

LAND AT RECTORY FARM – APPEAL CORE DOCUMENTS LIST (DRAFTv7)**APPEAL REFERENCE: APP/D0121/W/24/3343144****LPA REFERENCE: 23/P/0664/OUT****SECTION A: PLANNING APPLICATION DOCUMENTS (AS SUBMITTED ORIGINALLY)**

Ref.	Document Name	Date	Revision
A1	Application Form	27 th March 2023	
A2	Cover Letter	27 th March 2023	
A3	Affordable Housing Statement	27 th March 2023	
A4	Agricultural Land Quality	October 2022	
A5	Air Quality Assessment	27 th March 2023	P04
A6	Arboricultural Constraints Report	October 2022	
A7	BNG Metric 3.1	19 th March 2023	
A8	Design and Access Statement	24 th March 2023	001e
A9	Ecological Impact Assessment	March 2023	
A10	Energy Statement	March 2023	Initial
A11	Flood Risk Assessment and Hydraulic Modelling	24 th March 2023	PO1
A12	Flood Risk Sequential and Exception Test	March 2023	P1d
A13	Foul and Surface Water Drainage Strategy	16 th March 2023	PO4
A14	Heritage Statement	March 2023	002d
A15	Landscape and Visual Appraisal	March 2023	FINAL
A16	Lighting Scheme and Assessment	24 th March 2023	1
A17	Noise Impact Assessment	21 st March 2023	PO4
A18	Planning Statement	March 2023	P2g
A19	Preliminary Land Contamination and Geotechnical Risk Assessment	March 2023	A
A20	Residential Travel Plan	17 th March 2023	PO4
A21	Statement of Community Involvement	March 2023	March 2023
A22	Transport Assessment	17 th March 2023	PO7
A23	Utility Search Report	13 th December 2022	V1
A24	Access and Movement Parameter Plan	14 th March 2023	b
A25	Arboricultural Impact Assessment Plan	March 2023	March 2023
A26	Character Areas Plan	14 th March 2023	c
A27	Density Parameter Plan	14 th March 2023	c
A28	Height and Scale Parameter Plan	14 th March 2023	c
A29	Illustrative Landscape Masterplan	March 2023	D
A30	Illustrative Masterplan	14 th March 2023	g
A31	Landscape and Visual Appraisal – Designations Plan	March 2023	YW1

A32	Landscape and Visual Appraisal – Landscape Character Plan	March 2023	YW2
A33	Landscape and Visual Appraisal – ZTV and Viewpoint Plan	March 2023	YW3
A34	Landscape and Visual Appraisal – Landscape Constraints and Opportunities	March 2023	YW4
A35	Land Use Parameter Plan	14 th March 2023	c
A36	Opportunities and Constraints Plan	16 th March 2023	a
A37	Photograph Viewpoints – Winter Photography	March 2023	March 2023
A38	Proposed Site Access General Arrangement Design	15 th March 2023	P02
A39	Red Line Plan	21 st March 2023	-
A40	Site Location Plan including Bat Mitigation Land	21 st March 2023	b

SECTION B: PLANNING APPLICATION DOCUMENTS (ADDITIONAL DRAWINGS AND REPORTS)

Ref.	Document Name	Date	Revision
B1	Bat Survey Report	February 2024	1
B2	Ecology Note – Ecology Officer Comments	September 2023	September 2023
B3	Ecology Note – Ecology Officer Comments	28 th February 2024	Feb 2024
B4	Ecology Note – Natural England Comments	28 th February 2024	Feb 2024
B5	Flood Risk Technical Note 1: Consultee Response	2 nd August 2023	Rv2
B6	Flood Risk Technical Note	January 2024	V2
B7	Flood Risk Sequential and Exception Test	March 2024	P1d
B8	Yatton Parish Local Housing Need Report	19 th March 2024	March 2024
B9	Notification of Appeal		March 2024
B10	Planning Statement	March 2024	E
B11	Residential Travel Plan	19 th May 2023	PO5
B12	Revised Description of Development	28 th March 2024	March 2024
B13	Security Lighting – Design Note	5 th March 2024	March 2024
B14	Shadow Habitats Regulations Assessment	October 2023	V1.0
B15	Shadow Habitats Regulations Assessment	February 2024	V2.0
B16	Technical Design Note – Response to LLFA Comments (15/03/23)	9 th June 2023	PO2

