

## Core Documents

### Section 78 Appeal

On behalf of Long Ashton Land Company (LALC) in respect of:

Land to The South of Warren Lane, North of Weston Road, Long Ashton

Application for outline planning permission for the erection of up to 35no. dwellings, allotments and associated access, parking, drainage infrastructure and landscaping, with new access off Weston Road for approval and appearance, layout, scale and landscaping reserved for subsequent approval

LPA: North Somerset Council

LPA Ref: 21/P/3076/OUT

Appeal Ref: APP/D0121/W/23/3315584

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED), PLANNING AND  
COMPULSORY PURCHASE ACT 2004

## CD1: Application Documents and Drawings

Ref.	Document/Drawing	Author	Date
1.1	Application Form		
1.2	CIL Form 1 – Additional Information		
1.3	CIL Form 10 - Charitable and/or Social Housing Relief Claim Form		
1.4	Planning, Design and Access Statement	Nash Partnership	November 2021
1.5	Statement of Community Involvement	Nash Partnership	November 2021
1.6	Open Space Assessment Version 1	Nash Partnership	November 2021
1.7	Parish of Long Ashton Housing Needs Survey – Updated Report	Arc <sup>4</sup>	October 2021
1.8	Landscape and Visual Impact Assessment	Tyler Grange	November 2021
1.9	Flood Risk Assessment and Drainage Strategy (Issue 5)	Cole Easdon	April 2022
1.10	Arboricultural Impact Assessment	Tyler Grange	28 October 2021
1.11	Ecological Assessment	Tyler Grange	14 October 2021
1.13	Transport Assessment (Issue 4)	Cole Easdon	October 2021
1.14	Residential Travel Plan (Issue 4)	Cole Easdon	October 2021
1.15	Magnometer Survey Report	Archaeological Surveys Ltd	September 2012
1.16	Archaeological Evaluation	Cotswold Archaeology	May 2013
1.17	Historic Environment Desk-Based Assessment	Cotswold Archaeology	July 2021
1.18	Geo-environmental and Geo-technical Desk Study	Buro Happold	2 August 2021
1.19	Energy Statement	Buro Happold	3 August 2021
1.20	Construction Environmental Management Plan (CEMP)	Buro Happold	6 August 2021
1.21	Site Waste Management Plan (Rev 02)	Buro Happold	6 August 2021
1.22	Lighting Assessment (Rev 4)	Buro Happold	9 August 2021
1.23	Proposed Heads of Terms for Planning Agreement under S106 of the Town and Country Planning Act Version 1		
1.24	21077-NP-XX-XX-DR-A-1001-1 Location Plan	Nash Partnership	1 November 2021
1.25	21077-NP-XX-XX-DR-A-1002-1 Existing Site Plan	Nash Partnership	1 November 2021
1.26	21077-NP-XX-XX-DR-A-1003-3 Illustrative Site Plan	Nash Partnership	1 November 2021
1.27	21077-NP-XX-XX-DR-A-1004-2 Parameter Plan - Land Use	Nash Partnership	1 November 2021
1.28	21077-NP-XX-XX-DR-A-1005-2 Parameter Plan - Building Heights.pdf	Nash Partnership	1 November 2021
1.29	21077-NP-XX-XX-DR-A-1006-2 Parameter Plan - Green Infrastructure	Nash Partnership	1 November 2021
1.30	21077-NP-XX-XX-DR-A-1007-2 Parameter Plan - Access and Movement	Nash Partnership	1 November 2021
1.31	21077-NP-XX-XX-DR-A-6001-3 Illustrative View 1 - Frontage to Weston Road	Nash Partnership	1 November 2021
1.32	21077-NP-XX-XX-DR-A-6002-2 Illustrative View 2 - Looking East along Weston Road	Nash Partnership	1 November 2021

