

List of Core Documents

Date: 15.11.21 **DRAFT**

**APP/B1605/W/21/3273053 –
Land at Oakley Farm, Cheltenham, GL52 6PW**

A – Planning Application

Documents

A1		Application Forms (including Ownership Certificates), dated 25th June 2020.
A2		Covering Letter, prepared by Robert Hitchins Ltd, dated 25th June 2020.
A3		Planning Statement (including Draft Heads of Terms and Affordable Housing Statement), prepared by Pegasus Group, dated May 2020.
A4		Design and Access Statement, prepared by MHP, dated June 2020.
A5		Report of Community Engagement, prepared by Pegasus Group, dated November 2019.
A6	A	Transport Assessment, prepared by PFA Consulting, dated March 2020.
	B	Transport Assessment Addendum, prepared by PFA Consulting, dated November 2020.
A7	A	Travel Plan, prepared by PFA Consulting, dated March 2020.
	B	Residential Travel Plan – Updated, prepared by PFA Consulting, dated October 2020.
A8		Cheltenham Sustainability Checklist.
A9		Utility Statement, prepared by RHL, Reference: 333.US.01, dated March 2020.
A10		Waste Minimisation Statement, prepared by Pegasus Group, March 2020.
A11		Appendix 3 – Habitats Regulation Assessment – Cotswold Beechwoods SPA. Briefing Note: Additional Information for Habitats Regulation Assessment – Cotswold Beechwoods Special Area of Conservation, prepared by Ecology Solutions, dated December 2019.
A12		File Note Dealing with Further Highway Response from GCC Dated 10th February 2021, prepared by PFA Consulting dated, 5th March 2021.
A13		Landscape and Visual Consultation Response, prepared by MHP, undated, received by the LPA on 4th February 2021.
A14		Arboricultural Impact Assessment – Further Information, prepared by MHP, dated September 2020.
A15		Construction Environmental Management Plan, prepared by Ecology Solutions, dated March 2021.
A16		Briefing Note: DEFRA Biodiversity Metrics, prepared by Ecology Solutions, dated March 2021.
A17		Landscape and Ecology Management Plan, prepared by Ecology Solutions, dated March 2021.
A18		Verified Views and Methodology, prepared by Andy Maw Design, dated January 2021.
A19		Renewable Energy and Sustainable Construction Statement, prepared by Pegasus Group, dated July 2020.
A20		Educational Needs Assessment, prepared by Pegasus Group, dated 8 th September 2020.
A21	A	Response to GCC comments (23rd December 2020)
	B	Headline Findings of the Pupil Product Ratio Survey (Pegasus December 2020) which was referred to in the response.

