

| Core Document Reference | | Document reference | Date submitted to LPA | Description with Appeal Document Reference | |
|-------------------------|------|--------------------|-----------------------|--|---|
| CD1 | | | | Application documents and plans | |
| CD | 1.1 | A | 1 | Jun-20 | A1. 20_P_1579_OUT-APPLICATIONFORMREDACTED-2943702 |
| CD | 1.2 | A | 2 | Jun-20 | A2. 180809_L_01_01_LOCATION_PLAN_REV_F-2943674 |
| CD | 1.3 | A | 3 | Jun-20 | A3. 180809_L_02_02_D_ILLUSTRATIVE_MASTERPLAN-2943677 |
| CD | 1.4 | A | 4 | Jun-20 | A4. PLANNING_STATEMENT_LYNCHMEAD_FARM_JUNE_2020-2943694 |
| CD | 1.5 | A | 5 | Jun-20 | A5. 180809_R_02_01_C_DESIGN_AND_ACCESS_STATEMENT-2943678 |
| CD | 1.6 | A | 6 | Jun-20 | A6. STATEMENT_OF_COMMUNITY_INVOLVEMENT_JUNE_2020-2943698 |
| CD | 1.7 | A | 7 | Jun-20 | A7. SECTION_106_-_DRAFT_HEADS_OF_TERMS_JUNE_2020-2943695 |
| CD | 1.8 | A | 8 | Jun-20 | A8. AFFORDABLE_HOUSING_STATEMENT_JUNE_2020-2943693 |
| CD | 1.9 | A | 9 | Jun-20 | A9. LANDSCAPE_AND_VISUAL_APPRAISAL-2943688 |
| CD | 1.10 | A | 10 | Jun-20 | A10. ECOLOGICAL_IMPACT_ASSESSMENT-2943680 |
| CD | 1.11 | A | 11 | Jun-20 | A11. TRANSPORT_ASSESSMENT-2943691 |
| CD | 1.12 | A | 12 | Jun-20 | A12. 184199-GA-01-REV_B_SITE_ACCESS_ARRANGEMENTS_-_VISIBILITY_SPLAYS-2943690 |
| CD | 1.13 | A | 13 | Jun-20 | A13. INC._SURFACE_WATER_DRAINAGE_STRATEGY-2943681 |
| CD | 1.14 | A | 14 | Jun-20 | A14. HISTORIC_ENVIRONMENT_ASSESSMENT-2943676 |
| CD | 1.15 | A | 15a | Jun-20 | A15a. GEOPHYSICAL_SURVEY_-_PART1-2943685 |
| CD | 1.16 | A | 15b | Jun-20 | A15b. GEOPHYSICAL_SURVEY_-_PART2-2943683 |
| CD | 1.17 | A | 15c | Jun-20 | A15c. GEOPHYSICAL_SURVEY_-_PART3-2943682 |
| CD | 1.18 | A | 16 | Jun-20 | A16. ARBORICULTURAL_IMPACT_ASSESSMENT_REPORT-2943671 |
| CD | 1.19 | A | 17 | Jun-20 | A17. 05201_TREE_PROTECTION_PLAN_01_AND_02-2943673 |
| CD | 1.20 | A | 18a | Jun-20 | A18a. 05201_-_TREE_CONSTRAINTS_PLAN_01-2943672 |
| CD | 1.21 | A | 18b | Jun-20 | A18b. 05201_TREE_CONSTRAINTS_PLAN_02-2943670 |
| CD | 1.22 | A | 19 | Jun-20 | A19. 05201_-_TREE_SURVEY_SCHEDULE_07.03.19-2943669 |
| CD | 1.23 | A | 20 | Jun-20 | A20. ARCHAEOLOGICAL_MAGNETOMETER_SURVEY-2943675 |
| CD | 1.24 | A | 21 | Jun-20 | A21. TOPOGRAPHICAL_SURVEY-2943689 |
| CD | 1.25 | A | 22 | Jun-20 | A22. RESIDENTIAL-DWELLING-UNITS_SUPPLEMENTARY-INFORMATION-LYNCHMEAD-2943696 |
| CD | 1.26 | A | 23 | Jun-20 | A23. LYNCHMEAD_FARM_INDICATIVE_SPECIES_LIST_LANDSCAPING_-2943686 |
| CD | 1.27 | A | 24 | Jun-20 | A24. FLOODING_-_SEQUENTIAL_TEST_REPORT_JUNE_2020-2943697 |
| CD | 1.28 | A | 25 | Jun-20 | A25. ENERGY_AND_SUSTAINABILITY_STATEMENT-2943679 |
| CD | 1.29 | A | 26 | Jun-20 | A26. 2714_05_ILLUSTRATIVE_LANDSCAPE_MASTERPLAN_A-2943687 |
| CD | 1.30 | A | 27 | Jun-20 | A27. 20_P_1579_OUT-COVER_LETTER_-_JUNE_2020-2947463 |
| CD2 | | | | | Additional or amended documents or plans on which the Council reached its decision |