B17	Technical Design Note – Response to LLFA Comments (15/03/23)	7 th July 2023	PO2
B18	Transport Assessment	19 th May 2023	PO8
B19	Catchments A + B + D – No Surcharge	16 th March 2023	March 2023
B20	Catchments A + B + D – Surcharged Outfall	16 th March 2023	March 2023
B21	Catchment C – No Surcharge	16 th March 2023	March 2023
B22	Catchment C – Surcharged Outfall	16 th March 2023	March 2023
B23	Catchment E – No Surcharge V4	15 th March 2023	March 2023
B24	Catchment E – No Surcharge V5	14 th May 2023	May 2023
B25	Catchment E – Surcharged Outfall	12 th May 2023	May 2023
B26	External and Security Lighting Site Layout	5 th March 2024	P1
B27	Post Development Surface Water Exceedance Flow Routes	16 th March 2023	P01
B28	Rhyne Maintenance Strips and Access Points	30 th May 2023	P02

SECTION C: OFFICER REPORT

Ref.	Document Name	Date	Revision
C1	Officer Report		

SECTION D: APPEAL DOCUMENTS

Ref.	Document Name	Date	Revision
D1	Appellant Planning Statement of Case	April 2024	
D2	North Somerset Council Statement of Case		
D3	Appeal Form	24 th April 2024	

SECTION E: PRE-APPLICATION DOCUMENTS

Ref.	Document Name	Date	Revision
E1	Pre-Application Request Letter	30 th September 2022	
E2	EIA Screening Report	October 2022	02
E3	EIA Screening Request Cover Letter	5 th October 2022	
E4	Pre-Application Request Acknowledgement Letter	19 th October 2022	
E5	Flood Risk Sequential Test Pre-App Briefing Note	30 th November 2022	
E6	Acknowledgement of Request for Screening Opinion	12 th December 2022	
E7	EIA Screening Opinion Decision	20 th January 2023	
E8	EIA Screening Opinion Officer Report	20 th January 2023	
E9	Pre-Application Advice Report	16 th February 2023	

SECTION F: DEVELOPMENT PLAN DOCUMENTS AND ASSOCIATED REPORTS

Ref.	Document Name	Date	Revision
F1	North Somerset Council Core Strategy (January 2017)	January 2017	

F2	North Somerset Sites and Policies Plan Part 1 Development Management Policies	July 2016	
F3	North Somerset Council Sites and Policies Plan, Part 2 Site Allocations Plan	April 2018	
F4	Report on the Examination into the Soundness of the Consequential Changes to Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32 and CS33 of the North Somerset Core Strategy	8 th November 2016	
F5	Report on the Examination into Policy CS13 and Supporting Text of North Somerset Council Core Strategy Development Plan Document	11 th March 2015	
F6	Yatton Neighbourhood Plan	April 2019	
F7	North Somerset Infrastructure Funding Statement December 2023	December 2023	
F8	North Somerset Council's Developer Contributions SPD	January 2016	
F9	Report on the Examination of the North Somerset Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026	16 th February 2018	

SECTION G: EMERGING PLAN DOCUMENTS

Ref.	Document Name	Date	Revision
G1	Report To The Executive Committee On North Somerset Local Plan	2 nd February 2022	
G2	North Somerset Local Plan 2038 - Preferred Options Consultation Draft	March 2022	
G3	Flood Risk Sequential Test of proposals within the Pre-submission Local Plan	November 2023	
G4	North Somerset Local Plan 2039 - Pre-submission Plan (Reg 19)	November 2023	
G5	North Somerset Local Plan 2039 Consultation Statement	May 2024	
G6	31 st July 2024 North Somerset council update – North Somerset Council Reviewing Local Plan	31 st July 2024	
G7	North Somerset Spatial Strategy and Capacity Paper, November 2023	November 2023	
G8	Viability Assessment For North Somerset Local Plan 2039, Final Report	November 2023	v8
G9	Emerging Local Plan (updated version endorsed at NSC Executive Committee on 17 th July 2024)	July 2024	