Drawings		
A22		Location Plan, drawing number: 333.P.1, Rev D, prepared by Robert Hitchins, dated 26th June 2018.
A23		Illustrative Masterplan, drawing number: 333.P.3.9, Rev E, prepared by Robert Hitchins, dated 1st August 2018.
A24	A	Preliminary Access Arrangements, drawing number: H628/02, Rev B, prepared by PFA Consulting, dated 26th February 2020.
	B	Preliminary Access Arrangements, drawing number: H628/02, Rev D, prepared by PFA Consulting, dated 21 st November 2020.
A25		Land Use Parameter Plan, drawing number: P18-0847_02 Sheet No. 2, Rev D, prepared by Pegasus Group, dated 3rd March 2020.
A26		Access and Movement Parameter Plan, drawing number: P18-0847_02 Sheet No.3, Rev F, dated 3rd March 2020.
A27		Building Heights Parameter Plan, drawing number: P18-0847_02 Sheet No.4, Rev C, prepared by Pegasus Group, dated 3rd March 2020.
A28		Green infrastructure Parameter Plan, drawing number: P18-0847_02 Sheet No.5, Rev D, prepared by Pegasus Group, dated 3rd March 2020.
A29		Landscape Strategy, prepared by MHP, Drawing Number 18017.201, dated 28th April 2020.
A30		Topographic Survey (1-3), prepared by Nigel Ruxton Land Surveys, References 18169/01, 18169/02A and 18169/03A, dated November 2018.
A31		Layout Section A-A, drawing number: 333.P.4.A, prepared by Robert Hitchins, dated 26 th February 2021.
A32		Layout Sections B-B, drawing number: 333.P.4.B, prepared by Robert Hitchins, dated 26 th February 2021.
A33		Layout Sections C-C, drawing number: 333.P.4.C, prepared by Robert Hitchins, dated 26 th February 2021.
A34		Indicative Access Long Sections, drawing number: 333.E.7, prepared by Robert Hitchins, dated 15 th July 202.
Environmental Statement		
A35		Non-Technical Summary, dated March 2020.
A36	A	Volume 1 Main Text, dated January 2020.
	B	Figure 1.1, Site Location
	C	Figure 1.2 Application Site Boundary
	D	Figure 2.1 Cumulative Sites
	E	Figure 3.1 Land Use Plan
	F	Figure 3.2 Building Heights Plan
	G	Figure 3.3 Green Infrastructure Plan
	H	Figure 3.4 Access and Movement Plan
	I	Figure 4.1 Illustrative Masterplan Rev E
	J	Figures 7.1 – 7.9
	K	Figures 7.10 – 7.14
	L	Figure 8.1 Cultural Heritage Assets
	M	Figure 9.1
	N	Figure 9.2
O	Figure 9.3	
P	Figure 9.4	
Q	Figure 10.1	
R	Figure 10.2	
S	Figure 10.3	
T	Figure 10.4	
Volume 2 Technical Appendices, dated January 2020.		
A37	A	Appendix 2.1 Request for EIA Scoping Opinion
	B	Appendix 2.2 Scoping Opinion
	C	Appendix 3.1 Agricultural Land Classification and Soil Resources

	D	Appendix 6.1 Site Location, Context and Viewpoint Locations
	E	Appendix 6.2 Arboricultural Survey and Statement
	F	Appendix 7.1 – 7.5 (Information obtained from MAGIC; Weather Conditions During Bat Surveys 2019; Habitats Regulation Assessment; Suitable Examples of Bat Boxes; and, Suitable Examples of Bird Boxes).
	G	Appendix 8.1 Built Heritage Statement
	H	Appendix 8.2 Archaeological Desk Based Assessment
	I	Appendix 8.3 Geophysical Survey Report
	J	Appendix 8.4 Archaeological Evaluation
	K	Appendix 9.1 Transport Assessment
	L	Appendix 9.2 Travel Plan
	M	Appendix 10.1 Construction Dust Assessment Procedure
	N	Appendix 10.2 Modelling Methodology
	O	Appendix 10.3 EPUK & IAQM Planning for Air Quality Guidance
	P	Appendix 10.4 Professional Experience
	Q	Appendix 10.5 Construction Mitigation
	R	Appendix 11.1 Noise and Vibration
	S	Appendix 12.1 Flood Risk Assessment
	T	Appendix 13.1 Geo-Environmental Desk Study Report
	U	Appendix 13.2 Phase 2 Ground Investigations Report
Committee Report		
A38		Officer Report, dated May 2021.
Supplementary Environmental Information		
A39		Supplementary Environmental Information (SEI) to the Environmental Statement (requested by PINS), prepared by Pegasus Group, dated August 2021.
A40		Public Notice Advertising SEI.

