

## **CORE DOCUMENTS LIST**

**Land north of Mulberry Road, Congresbury  
APP/D0121/W/24/3344142**

<b>SECTION A – DEVELOPMENT PLAN DOCUMENTS</b>		
A1	North Somerset Core Strategy	2017
A2	North Somerset Sites and Policies Plan Part 1 – Development Management Policies	2016
A3	North Somerset Sites and Policies Plan Part 2 – Site Allocations Plan	2018
A4	Congresbury Neighbourhood Development Plan	2019
A5	North Somerset Regulation 19 Local Plan	2024
A6	North Somerset Regulation 18 - Preferred Options document	2022
<b>SECTION B – SUPPLEMENTARY PLANNING DOCUMENTS</b>		
B1	Parking Standards SPD	2021
B2	Landscape Character Assessment SPG	2018
B3	Biodiversity and Trees SPD	2005
B4	Creating Sustainable Buildings and Places SPD	2021
B5	Travel Plans SPD	2010
B6	Affordable Housing SPD	2013
B7	Development Contributions SPD	2016
B8	North Somerset and Mendip Bats SAC Guidance on Development SPD	2018
B9	Accessible Housing Needs Assessment SPD	2018
<b>SECTION C – PLANNING APPLICATION DOCUMENTS</b>		
C1	Decision notice	2023
C2	Report to Planning and Regulatory Committee 11 October 2023	2023
C3	Update sheet to Planning and Regulatory Committee 11 October 2023	2023
C4	Report to Planning and Regulatory Committee 15 November 2023	2023
C5	Update sheet to Planning and Regulatory Committee 15 November 2023	2023
C6	Site Location Plan (M7 Design)	2022
C7	Topographical Survey Drawing (Anthony Brookes Surveys Ltd)	2019
C8	Framework Plan (M7 Design)	2022
C9	Proposed Access Arrangements: Option 1 (Ashley Helme Associates)	2022
C10	Offset Site Location (Location of the proposed off-site bat mitigation) (M7 Design)	2023
C11	Planning Statement (Lichfields)	2022
C12	Design & Access Statement (M7 Planning)	2022
C13	Ecological Impact Assessment Report (EAD Ecology)	2021
C14	Flood Risk Assessment & Drainage Strategy (Quad Consult)	2020
C15	Reservoir Flood Risk Report (Mott MacDonald)	2023
C16	Technical Note: Response to ecological comments made by the Environment Agency (EAD Ecology)	2023
C17	Heritage Statement (Andrew Josephs Associates)	2020
C18	Statement of Community Involvement (Lichfields)	2022
C19	Highways Report (Ashley Helme Associates)	2022
C20	Travel Plan (Ashley Helme Associates)	2022

C21	Landscape and Visual Impact Assessment - Baseline Study (Steele Landscape Design)	2020
C22	Lighting Impact Assessment – Lighting Baseline (Illume Design)	2021
C23	Preliminary Risk Assessment (Phase 1 Desk Study) (Clarkebond)	2020
C24	Energy Statement (M7 Planning)	2021
C25	EIA Screening Request (Lichfields)	2021
C26	(Bristol Water) Asset Plan (Bristol Water)	2023
C27	Habitats Regulations Assessment	2023
C28	Arboricultural Information including Arboricultural Constraints Report and Arboricultural Impact Assessment (JP Associates)	2020
C29	Designers Response Report (to RSA)	2023
C30	Green Infrastructure Parameter Plan	2022
C31	Illustrative Masterplan MR50001 / 1100 Rev A	2024
C32	Building Heights Parameter Plan	2024
C33	Access & Movement Parameter Plan	2022
C34	Density Parameter Plan	2022
C35	Development Extent Parameter Plan	2022
<b>SECTION D – MAIN APPEAL DOCUMENTS</b>		
D1	Appeal Form	2024
D2	Statement of Common Ground	2024
D3	Education Statement of Common Ground	2024
D6	Housing Land Supply Statement of Common Ground	2024
D7	PINS EIA Screening Direction 18/07/24	2024
D8	Inspector's Case Management Conference note	
D9	Appellant Statement of Case	
D10	LPA Statement of Case	
<b>SECTION E – HERITAGE DOCUMENTS</b>		
E1	Managing Significance in Decision-Taking in the Historic Environment - <i>Historic Environment Good Practice Advice in Planning: 2</i> (Historic England)	2015
E2	The Setting of Heritage Assets - <i>Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i> (Historic England)	2017
E3	Statements of Heritage Significance: Analysing Significance in Heritage Assets - <i>Historic England Advice Note 12</i> (Historic England)	2019
E4	Conservation Principles Policies and Guidance - <i>For the Sustainable Management of the Historic Environment</i> (Historic England)	
E5	C1/2013/0843 - Barmwell v East Northamptonshire DC	2014
E6	CO/735/2013 & CO/16932/2013 - Forge Fields v Sevenoaks DC	2014
E7	CI/2015/1067 - Jones v Mordue & Ors	2015
E8	C1/2015/3383 - Palmer v Herefordshire Council & ANR	2016
E9	CO/9953/2012 - Bedford Borough Council v SofS for Communities and Local Government & Nuon UK	2013
E10	C1/2017/1840 – Catesby Estates Ltd v Peter Steer C1/2017/1934 – SofS for Communities and Local Government v Peter Steer	2018