1.33	21077-NP-XX-XX-DR-A-6003-3 Illustrative View 3 - Entrance to site	Nash Partnership	1 November 2021
1.34	21077-NP-XX-XX-DR-A-6004-3 Illustrative View 4 - Typical Internal Street	Nash Partnership	1 November 2021
1.35	21077-NP-XX-XX-DR-A-6005-3 Illustrative View 5 - Aerial Perspective	Nash Partnership	1 November 2021
1.36	21077-NP-XX-XX-DR-A-6006-3 Illustrative View 6 - Aerial Perspective Looking North-West	Nash Partnership	1 November 2021
1.37	21077-NP-XX-XX-DR-A-6007-2 Illustrative View 7 - Wider Aerial Perspective Looking East	Nash Partnership	1 November 2021
1.38	21077-NP-XX-XX-DR-A-6008-3 Illustrative View 8 - Wider Aerial Perspective Looking North-East	Nash Partnership	1 November 2021
1.39	1478_P18b Landscape Strategy Plan	Tyler Grange	August 2021
1.40	3454-SK101H - Site Access Layout	Cole Easdon	September 2019

## CD 2: Additional Reports

Ref.	Document	Author	Date
2.1	Long Ashton, North Somerset – Housing Needs Survey, January 2023	Arc <sup>4</sup>	January 2023

## CD 3: Committee Report and Decision Notice

Ref.	Document	Date
3.1	Delegated Decision Report	5 August 2022
3.2	Decision Notice	5 August 2022

## CD4: The Development Plan

Ref.	Document	Adopted/Made Date
4.1	North Somerset Core Strategy	January 2017
4.2	North Somerset Sites and Policies Plan Part 1 – Development Management Policies	Adopted July 2016
4.3	Long Ashton Neighbourhood Development Plan	May 2015
4.4	Affordable Housing Supplementary Planning Document	Adopted 12 November 2013
4.5	North Somerset Sites and Policies Plan Part 2 – Site Allocations Plan	October 2016

## CD5: Emerging Development Plan

Ref.	Document
5.1	North Somerset Local Plan 2038 – Consultation Draft (Preferred Options)
5.2	North Somerset Local Plan 2038- Green Belt Review Part 1 (January 2022)
5.3	North Somerset Strategic Land Availability Assessment April 2022; Second Interim Report: Site Schedule

5.4	SHLAA map related to the above
5.5	Draft SHLAA 2022 Place Templates

#### CD6: Relevant Appeal Decisions

Ref.	Document	Date
6.1	Appeal decision at Rectory Farm, Chescombe Road, Yatton, Bristol BS49 4EU (ref: APP/D0121/W/21/3286677)	Appeal decision dated 13 April 2022 concludes that North Somerset Council had, at that time, a 3.2 year housing land supply (paragraphs 35-39)
6.2	Appeal decision at Land South of Penns Yard, Pembury, Kent (ref: APP/M2270/A/13/2197861)	Appeal decision dated 18 November 2013.  Appeal allowed, affordable housing in greenbelt (rural exemption).
6.3	Appeal decision at land west of Station Road, Nether Whitacre, Coleshill, B46 2EH (ref: APP/R3705/W/21/3267698)	Appeal decision dated 12 <sup>th</sup> November 2021 dismissed appeal in respect of argued rural exception site
6.4	Appeal decision at land at Butts Batch, Wrington (ref: APP/D0121/W/22/3292065)	Appeal decision dated 25 <sup>th</sup> August 2022 dismissed appeal in respect of argued heritage harm
6.5	Appeal decision at Farleigh Farm, Backwell (ref: APP/D0121/W/21/3285624)	Appeal decision dated 22 June 2022.  3.5 year housing land supply.
6.6	Appeal decision at Hillcrest, Abson Road, Pucklechurch, BS16 9SD (ref: APP/P0119/W/21/3281438)	Appeal decision dated 2 <sup>nd</sup> March 2022 dismissed appeal in respect of argued rural exception site

#### CD7: Relevant Judgements

Ref.	Document
7.1	R (oao Hayes) v City of York Council [2017] EWHC 1374 (Admin)
7.2	City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors [2021] EWCA Civ 320
7.3	R(Lee Valley Regional Park Authority) v Epping Forest District Council [2016] EWCA Civ 404
7.4	R(Cherkley Campaign Ltd) v Mole Valley District Council [2014] EWCA Civ 567
7.5	R(Loader) v Rother District Council [2016] EWCA Civ 795