B – Consultation Responses		
Application Consultation Responses		
B1		Civic Society, no date.
B2		Cotswold Conservation Board, dated 14th August 2020.
B3		CPRE, dated 14th August 2020.
B4	A	Education S106 Response for Development (LEA), dated 6th August 2020.
	B	LEA Partial Response 18 th November 2020.
	C	Email from Developer Contributions Investment Officer (LEA), dated 10th February 2021.
	D	Email from Developer Contributions Investment Officer, dated 27th April 2021.
	E	LEA's complete response of May 2021.
B5	A	Friends of Oakley Pasture Slopes, 17 th August 2020.
	B	Friends of Oakley Pasture Slopes Addendum 1, dated 7 th January 2021.
B6		GCC Developer Contributions Investment Team (CIL), dated 12th August 2020.
B7	A	GCC Highways, dated 17th August 2020.
	B	GCC Highways, dated 10th February 2021.
	C	GCC Highways, dated 1st April 2021.
B8		Gloucestershire Wildlife, dated 17th August 2020.

B9		GCER Comment, dated 24th July 2020.
B10		Historic England, no date.
B11	A	Housing Enabling Comments, dated 19th August 2020.
	B	Housing Enabling Updated Comments, dated 21st July 2021.
B12	A	Landscape and Visual Comments 'Landscape and Visual Consultation Response', dated November 2020.
	B	Landscape and Visual Comments 'Overview of Landscape Section of Oakley Farm Pastures Slopes Environmental Statement', dated November 2020.
	C	Landscape and Visual Comments 'Review of Landscape and Visual Section of Environmental Statement', dated November 2020.
	D	Landscape and Visual 'Further Consultation Response', dated March 2021.
B13	A	Natural England, dated 3rd September 2020.
	B	Natural England, dated 13th April 2021.
B14		Parish Council Objection (no name), dated 20th August 2020.
B15		Planning Ecological Adviser, dated 22nd October 2020.
B16		Planning Policy Comments, dated 14 th October 2020.
B17		DJ Planning, no date.

C – Planning Appeal		
Appeal administration		
C1		Planning Appeal Form, dated 14 th April 2021.
Statements of Case		
C2		Appellant, dated 12 th April 2021.
C3		LPA, dated 22 nd June 2021.
C4	A	Gloucestershire County Council, dated June 2021.
	B	Gloucestershire County Council Addendum, dated July 2021.
C5		Cotswold Conservation Board, dated 25 th June 2021.
C6		Friends of Oakley Farm Pasture Slopes, no date.
Planning Obligations		
C7		LPA
C8		Gloucestershire County Council
Statements of Common Ground		
C9		Planning with Cheltenham Borough Council
C10		Housing Land Supply with Cheltenham Borough Council
C11		Landscape with Cheltenham Borough Council
C12		Heritage with Cheltenham Borough Council
C13		Education with Gloucestershire County Council
C14		Highways with Gloucestershire County Council
Proofs of Evidence		
C15		Appellant
C15	A	Errata to Mr Stacey's Proof of Evidence, dated 13 th September 2021.
C16		LPA
C17		GCC
C18		Cotswold Conservation Board
C19		Friends of Oakley Farm Pastures Slopes
Correspondence		
C20	A	Letter from the Planning Inspectorate Environmental Services – Regulation 25 Notice, dated 8 th July 2021.

	B	GCC Response to the Regulation 25 Notice, dated 12 th July 2021.
	C	Email from Harry Ramsey in response to GCC Response to Regulation 25 Notice, dated 16 th July 2021.
Rebuttal Proofs of Evidence		
C21		Appellant Landscape Rebuttal Appeal Statement
C22		Appellant Heritage Rebuttal
C23		Appellant Education Rebuttal
C24		Appellant Housing Rebuttal
C25		Cheltenham Borough Council – Affordable Housing.
Additional Documents		
C26		Ian Harvey Statement.
Additional Rebuttal		
C27		Friends of Oakley Farm Pasture Slopes – Heritage Rebuttal.
Additional Statements/Notes		
C28		Statement to September 2021 Inquiry, from the Trustees of Battledown Estate.
C29		Note by Purcell on behalf of Cheltenham Borough Council on the Purpose of the Listed Pavilion.
C30		GCC Addendum on Education Matters.
C31		Appellant Education Contributions Addendum.
C32		Appellant Education Contribution Appendices.
C33		Appellant Education Contributions Errata.