E11	CO/16/2020 – Kenneth Kay v SofS for Communities and Local Government & Ribble Valley County Borough Council	2020
E12	Helen Elizabeth Kinsey v London Borough of Lewisham	2021
<b>SECTION F – LANDSCAPE DOCUMENTS</b>		
F1	Landscape Sensitivity Assessment (Wardell Armstrong)	2018
F2	GLVIA3	2013
F3	LI TGN 02/21 Assessing landscape value outside national designations	2021
F4	16/P/0147/F - Officers Report	2016
<b>SECTION G – EDUCATION DOCUMENTS</b>		
G1	Churchill Academy Home to School Transport Route Timings (as attached)	
G2	Pupil Projections for North Somerset 2023-27	2024
G3	Mulberry Road Appeal Home to School Transport abridged version	2024
<b>SECTION H – RELEVANT APPEAL DECISIONS AND CASE LAW</b>		
H1	APP/D0121/W/21/3285624 – Land at Farleigh Farm, Backwell	2022
H2	APP/B1930/W/23/3323099 – Land to the rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath, St Albans	2024
H3	APP/L3815/W/23/3319434 - Land off Main Road, Birdham	2024
H4	APP/D0121/W/21/3286677 – Rectory Farm, Chescombe Road, Yatton	2022
H5	APP/D0121/W/22/3292961 - Land to the east of Church Lane and north of Front Street, Churchill	2022
H6	APP/D0121/W/22/3313624 - Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston Super Mare	2023
H7	APP/D0121/A/99/1031669 - Park Farm, Park Road, Congresbury	2000
H7a	APP/D0121/A/99/1031669 – Park Farm, Park Road Congresbury - plan	2000
H8	APP/W3520/W/18/3194926 - Land at East Side of Green Road, Woolpit, Suffolk	2018
H9	APP/C1950/W/17/3190821 - Entech House, London Road, Woolmer Green	2018
H10	APP/R3650/W/16/3165974 - Longdene House, Hedgehog Lane, Haslemere	2019
H11	AC-2024-LON-000726 - Basingstoke and Dean Borough Council and SoS LUHC and Bewley Homes	2024
H12	APP/G5180/W/18/3206569 - Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London	2019
H13	APP/U2805/W/18/3218880 - Southfield Road, Gretton	2019
H14	APP/P4605/W/18/3192918 - Land at Site of Former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham	2019
H15	APP/J2210/W/18/3216104 - Land off Popes Lane, Sturry, Kent	2019
H16	Hallam Land Management Ltd v Secretary of State for Communities and Local Government	2018
H17	APP/D0121/W/22/3292065 – Land at Butts Batch, Wroughton	2022
H18	Hopkins Homes Ltd v Secretary of State for Communities and	2017

	Local Government and another	
H19	Gallagher Homes Limited, Lioncourt Homes Limited v Solihull Metropolitan Borough Council. CO/17668/2013	2014
H20	The Queen on the application of James Hall and Company Limited v City of Bradford Metropolitan District Council v Co-Operative Group Limited, Dalehead Properties Limited (CO/1863/2019)	2019
<b>SECTION I – OTHER RELEVANT DOCUMENTS</b>		
I1	Response of the local highway's authority dated 12th January 2023	2023
I2	Email from Neil Tiley to James Wigmore of 30th April 2024	2024
I3	Securing Developer Contributions for Education	2023
I4	Planning Obligations: Good Practice Advice	2023
I5	NSC Housing Delivery Test Action Plan (July 2022)	2022
I6	NSC Five Year Land Supply Initial Findings Statement April 2021	2021
I7	Lichfields <i>Start to Finish</i> research	2024
I8	Report on the Examination of the Maidstone Borough Local Plan	2024
I9	Spatial strategy and capacity Pre-submission (Regulation 19) plan November 2023	2023
I10	The SHLAA (Villages Schedule Nov 2023)	2023
I11	SHLAA Main Report (Nov 2023)	2023
I12	Residential Proforma HE20375	2023
I13	Appellant representations to Local Plan Reg 18 Consultation	2022
I14	Appellant representations to Local Plan Reg 19 Consultation	2024
I15	Core Strategy Settlement Hierarchy and Functions Topic Paper	2007
I16	Technical Note: Evolution of strategy concerning North Somerset and Mendip Bats Special Area of Conservation (SAC)	2024
I17	Decision of executive member for spatial Planning, placemaking and economy 23/24 dp 274	2023
I18	Inspectors Report On The Examination Into Policy Cs13 And Supporting Text Of North Somerset Council Core Strategy Development Plan Document	2015
I19	North Somerset Local Plan 2038 Rural Settlements Paper March 2022	2022
I20	North Somerset housing land supply assessment	2024
I20a	North Somerset residential land survey and housing land supply data tables	2024
I21	North Somerset Local Housing Needs Assessment	2023
I22	Report on the Examination of the Mid Sussex Site Allocations Development Plan Document	2022
I23	Report on the Examination of the North Essex Local Plan	2020
I24	Report on the Examination of the Maidstone Borough Local Plan	2017
I25	Congresbury Neighbourhood Development Plan Basic Conditions Statement	
I26	Congresbury Neighbourhood Development Plan Examiners Report	
I27	North Somerset Annual Monitoring Report 2023	2023
I28	Report on the examination into the soundness of the consequential changes to policies CS6, CS14, CS19, CS28,	2016

	CS30, CS31, CS32 and CS33 of the North Somerset Core Strategy	
I29	Written Ministerial Statement (WMS) by Secretary of State for Housing, Communities and Local Government and Deputy Prime Minister Angela Rayner	2024
I30	Conservation Officer Consultation Response to Application	2022