SECTION H: POLICY AND OTHER DOCUMENTS RELATING TO HOUSING AND HOUSING NEED

Ref.	Document Name	Date	Revision
H1	Draft Strategic Housing Land Availability Assessment Main Report	January 2022	
H2	Strategic Housing Land Availability Assessment	November 2023	
H3	Authority Monitoring Report 2020	2020	
H4	Housing Requirement Paper – April 2021	April 2021	
H5	Residential Land Survey Headline Findings Report April 2022	April 2022	
H6	North Somerset Local Housing Needs Assessment Report of Findings – October 2023	October 2023	
H7	North Somerset Council Housing Delivery Test Action Plan July 2022	July 2022	
H8	Authority Monitoring Report 2023	2022	
H9	April 2021 Housing Trajectory	April 2021	
H10	Reviewing the demographic evidence for North Somerset to establish local housing need	May 2023	

H11	Reviewing the demographic evidence to establish local housing need - addendum report	October 2023	
H12	Five Year Housing Land Supply Initial Findings Statement April 2021	April 2021	
H13	North Somerset Strategic Housing Land Availability Assessment 2018	September 2018	
H14	North Somerset Local Plan 2039 Site Selection Methodology Paper November 2023	November 2023	
H15	Strategic Housing Land Availability Assessment - Main Report (Nov 2023)	November 2023	
H16	Strategic Housing Land Availability Assessment - Village Schedules (Nov 2023)	November 2023	
H17	Strategic Housing Land Availability Assessment – Urban Areas Schedules (Nov 2023)	November 2023	
H18	Draft SHLAA 2022 Sites Schedules - Urban Areas	2022	
H19	Draft SHLAA 2022 Sites Schedules – Village Schedules	2022	
H20	Residential Land Survey and Housing Land Supply Position Report April 2024	April 2024	
H21	Residential Land Survey and Housing Land Supply Position Data Tables April 2024	April 2024	
H22	West of England Strategic Housing Market Assessment 2009v2	June 2009	v2
H23	Affordable Housing Proof of Evidence ‘Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell, North Somerset’ (APP/D0121/W/3285624) and Appendix JS5 of the Proof of Evidence	February 2022	
H24	The Economic Impact of Building Social Housing, Centre for Economics and Business Research, February 2024	February 2024	
H25	Homes for All: A Vision for England’s Housing System, Church of England and Nationwide Foundation, April 2024	April 2024	
H26	Housing supply requirements across Great Britain for low-income households and homeless people: Research for Crisis and the National Housing Federation; Main Technical Report Bramley, G 2019, Heriot Watt University	April 2024	
H27	North Somerset Council Proof of Evidence relating to Housing Land Supply for appeal APP/D0121/W/24/3344142 (NSC Ref: 22/P/0459/OUT)		
H28	North Somerset Council Proof of Evidence Appendices Document relating to Housing Land Supply for appeal APP/D0121/W/24/3344142 (NSC Ref: 22/P/0459/OUT)		

SECTION I: OTHER APPEAL DECISIONS

Ref.	Document Name	Date	Revision
I1	Land at Silverthorne Lane, Silverthorne Lane, Bristol - 3264641	13 th April 2022	
I2	Land at Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston-super-Mare - 3313624	20 th June 2023	
I3	Land at Little Bushey Lane, Bushey - 3314268	19 th July 2023	
I4	Little Sparrows, Sonning Common, Oxfordshire - 3265861	25 th June 2021	
I5	The Woodspring, 238 High Street, Worle - 3326999	15 th March 2024	
I6	Land on East Side of Green Road, Woolpit, Suffolk - 3194926	28 th September 2018	
I7	Land at Site of Former North Worcestershire Golf Club LTD, Birmingham - 3192918.pdf	24 th July 2019	
I8	Land South of Newhouse Farm, Old Crawley Road, Horsham - 3266503	30 th July 2021	
I9	Land at Moor Road, Yatton, North Somerset - 3285343	27 th April 2022	