D - National Planning Policy and Guidance

D1		National Planning Policy Framework (July 2021)
D2		National Planning Practice Guide (<i>Electronic Version only</i>) https://www.gov.uk/government/collections/planning-practice-guidance
D3		Community Infrastructure Regulations 2010
D4		National Design Guide
D5		Procedural Guide Planning Appeals
D6		A Green Future: Our 25 Year Plan to Improve the Environment, dated 2018.
D7		PPG paragraph ID: 23b-002-20190901 When can planning obligations be sought by the local planning authority?
D8		The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019
D9		Online Planning Practice Guidance on the Historic Environment, Paragraph: 006 Reference ID: 18a-006-20190723 C
D10		Government Response to the Local Housing Need Proposals in Changes to the Current Planning System, MHCGL, April 2021.

E – Local Planning Policy and Guidance

E1		Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031, adopted December 2017
E2	A	The Cheltenham Plan, adopted July 2020.
	B	The Cheltenham Plan July 2020 Proposals Map.
E3		Charlton Kings Parish Plan, April 2017.
E4		Affordable Housing Supplementary Planning Guidance (2004).
E5		Joint Core Strategy Review – Issues and Options Consultation, dated October 2018
E6		Cheltenham Borough Corporate Plan 2019-2023, dated 2019.
E7		Cheltenham Borough Housing and Homelessness Strategy 2018-2023.
E8	A	JCS Infrastructure Delivery Plan, prepared by ARUP, dated August 2014

	B	Addendum to the JCS Infrastructure Delivery Plan, prepared by ARUP, dated August 2017.
E9		Local Authorities of Gloucestershire, Strategic Housing Market Assessment Updated, dated March 2014.
E10		Report to Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council, prepared by The Planning Inspectorate, dated 26 th October 2017
Responses of Commissioning Partners to the Local Developer Guide Refresh:		
E11	A	Letter from Redrow Homes South West, dated 26 th May 2020.
	B	Subsequent letter from Redrow Homes South West, dated 7 th December 2020.
	C	Letter from BlackBoxPlanning, on behalf of Taylor Wimpey, dated 22 nd May 2020.
	D	Letter from Rapleys, on behalf of Crest Nicholson Strategic Projects, dated 18 th May 2020.
E12		Responses to the Emerging Local Development Guide.
E13		GCC Local Developer Guide, dated March 2021.
E14		JCS Note for the Inspector, Response to EXAM 78, dated 28 TH September 2015.
E15		GCC M5 J10 Funding Agreement – Infrastructure Recovery Strategy Progress Report, dated 24 th March 2021.
E16		Report on the Examination of the Cheltenham Plan 2011 – 2031 by PINS, dated March 2020.
E17		Saved policies of the Local Plan Second Review 2006
E18		Tewkesbury Borough Local Development Scheme, dated January 2021
E19		Cheltenham Council’s Place Strategy Vision Document, dated March 2018.
E20		Supplementary Planning Guidance – Playspace in Residential Development, Updated 9 th February 2004
E21		The Infrastructure Funding Statement from last year (IFS20) with the ‘Infrastructure List’, published on 4 th December 2020.
E22		JCS Team Email on Timescales, no date.
E23	A	Not used.
	B	Not used.
E24		JCS Policies Maps Adopted Version, 11 th December 2017.
E25		Extracts of the Assessment of Strategic Development Opportunities in Cheltenham Borough, Gloucester City, Tewkesbury Borough, Stroud District and Parts of Forest of Dean District, prepared by LUC, dated May 2020.