| CD | 2.1 | B | 1 | Aug-20 | B1. APRIL_2020_-_V2_TRANSPORT_ASSESSMENT-2955499 |
| CD | 2.2 | C | 1 | Nov-20 | C1. ACD1953_LYNCHMEAD_FM_WSM_ARCHAEOLOGY_REPORT-3005052 |
| CD | 2.3 | D | 1 | Jan-21 | D1. ARCHAEOLOGICAL_EVALUATION_REPORT-3004606 |
| CD | 2.4 | D | 2 | Jan-21 | D2. 9010_LYNCHMEAD_ALC-3005051 |
| CD | 2.5 | E | 1 | Mar-21 | E1. SWEPT_PATH_ANALYSIS_OF_PROPOSEDSITE_ACCESS_ROUNDABOUT_LARGE_REFUSE_VEHICLE_4-3020419 |
| CD | 2.6 | E | 2 | Mar-21 | E2. SWEPT_PATH_ANALYSIS_OF_PROPOSEDSITE_ACCESS_ROUNDABOUT_LARGE_REFUSE_VEHICLE_4-3020418 |
| CD | 2.7 | E | 3 | Mar-21 | E3. SITE_ACCESS_GENERAL_ARRANGEMENT-3020417 |
| CD | 2.8 | E | 4 | Mar-21 | E4. 184199_RSA_DESIGNERS_RESPONSE_VOB-3020416 |
| CD | 2.9 | E | 5 | Mar-21 | E5. 184199_FRA_LYNCHMEAD_FARM_ADDENDUM_V1-3020413 |
| CD | 2.10 | E | 6 | Mar-21 | E6. R01-AP-184199-LYNCHMEAD_FARM-RSAS1_-_120121-3020420 |

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| CD | 2.11 | F | 1 | Apr-21 | F1. ARBORICULTURAL_IMPACT_ASSESSMENT_REPORT-3039617 |
| CD | 2.12 | F | 2 | Apr-21 | F2. TREE_PROTECTION_PLAN_02-3039615 |
| CD | 2.13 | F | 3 | Apr-21 | F3. TREE_PROTECTION_PLAN_01-3039616 |
| CD | 2.14 | G | 1 | Jul-21 | G1. TREE_SURVEY_10_06_21-3067816 |
| CD | 2.15 | G | 2 | Jul-21 | G2. TREE_CONSTRAINTS_PLAN-3067815 |
| CD | 2.16 | G | 3 | Jul-21 | G3. ARBORICULTURAL_IMPACT_ASSESSMENT_REPORT-3067814 |
| CD | 2.17 | G | 4 | Jul-21 | G4. TREE_PROTECTION_PLAN_REV_C-3067813 |
| CD | 2.18 | H | 1 | Oct-21 | H1. P886_LYNCHMEAD_STATIC_DATA-3105614 |
| CD | 2.19 | H | 2 | Oct-21 | H2. 211020_P886_LYNCHMEAD_FARM_ECOLOGY_RESPONSE-310513 |
| CD | 2.20 | | | | Blank |
| CD | 2.21 | | | | Blank |
| CD | 2.22 | J | 1 | Mar-22 | J1. 08_03_22_-_LIGHTING_IMPACT_ASSESSMENT-3144413 |
| CD | 2.23 | J | 2 | Mar-22 | J2. 04_03_22_-_LIGHTING_STATEMENT_-_TECHNICAL_NOTE-3144412 |
| CD | 2.24 | K | 1 | Mar-22 | K1. SITES_CONSIDERED_IN_SEQUENTIAL_TEST-3145694 |
| CD | 2.25 | K | 2 | May-22 | K2. ADDITIONAL_SITE_ASSESSMENTS_2022_SHLAA-3166164 |
| CD | 2.26 | | | Mar-21 | 31/03/2021, LYNCHMEAD FARM, ECOLOGY RESPONSE |
| CD | 2.27 | | | May-22 | North Somerset Council, 20 May 2022. Draft Habitat Regulations Assessment (HRA), Land at Lynchmead Farm, Ebdon Road. |
| | | | | | |
| CD3 | | | | | Case officer's report and decision notice |
| CD | 3.1 | | | | Planning Officer's delegated report |
| CD | 3.2 | | | | Decision Notice |
| CD | 3.3 | | | | Pre-application advice |
| CD | 3.4 | | | | Pre-application advice V2 |
| CD4 | | | | | The Development Plan |
| CD | 4.1 | | | | North Somerset Council Core Strategy (Re adopted January 2017) |
| CD | 4.2 | | | | Site and Policies Plan Part 1: Development Management Policies (Adopted July 2016) |
| CD | 4.3 | | | | Site and Policies Plan Part 2: Site Allocations Plan (Adopted April 2018) |
| CD5 | | | | | Appellant's appeal documents |