7.6	Shadwell Estates Ltd v Breckland District Council [2013] EWHC 12 (Admin)
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#### CD8: North Somerset Council Appeal Documents

Ref.	Document
8.1	North Somerset Council Statement of Case

#### CD9: Appellant Documents

Ref.	Document
9.1	Statement of Case

#### CD10: Planning Practice Guidance

Ref.	Document
10.1	<a href="https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</a> Paragraph: 002 Reference ID: 18a-002-20190723 Paragraph: 006 Reference ID: 18a-006-20190723 Paragraph: 007 Reference ID: 18a-007-20190723 Paragraph: 008 Reference ID: 18a-008-20190723 Paragraph: 013 Reference ID: 18a-013-20190723 Paragraph: 020 Reference ID: 18a-020-20190723

#### CD11: Statement of Common Ground

Ref.	Document	Date
11.1	Statement of Common and Uncommon Ground- Section 78 Appeal	Signed: 19 April 2023

#### CD12: Proofs of Evidence: Appellant

Ref.	Document	
12.1	Planning Policy	Mr Mel Clinton
12.2	Landscape	Mr Jonathan Berry
12.3	Archaeology	Mr Robert Sutton
12.4	Rebuttal Proof of Evidence Planning Policy	Mr Mel Clinton

**CD13: Proofs of Evidence: Local Planning Authority**

Ref.	Document	Author
13.1	Planning Policy	Mr Mark Reynolds
13.2	Archaeology	Ms Catherine (Cat) Lodge

**CD14: S106 Agreement**

Ref.	Document	Date
14.1	Heads of Terms	
14.2	Draft S106 Agreement	

**CD15: Appeal Documents (3<sup>rd</sup> Parties)**

Ref.	Document	Date
15.1	Letter from Historic England	April 2023
15.2	Long Ashton Parish Council response to application	December 2021
15.3	Long Ashton Parish Council response to the appeal	April 2023

**CD16: Other**

Ref	Document	Author	Date
16.1	Scheduled Monuments & nationally important but non-scheduled monuments	DCMS	October 2013
16.2	Scheduled Monuments A Guide for Owners and Occupiers	Historic England	2014
16.3	Settlement Sites to 1500 Scheduling Selection Guide	Historic England	July 2018
16.4	Industrial Sites Scheduling Selection Guide	Historic England	July 2018
16.5	Response to the application	Historic England	15 January 2021
16.6	Response to the appeal	Historic England	5 April 2023
16.7	Geophysical Survey Report (G1579), Bridgeman's Field, Gatcombe Farm, Long Ashton, North Somerset	GSB Prospection Ltd	16 July 2015
16.8	The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3	Historic England	July 2015

16.9	Conservation Principles, Policies and Guidance For the sustainable management of the historic environment	English Heritage	April 2008
16.10	Avon Historic Landscape Characterisation	Mike Chapman	1998
16.11	1 Warren Lane. Long Ashton, North Somerset: Heritage Desk-Based Assessment. CA Report 19001	Cotswold Archaeology	February 2019
16.12	1 Warren Lane, Long Ashton, North Somerset: Archaeological Evaluation. CA Report: CR0019_1	Cotswold Archaeology	March 2019
16.13	Response to the application	Long Ashton Parish Council	
16.14	Response to the appeal	Long Ashton Parish Council	April 2023
16.15	Principles of Cultural Heritage Impact Assessment in the UK	IEMA, IHBC and CIfA	2021
16.16	Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2	Historic England	2015
16.17	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets	Historic England	2019
16.18	Guidance for Landscape and Visual Impact Assessment, third edition	(GLVIA), LI and IEMA	2013
16.19	An Approach to Landscape Character Assessment	Natural England	October 2014
16.20	North Somerset Council Landscape Character Assessment	North Somerset Council	2018
16.21	North Somerset Landscape Sensitivity Assessment	North Somerset Council	March 2018
16.22	North Somerset Green Belt Assessment	North Somerset Council	April 2021
16.23	Green Belt Review Part 1 An assessment of the broad locations for growth	North Somerset Council	January 2022
16.24	Letter from Historic England	Historic England	July 2016

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