F – Housing Needs and Land Supply

F1		Gloucester, Cheltenham and Tewkesbury Strategic Housing Market Assessment Update 2015.
F2		Gloucestershire Local Housing Needs Assessment (2020).
F3		Five-year housing Land Supply Position Statement, dated December 2019.
F4		Homeseecker Plus Policy Document.
F5		Planning Application ref.20/01069/OUT: Officers Report, dated May 2021.
F6		Coombe Hill Housing Land Supply Statement of Common Ground.
F7		Start to Finish – What Factors Affect the Build-Out Rates of Large Scale Housing Sites?, prepared by Lichfields, dated February 2020
F8	A	Cheltenham Borough Council Five-Year Housing Land Supply Position Statement 2020.
	B	Spreadsheet Accompanying the Five Year Housing Land Supply Position Statement 2020.
F9		Eastleigh Local Plan Examination: Inspectors Report (February 2015).

F10	Extract of West Cheltenham Website.
F11	Bloor Homes Response to North West Cheltenham (Application no. 20/00759/FUL).
F12	Cotswold Conservation Board Position Statement – Housing.

G – Education

G1	GCC Interim Statement on Pupil Product Ratios from New Housing Developments, dated June 2021.
G2	Securing Developer Contributions for Education, prepared by Department for Education, dated November 2019.
G3	School Capacity (SCAP) Survey 2021, prepared by Department for Education, dated April 2021.
G4	Gloucestershire County Council Primary and Secondary Schools – School Places Strategy 2021 – 2026, dated March 2021.
G5	The Cognisant Survey: Pupil Product Ratio.
G6	School Places Strategy 2018 – 2023, prepared by Gloucestershire County Council, dated November 2018.
G7	Joint Statement of Mr Chandler and Mr Tiley relating to the Section 78 Appeal on Land off A38, Coombe Hill, dated March 2021.
G8	National Association of Estate Agents, PropertyMark Housing Report, dated June 2021.
G9	Forecasts of the LEA for Oakley Farm.
G10	Covid-19 Could Cause Historically Low levels of Child Bearing in the UK (https://www.southampton.ac.uk/news/2021/03/pandemic-fertility-rates.page)
G11	Delegated Officer Report for Application Reference 17/00929/OUT – Premier Products Ltd, Bouncers Lane, Cheltenham.
G12	Committee Report for Application Reference 18/03315/FUL – New Dawn Homes Ltd, Playing Field Adjacent to 10 Stone Crescent, Cheltenham.
G13	Education Request for Application Reference 15/01163/OUT – Pitville School, Cheltenham.
G14	Gloucestershire Pupil Product Ratio, prepared by Pegasus Group, dated September 2020.
G15	S106 Agreement for GCHQ.
G16	S106 Agreement for Old Gloucester Road.
G17	S106 Agreement for Pitville School.
G18	S106 Agreement for Premier Products Ltd.
G19	S106 Agreement for West of Farm Lane.
G20	Comparison of Pupil Product Ratios Applies by the Identified LEAs.
G21	Background Topic Paper Infrastructure and Viability, dated October 2020.
G22	EXAM8a - Site Update to Exam 8 for 'Red' Typologies, dated June 2021.
G23	EXAM050 – Inspector’s Post Hearings MMs Letter, dated 16 th June 2021.
G24	Pupil Production Ratios – PPR Actual NOR as at Pupil Census, dated January 2021.
G25	EXAM8b - Gloucester City Plan: Viability Evidence Base – Examination Addendum.
G26	Appendix 16 DfE Local Authority School Places Scorecard 2019.
G27	Trading Places, prepared by The Audit Commission.