| CD | 5.1 | | | | Appellant's Main Statement of Case |
| CD | 5.2 | | | | Sequential Test Statement of Case |
| CD | 5.3 | | | | Sequential Test Statement of Case Appendix 1 |
| CD | 5.4 | | | | Flood Risk Statement of Case |
| CD | 5.5 | | | | Proof of Evidence of Nick Bosanko |
| CD | 5.6 | | | | Appendices Proof of Evidence of Nick Bosanko |
| CD | 5.7 | | | | Proof of Evidence of Matthew Cowley |
| CD | 5.8 | | | | Blank |
| CD | 5.9 | | | | Proof of Evidence of Alban Henderson |
| CD | 5.1 | | | | Appendices Proof of Evidence of Alban Henderson |
| CD | 5.11 | | | | Proof of Evidence of Ian Jewson |
| CD | 5.12 | | | | Appendices Proof of Evidence of Ian Jewson |
| CD | 5.13 | | | | Summary Proof of Evidence of Ian Jewson |
| CD | 5.14 | | | | Rebuttal Statement Ian Jewson |
| CD | 5.15 | | | | Rebuttal Statement Alban Henderson |
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| CD6 | | | | | Council's appeal documents |
| CD | 6.1 | | | | Council's Statement of case |
| CD | 6.2 | | | | Summary Proof of Evidence of Simon Bunn |
| CD | 6.3 | | | | Proof of Evidence of Simon Bunn |
| CD | 6.4 | | | | Proof of Evidence of Marcus Hewlett |
| CD | 6.5 | | | | Appendices Proof of Evidence of Marcus Hewlett |

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| CD7 | | | | | Inspector's appeal documents |
| CD | 7.1 | | | | pre-case management conference note |
| CD | 7.2 | | | | post-conference summary note |
| | | | | | |
| CD8 | | | | | Other Appeal Documents |
| CD | 8.1 | | | | Statement of Common Ground March 2023 |
| CD | 8.2 | | | | Land at Lynchmead Farm Light Impact Assessment March 2023 |
| CD | 8.3 | | | | 180809 02 02 E Illustrative Masterplan |
| CD | 8.4 | | | | North Somerset Flood Risk Advice Note (2019) |
| CD | 8.5 | | | | Environment Agency 2010, National Flood and Coastal Erosion Risk Management Strategy for England |
| CD | 8.6 | | | | Environment Agency 2020, Woodspring Bay and Severn House Farm Flood Modelling and Mapping Report prepared by JBA Consulting |
| CD | 8.7 | | | | Association of British Insurers (ABI) 2020, Written evidence submitted to the EFRA Committee Inquiry on Flooding |
| CD | 8.8 | | | | Environment Agency 2021, Guidance, Mental health costs of flooding and erosion |
| CD | 8.9 | | | | UK Health and Security Agency, Guidance, Flooding and health: assessment and management of public mental health |
| CD | 8.10 | | | | University of the West of England 2020, Enhancing the evidence base for property flood resilience |
| CD | 8.11 | | | | Paul Sayers, Charlotte Moss, Sam Carr, Andres Payo 2022, Responding to climate change around England's coast - The scale of the transformational challenge |
| CD | 8.12 | | | | Aviva 2023, Building Future Communities Report Homes for a changing climate |
| CD | 8.13 | | | | North Somerset Strategic Flood Risk Assessment (SFRA) Level 1 |