I10	Land adjacent to and south of Sitwell Gardens, Station Road, Framlingham - 3250557	29 th September 2020	
I11	Rectory Farm, Chescombe Road, Yatton, Bristol BS49 4EU - 3286677	15 th June 2022	
I12	Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell, BS48 3PD - 3285624	22 nd June 2022	
I13	Land opposite Rose Cottages, Holmes Chapel Road, Brereton Heath, CW12 4SP - 2192192	12 th February 2014	
I14	Rectory Farm, Kings Langley, Hertfordshire, Dacorum, WD4 8HG - 3333545	9 th May 2024	
I15	Land south of Burford Road, Minster Lovell, Oxfordshire - 3331279	28 th March 2024	
I16	Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire - 3329947	25 th March 2024	
I17	Appeals A. Land South Of Chiswell Green Lane, Chiswell Green, St. Albans & B. Land North Of Chiswell Green Lane, Chiswell Green, St. Albans – 3313110 and 3312277	22 nd March 2024	
I18	Land To The West Of Moreton Road And Castlemilk, Moreton Road, Buckingham, Buckinghamshire - 3322305	1 st March 2024	
I19	Land south of Badminton Road, Old Sodbury, South Gloucestershire - 3303905	6 th January 2023	
I20	Site To The West Of The A1237 And South Of North Lane, Huntington, York - 3282969	17 th March 2022	
I21	Land to the west of Clyst Road, Topsham - 3296946	11 th October 2022	
I22	Roundhouse Farm, Land Off Bullens Green Lane, Colney Heath – 3265925 and 3265926	14 th June 2021	
I23	Land At Citroen Site, Capital Interchange Way, Brentford - 3226914	11 th June 2020	
I24	Land at Hatchfield Farm, Fordham Road, Newmarket - 3226914	12 th March 2020	

SECTION J: SUPREME COURT AND HIGH COURT JUDGMENTS

Ref.	Document Name	Date	Revision
J1	Mead Realisations Ltd. & Redrow Homes Ltd.) v. Secretary of State for Levelling Up, Housing and Communities [2024] EWHC 279 (Admin)	12 th February 2024	
J2	R (on the Application of East Bergholt Parish Council) v Babergh District Council [2019] EWCA Civ 2200 – C1/2019/0140	12 th December 2019	
J3	Bewley Homes plc v. Secretary of State for Levelling Up, Housing and Communities [2024] EWHC 1166 (Admin)	16 th May 2024	
J4	Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) [2016] EWCA Civ 168, [2015] EWHC 132 (Admin) And [2015] EWHC 410 (Admin)	10 th May 2017	
J5	High Court: Hallam Land Management Ltd v Secretary of State for Communities And Local Government & Eastleigh Borough Council [2018] EWCA Civ 1808 – C1/2017/3339	31 st July 2018	
J6	Wavendon Properties Ltd and SoS for Housing Communities and Local Government and Milton Keynes Council [2019] EWHC 1534 Admin – CO/200/2019	15 th June 2019	
J7	Court of Appeal Peel Investments (North) Ltd v SoS CHLG [2020] EWCA Civ 1175	3 rd September 2020	
J8	High Court Bloor Homes East Midlands Ltd v SoS CHLG [2014] EWHC 754 Admin	19 th March 2014	

J9	Court of Appeal Corbett v Cornwall Council [2020] EWCA Civ 508	9 th April 2020	
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SECTION K: DOCUMENTS RELATING TO FLOOD RISK