H – Heritage

H1	Historic England, 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment.
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H2	Historic England, 2017, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets.
H3	English Heritage 2008 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.
H4	Historic England 2019 Statements of Heritage Significance, Analysing <i>Significance</i> in Heritage Assets, Historic England Advice Note 12
H5	Cotswolds AONB Management Plan 2018-2023, Historic Environment and Cultural Heritage.
H6	Historic England Advice Note 10: Listed Buildings and Curtilage, 2018.
H7	Historic England 2018 Agriculture: Scheduling Selection Guide. Swindon. Historic England.
H8	Turning the Plough: Update Assessment, 2012, Summary Report by Toby Catchpole and Russell Priest of Gloucestershire County Council for English Heritage.
H9	Turning the Plough: Midland Open Fields: Landscape Character and Proposals for Management, David Hall, dated May 2001.
H10	Extracts from Troubled Waters, The Great Cheltenham Water Controversy by David A O'Connor, dated 2007.
H11	Institutional Landscape, Register of Parks and Gardens Selection Guide, prepared by Historic England, dated March 2013.
H12	Historic England Research Records – Hewletts Reservoirs.
H13	Listing Descriptions.
H14	Valve House Parallel.
H15	Cheltenham Local Historic Org 1920 Committee Reports.
H16	Background And Explanatory Note, Cheltenham Borough Council Committee Minutes, 1888 Onwards.
H17	OS Map original sent by Council's Heritage Witness, including Key.
H18	Context on Victorian Water Heritage.

I – Highways

I1	Cycle Infrastructure Design (LTN 1/20), DfT.
I2	Manual for Streets, Dft.
I3	Manual for Streets 2, Chartered Institute of Highways and Transportation, dated September 2010.
I4	Manual for Gloucestershire Streets, GCC, dated July 2020.
I5	Gloucestershire's Local-Transport Plan 2020-2041, dated March 2021.
I6	LTP Progress Report 2019-20, dated March 2021.
I7	Cheltenham Plan Transport Assessment, Phase 1 Report, dated 22 nd February 2018.
I8	Cheltenham Plan Transport Assessment, Phase 2 Report, dated 22 nd February 2018.
I9	Freedom of Information Request Documents, received 18 th August 2020.

I10	Inclusive Mobility, Department for Transport, 2005.
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J - Landscape

J1	Cotswolds AONB Management Plan 2018 - 2023.
J2	Friends of Oakley Farm Pastures Slopes – Oakley Farm Photographic Catalogue.
J3	Cheltenham Borough Council Landscape Character, Sensitivity and Capacity Assessment of Cotswolds AONB within the Cheltenham Borough Administrative Area.
J4	Assessment of the Economic Value of the Cotswolds AONB, dated 30th April 2013.
J5	Cotswold AONB Landscape Character Assessment, first published 2004 and updated 2005.
J6	NCA 106 – Severn & Avon Vale National Character Area Profile, Natural England, dated December 2014
J7	NCA 107 – Cotswolds National Character Area Profile, Natural England, dated March 2016.
J8	Landscape Strategy and Guide, Cotswolds Conservation Board, dated 2016.
J9	Local Distinctiveness and Landscape Change, Cotswolds Conservation Board, dated 2003
J10	Local Landscape Character Area 7.1 – Oakley Farm Pasture Slopes, Cheltenham Borough Council, dated 2015.
J11	Letter from Cleeve Common Trust, dated 26 th May 2020.
J12	Designation History Series – Cotswolds AONB, dated August 2004.
J13	Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England, prepared by Natural England, dated 2011.
J14	England’s Statutory Landscape Designations: A Practical Guide to your Duty of Regard, prepared by Natural England, dated 2010.
J15	Duties on Relevant Authorities to Have Regard to the Purpose of National Parks, Areas of Outstanding Natural Beauty (AONBs) and the Norfolk and Suffolk Broads, prepared by Defra, dated 2005.
J16	Landscape Review, Final Report, prepared by DEFRA, dated 2019.
J17	Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment (GLVIA).
J18	Cotswolds Conservation Board Position Statement – Landscape-Led Development.
J19	Cotswolds Conservation Board Position Statement – Tranquillity.
J20	Cotswolds Conservation Board Position Statement – Dark Skies & Artificial Light.
J21	AONB Boundary Review Information – CBC Letters, February 1988.
J22	Designation History Series – Cotswold AONB – Vol 1.
J23	Designation History Series – Cotswolds AONB – Vol 3 – Folio 59 – Paper 84-21.