| CD | 8.14 | | | | Lynchmead Farm Lighting Statement V1 EAD ecology |
| CD | 8.15 | | | | Draft Conditions agreed 24.4.23 |
| CD | 8.16 | | | | Wessex Regional Flood and Coastal Committee Strategy for 2022-2027 and beyond |
| CD | 8.17 | | | | Surendran and Gibbs (Environment Agency), Wade and Udale-Clarke (HR Wallingford) Supplementary Note on Flood Hazard Ratings and Thresholds for development and planning control purpose |
| CD | 8.18 | | | | Natural England publication Assessment of the Coastal Access programme under regulation 63 of the Habitats Regulations 2017, July 2019 |
| CD | 8.19 | | | | North Somerset Strategic Housing Land Availability Assessment 2022 Main Report |
| CD | 8.20 | | | | North Somerset Strategic Housing Land Availability Assessment 2022 Place Templates |
| CD | 8.21 | | | | North Somerset Strategic Housing Land Availability Assessment 2022 Urban Area Schedules |
| CD | 8.22 | | | | North Somerset Strategic Housing Land Availability Assessment 2022 Village Schedules |
| CD | 8.23 | | | | North Somerset Local Plan 2038 Consultation Draft |
| CD | 8.24 | | | | North Somerset Sustainability Appraisal Supplementary Report 2016 |
| CD | 8.25 | | | | GOV.UK Guidance Note - Flood Risk Assessment: the sequential test for applicants February 2017 |
| CD | 8.26 | | | | SHLAA 2nd Interim Report (April 2021) |
| CD | 8.27 | | | | 180809 L 01 01 Location Plan Rev G |
| CD | 8.28 | | | | 180809 02 02 F Illustrative Masterplan |
| CD | 8.29 | | | | North Somerset Council response to Inspector's matters and issues for examination Matter 2 Housing |
| CD | 8.30 | | | | Annual Monitoring Report 2015/16 |
| CD | 8.31 | | | | Annual Monitoring Report 2016/17 |
| CD | 8.32 | | | | Annual Monitoring Report 2017/18 |
| CD | 8.33 | | | | Annual Monitoring Report 2018/19 |
| CD | 8.34 | | | | Annual Monitoring Report 2019/20 |
| CD | 8.35 | | | | Annual Monitoring Report 2020/21 |
| CD | 8.36 | | | | Annual Monitoring Report 2021/22 |
| CD | 8.37 | | | | Inspectors report Site Allocations Plan February 2018 |
| CD | 8.38 | | | | North Somerset and Mendip Bats Special Areas of Conservation (SAC) Guidance on Development SPD 2018 |
| CD | 8.39 | | | | Accessible Housing Needs Assessment Supplementary Planning Document |
| CD | 8.40 | | | | Affordable Housing Supplementary Planning Document |
| CD | 8.41 | | | | Biodiversity and Trees Supplementary Planning Document |
| CD | 8.42 | | | | Development Contributions Supplementary Planning Document |
| CD | 8.43 | | | | Parking Standards Supplementary Planning Document |

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| CD | 8.44 | | | North Somerset Pre-commencement document 2020 |
| CD | 8.45 | | | Choices for the Future Consultation Part 2 Autumn 2020 |
| CD | 8.46 | | | Place Policy and Scrutiny Panel meeting note |
| CD | 8.47 | | | Local Development Scheme November 2022 |
