1 Draft Delegated Report |
| J4 | CBC SoC Appendix 2 Saved Policies Letter.pdf |
| J5 | CBC SoC Appendix 3 Policy CP7 CBC.pdf |
| J6 | CBC SoC Appendix 4 Policy GI1.pdf |
| J7 | CBC SoC Appendix 5 Policy H1 H2.pdf |
| J8 | CBC SoC Appendix 6 Policies INF 1.3.4.5.7.pdf |
| J9 | CBC SoC Appendix 7 Policy LI1.pdf |
| J10 | CBC SoC Appendix 8 Policy MD5.pdf |
| J11 | CBC SoC Appendix 9 Policies SD 5.10.11.13.pdf |
| J12 | CBC SoC Appendix 10 JCS SP1 SP2 V2 |
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| **K - Draft Planning Obligations and Plans** |

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|  |  |
| K1 | Draft Affordable Housing S106 Agreement |
| K2 | Draft Public Open Space S106 Agreement |
| K3 | Agreed Affordable Housing S106 Agreement |
| K4 | Agreed Public Open Space S106 Agreement |
| K5 | Section 106 Plan |
| K6 | Agreed Planning Conditions |

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| **L - Other Inquiry Documents** |

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| **Appellant Proofs of Evidence** | |
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| M1 | Appellants - Proof of Evidence on Planning Matters – David Hutchison |
| M2 | Appellants – Appendices to Proof of Evidence on Planning – David Hutchison |
| M3 | Appellants – Summary Proof of Evidence on Planning Matters – David Hutchison |
| M4 |  |
| M5 | Appellants - Proof of Evidence on Landscape Matters – Paul Harris |
| M6 | Appellants – Appendices to Proof of Evidence on Landscape Matters – Paul Harris |
| M7 | Appellants – Summary Proof of Evidence on Landscape Matters – Paul Harris |
| M8 |  |
| M9 | Appellants – Proof of Evidence on Housing Land Supply – Neil Tiley |
| M10 a - f | Appellants – Appendices to Proof of Evidence on Housing Land Supply – Neil Tiley |
| M11 | Appellants – Summary Proof of Evidence on Housing Land Supply – Neil Tiley |
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| **Cheltenham Borough Council Proofs of Evidence** |

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| LPA1 | Cheltenham Borough Council - Proof of evidence on Planning Matters Paul Smith |
| LPA2 | Cheltenham Borough Council - Proof of evidence on Landscape Matters Ryder Landscapes |
| LPA3 | Cheltenham Borough Council – Appendices to Proof of evidence on Landscape Matters Part 1 & 2 |
| LPA4 | Cheltenham Borough Council – Summary of Proof of evidence on Landscape Matters |
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| **Rule 6 Parties Proofs of Evidence** |

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| PC1 | Rule 6 - Proof of evidence – Leckhampton and Warden Hill Parish Council |
| PC2a | Rule 6 - Appendices to Proof of evidence on– Leckhampton and Warden Hill Parish Council |
| PC2b | Appendix 1 |
| PC2c | Appendix 2 |
| PC2d | Appendix 3 |
| PC2e | Appendix 4 |
| PC2f | Appendix 5 |
| PC2g | Appendix 6 |
| PC2h | Appendix 7 |

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| **Third Party / Other Representations** |

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| P1 | Letter from PINS enclosing third party representations 28.11.19 |
| P2 | Mr A Marshall Third Party Appeal Comments Form 15.11.19 |
| P3 | Parish Council comments form to PINS with accompanying email 25.11.19 |
| P4 | Parish Council email to PINS requesting Rule 6 status 25.11.19 |
| P6-5a | Merestones Residents Association Letter 19th November 2019 |
| P6-5b | Plan accompanying Merestones Residents Association Letter 19.11.19 PDF |
| P6-6 | Mr A Bailey Third Party Appeal Comments 5.12.19 |
| P6-6a | Mr A Bailey Reference A: Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019) [Parts 1, 2, 3, 4 and 5] |
| P6-6b | Mr A Bailey Reference B: ‘Environment Agency Flood Warning Map’ |
| P6-6c | Mr A Bailey Reference C: ‘Close up of houses at risk currently’ |
| P6-6d | Mr A Bailey Reference D: ‘Planning Inspector Report APP/B1605/W/14/3001717’ |