K – Relevant Decisions, Legal Judgements and Officer Reports

K1	The Court of Appeal Judgment of Hallam Land Management Ltd vs the Secretary of State for Communities and Local Government et al [2018] EWCA Civ 1808.
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K2	Appeal Decision: APP/G1630/W/20/3257625 – Land off the A38, Coombe Hill, GL19 4AS (with numbered paragraphs, added by Pegasus Group).
K3	Appeal Decision: APP/P4605/W/18/3192918 - Land at the site of the former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham.
K4	Appeal Decision: APP/G1630/W/14/3001706 - Land adjacent to Cornerways, High Street, Twyning, Tewkesbury.
K5	Appeal Decision: APP/P0119/W/17/3191477 - Land East of Park Lane, Coalpit Heath, South Gloucestershire.
K6	Appeal Decision: APP/B1605/W/20/3261154 - Land adjacent to Oakhurst Rise, Cheltenham.
K7	Appeal Decision: APP/L3815/W/16/3165228 - Land at the corner of Oving Road and A27, Chichester PO20 2AG.
K8	Appeal Decision: APP/H1840/A/13/2199426 - Site at Land North of Pulley Lane and Newland Lane, Newland, Droitwich Spa.
K9	Appeal Decision: APP/D0840/A/13/2209757 - Land North of Upper Chapel, Launceston.
K10	Appeal Decision: APP/D0121/W/16/3150985 - Land North of Oldmixon Road, Weston-Super-Mare.
K11	Appeal Decision: APP/B3140/W/20/3245077 - Land off Aviation Lane, Burton-upon-Trent.
K12	Appeal Decision: APP/Y0435/W/17/3169314 – Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands, Buckinghamshire.
K13	Appeal decision APP/A1530/W/19/3223010 – 97 (and Land Adjacent to) Barbrook Lane, Tiptree, Colchester, CO5 0JH, dated 7 th April 2020.
K14	Appeal decision APP/G1630/W/3210903 – Land at Fiddington, Ashchurch, Near Tewkesbury, dated 22 nd January 2020
K15	Appeal Decision APP/N1730/W/18/3204011 – Pale Lane Farm, Pale Lane, Fleet, Hampshire, RG27 8BA, dated 4 th November 2019.
K16	Appeal Decision APP/R0660/A/13/2197532 & APP/R0660/A/13/2197529 – Land off Audlem Road/Broad Lane, Stapeley, Nantwich and Land off Peter De Stapeleigh Way, Nantwich.
K17	Appeal Decision: APP/Q3115/W/20/3265861 – Little Sparrows, Sonning Common, Oxfordshire.
K18	Appeal Decision: APP/K0425/W/16/3149747 – Former Molins Sports and Social Club, Mill Lane, Monks Risborough, Buckinghamshire.
K19	Appeal Decision: APP/F1610/A/13/2203411 – Land at Oddington Road, Stow-on-the-Wold.
K20	Appeal Decision: APP/Z150/W/18/3207509 – Land off Colchester Road, Bures Hamlet, Essex.
K21	Appeal Decision: PCU/APP/G1630/W/3184272 – Land south of Oakridge, Highnam, Gloucestershire.
K22	Appeal Decision: APP/G1630/W/20/3256319 – Land off Ashmead Drive, Gotherington.
K23	High Court Judgement of Galllagher Homes Ltd and Lioncourt Homes Ltd vs Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin).
K24	Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council & Ors [2014] EWCA Civ 137.
K25	The Queen on the Application of Mevagissey PC and Cornwall Council [2013] EWCH 3684.
K26	R. (on the application of Monkhill Ltd) v Secretary of State for Housing, Communities and Local Government & Anor [2021] EWCA Civ.
K27	Monkhill Limited and Secretary of State for HCLG EWHC 1993 (Admin)
K28	South Lakeland DC v Secretary of State for the Environment [1992] 2 AC 14
K29	Monkhill Ltd v SSHCLG [2021] EWCA Civ 74