Ref.	Document Name	Date	Revision
K1	North Somerset Council Strategic Flood Risk Assessment Level 1 – Figure 41	2020	
K2	Environment Agency Woodspring Bay Flood Modelling and Mapping Report	September 2020	3.0
K3	Association of British Insurers written evidence to the EFRA Committee	August 2020	
K4	Environment Agency Guidance – Mental health costs of flooding and erosion	28 October 2021	
K5	UK Health Security Agency Guidance Flooding and health	1 July 2022	
K6	UWE Bristol – Enhancing the evidence base for property flood resilience	May 2020	
K7	Paul Sayers, Charlotte Moss, Sam Carr, Andres Payo - Responding to climate change around England's coast - The scale of the transformational challenge	2022	
K8	AVIVA – Building Future Communities Report	February 2023	
K9	Environment Agency – Wessex Regional Flood and Coastal Committee Strategy 2022-2027 and beyond	2022	
K10	Suresh Surendran and Geoff Gibbs (Environment Agency), Steven Wade and Helen Udale-Clarke (HR Wallingford) - supplementary note on flood hazard ratings and thresholds For development planning and control purpose	May 2008	
K11	Natural England Assessment of England Coast Path proposals	25 July 2019	
K12	Rodgers Leask Limited – 23/P/0238/RM Proposed Finished Floor Levels and Features Plan	08 December 2022	P08
K13	North Somerset Council Strategic Flood Risk Assessment L1 – Figure 45	2020	
K15	PPG Extracts relevant to Flood Risk Sequential Test and Exception Test		

SECTION M: NATIONAL STATEMENTS, GUIDANCE, PUBLICATIONS AND CONSULTATIONS

Ref.	Document Name	Date	Revision
M1	Open Consultation; proposed reforms to the National Planning Policy Framework and other changes to the planning system	2 nd August 2024	
M2	National Planning Policy Framework: draft text for consultation	2 nd August 2024	
M3	Affordable Homes update, Written Ministerial Statement, MHCLG, 24 th May 2021	24 th May 2021	
M4	Oral statement to Parliament Autumn Budget 2017: The Rt Hon Philip Hammond's speech, HM Treasury, 22nd November 2017	22nd November 2017	
M5	Levelling-up and Regeneration Bill: reforms to national planning policy Consultation, December 2023	December 2023	
M6	Change Labour Party Manifesto 2024 and Angela Rayner Speech at Labour Party Conference, 8th Oct 2023	8th October 2023	
M7	Department for Education – Securing Developer Contributions for Education	August 2023	
M8	Department for Education – Area Guidelines for Mainstream Schools. Building Bulletin 103	June 2014	

SECTION N: CONSULTATION RESPONSES TO THE PLANNING APPLICATION

Ref.	Document Name	Date	Revision
N1	NSC Affordable Housing Consultation Response 17 th April 2023	17 th April 2023	
N2	NSC Principal Archaeologist Consultation Response 12 th April 2023	12 th April 2023	
N3	Dr Liam Fox MP Consultation Response 19 th April 2023	19 th April 2023	
N4	NSC S106 GI Consultation Response 24 th April 2023	24 th April 2023	
N5	NSC Economy Team Consultation Response 27 th April 2023	27 th April 2023	
N6	NSC Highway Electrical & ITS Consultation Response 26 th April 2023	26 th April 2023	
N7	Designing Out Crime Officer Consultation Response 28 th April 2023	28 th April 2023	
N8	Yatton Parish Council Response 26 th April 2023	26 th April 2023	
N9	Somerset Drainage Board consultation response 4 th May 2023	4 th May 2023	
N10	Natural England consultation response 4 th May 2023	4 th May 2023	
N11	NSC Highways and Transport response dated 3 rd May 2023	3 rd May 2023	
N12	Network Rail response dated 9 th May 2023	9 th May 2023	
N13	Environment Agency response dated 10 th May 2023	10 th May 2023	
N14	LLFA Consultation Response dated 15 th May 2023	15 th May 2023	
N15	NSC Highways and Transport response ADDENDUM dated 8 th June 2023	8 th June 2023	
N16	NSC Ecology consultation response dated 26 th July 2023	26 th July 2023	
N17	Somerset Drainage Board consultation response 15 th August 2023	15 th August 2023	
N28	Natural England consultation response dated 18 th December 2023	18 th December 2023	
N29	NSC Ecology consultation response dated 11 th April 2024	11 th April 2024	
N20	Environment Agency response dated 17 th April 2024	17 th April 2024	
N21	Somerset Drainage Board consultation response 10 th May 2024	10 th May 2024	
N22	North Somerset Pro-Forma for CIL Requests		