| CD | 8.48 | | | Blank |
| CD | 8.49 | | | North Somerset Housing Strategy 2016 - 2021 |
| CD | 8.50 | | | North Somerset Housing Strategy 2022- 2027 |
| CD | 8.51 | | | Residential Land Survey Headline Findings April 2022 |
| CD | 8.52 | | | Five Year Housing Land Supply Initial Findings Statement April 2021 |
| CD | 8.53 | | | Housing Trajectory April 2021 |
| CD | 8.54 | | | North Somerset Housing Delivery Test Action Plan July 2022 |
| CD | 8.55 | | | SHMA 2009 |
| CD | 8.56 | | | Sluice Gate Quote 21.4.23 |
| CD | 8.57 | | | Joint Note (Lighting) 25.4.23 |
| CD | 8.58 | | | Response from Natural England 9.6.22 |
| CD | 8.59 | | | Coastal Schemes with Multiple Funders and Objectives FD2635. Case Study Report 14 Weston-super-Mare Seafront Enhancement |
| CD | 8.60 | | | Congresbury Yeo Bank Proposed General Arrangement |
| CD | 8.61 | | | Local Flood Risk Management Strategy for North Somerset; Part G – Coastal Flood Risk Awareness |
| CD | 8.62 | | | Weston-super-Mare Flood Management Study Phase II Options Report |
| CD | 8.63 | | | Weston Villages Strategic Flood Solution River Banwell Modelling Report |
| CD | 8.64 | | | Inspectors report on CS13 March 2015 |
| CD | 8.65 | | | Shadow HRA April 2023 |
| CD | 8.66 | | | Sequential Test Addendum, April 2021 |
| CD | 8.67 | | | Sequential Test Addendum, July 2021 |
| CD | 8.68 | | | Sequential Test Additional Site Specific Comments Dec 2021 |
| CD | 8.69 | | | Email from Neil Underlay, NSC, 12 January 2022 |
| Cd | 8.70 | | | NSC Interim Position on Sequentially Preferable Sites for Appeal: Lynchmead Farm Ref: APPD0121/W/22/3313624 |
| CD9 | | | | Other Relevant Appeal Decisions |
| CD | 9.1 | | | Farleigh Farm, Backwell (APP/D0121/W/21/3285624) |
| CD | 9.2 | | | Rectory Farm, Yatton (Appeal Ref: APP/D0121/W/21/3286677) |
| CD | 9.3 | | | Land at Butts Batch, Wrington (APP/D0121/W/22/3294867) |
| CD | 9.4 | | | APP/D0121/W/21/3279097 - 8 Albert Road, Portishead - 4 February 2022 |
| CD | 9.5 | | | APP/D0121/W/22/3294760 - The Elms Farm, East Hewish Lane, Hewish - 24 November 2022 |
| CD | 9.6 | | | APP/D0121/W/22/3296247 - Fimra, Hutton Moor Lane, Weston-super-Mare - 29 November 2022 |
| CD | 9.7 | | | APP/E1210/W/17/3175948 - Willow Way Marina, adjacent to 9 Kingfishers and 13 Willow Way, Christchurch - 29 January 2018 |
| CD | 9.8 | | | APP/U1430/W/21/3273344 - Land at Ferry Road, Rye - 14 February 2022 |
| CD | 9.9 | | | APP/W0340/W/19/3243640 - 1 Kennet Road, Newbury - 29 April 2020 |
| CD | 9.10 | | | APP/Z2505/W/21/3273641 - Land to the east of Old Main Road, Fosdyke, Lincolnshire - 9 March 2022 |
| CD | 9.11 | | | APP/C3810/W/22/3291254 - Land at West Walberton Lane, Walberton, Arundel - 24 August 2022 |
| CD | 9.12 | | | APP/W0340/W/20/3252212 - Newspaper House and Units Q1-6, Plot Q, Faraday Road, Newbury - 8 October 2020 |