K30	Jones v Mordue Anor (2015) EWCA Civ 1243 Appendix 7, paragraph 28
K31	Catesby Estates Ltd v. Steer, EWCA Civ 1697, 2018
K32	EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council
K33	EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle
K34	EWCA Civ 320 City & Country Bramshill Limited v SoS, Hart District Council, Historic England and the National Trust [2021].
K35	EWCA Civ 1061 Palmer v Herefordshire Council & ANR [2016].
K36	Appeal Decision: APP/F1610/A/11/2165778 – Highfield Farm, Tetbury, Gloucestershire.
K37	Appeal Decision: APP/F1610/A/13/2196383 – Land off Station Road, Bourton-on-the-Water, Gloucestershire.
K38	Appeal Decision: APP/D3125/W/16/314885 – Land south of High Street, Milton-under-Wychwood.
K39	Appeal Decision: APP/Q3115/W/16/3165351 – CABI International, Nosworthy Way, Mongewell, Wallingford, Oxfordshire.
K40	EWCA Civ 39 SoS v Wealden District Council [2017].
K41	Appeal Decision: APP/H1840/A/14/2224292 – Land to the west of Leamington Road, Broadway, Worcestershire.
K42	Appeal Decision: APP/M2270/A/14/2228680 – Land to the west of Highgate Hill, Hawkhurst, Kent.
K43	Appeal Decision: APP/Z3825/W/21/3266503 – Land south of Newhouse Farm, Old Crawley Road, Horsham.
K44	Appeal Decision: APP/U2235/W/15/3131945 Land West of Ham Lane, Lenham.
K45	Appeal Decision: APP/K1128/W/18/3208541: Land to the east of Lytle Lane, West Charleton, Kingsbridge, TQ7 2BP.
K46	Appeal Decision: APP/D3830/W/19/3231996 - Land off London Road, Bolney, West Sussex, RH17 5RL.
K47	Appeal Decision: APP/N5660/V/20/3254203 – Land at 8 Albert Embankment and Land to the Rear Bounded by High Street, Whitgift Street, The Railway Viaduct, Southbank House Together with Land of Corner of Black Prince Road and Newport Street, London.
K48	Appeal Decision: APP/A0665/A/12/2179410 & APP/A0665/A/12/2179374 – Land at Grange Farm, Hartford and Land to the east of School Lane, Hartford.
K49	Appeal Decision: APP/A0665/W/19/3220360 – Land at The Hollies, School Lane, Hartford, Northwich.
K50	Appeal Decision: APP/J3530/W/17/3172629 – Brickfield Barns, Saxmundham Road, Aldeburgh.
K51	Appeal Decision: APP/D3125/W/18/3209551 – Land north of Woodstock Road, Stonesfield.
K52	Appeal Decision: APP/Q3115/W/16/3146109 – Land at Manor Road, Goring-on-Thames, Oxfordshire.
K53	Appeal Decision: APP/B3438/W/19/3222818 – Land to the south of Thorncliffe Road, Leek.
K54	Appeal Decision: APP/D1265/W/20/3259557 – Land at E381099 N102326 Catherines Well, Milton Abbas, Dorset.
K55	Gladman Developments Ltd v Secretary of State for Housing Communities and Local Government [2021].
K56	R (Advearse) v Dorset Council v Hallam Land Management Ltd [2020] EWHC 807.
K57	EWHC 3242, Compton PC v Guildford [2019].

L – Miscellaneous

L1	The Magazine for the Golden Valley Development.
L2	Severn Trent Email, dated 22 June 2021.
L3	Deed dated 12 th March 1969.
L4	Cyber Central Garden Community Supplementary Planning Document (SPD) Adoption Statement.
L5	Golden Valley SPD.