

Inquiry Documents

ID Ref	Document
ID1	Appellant List of Appearances
ID2	Appellant Opening Statement
ID3	Council Opening Statement
ID4	Cllr Bridger – Photographs
ID5	Cllr Bridger – Statement
ID6	Mr Croucher – Bundle of documents
ID7	Ms Howard – 2 bundles of documents
ID8	Mr Hadfield – Statement
ID9	Mr Warren – Statement
ID10	Sarah Reakes – Statement
ID11	Mr Gardiner – Statement
ID12	Cllr Griggs – Statement
ID13	Draft S106 dated 24 th September 2024
ID14	Planning Statement of Common Ground
ID15	Natural England Letter dated 24 th September 2024
ID16	Email exchange between Appellant and NSC affordable housing team
ID17	NSC Press Release on Local Plan
ID18	FOI Email
ID19	
ID20	Marnhull Appeal Decision
ID21	Maps of Yatton and Weston
ID22	Environment Agency Position Statement
ID23	Mr Croucher Email and plans
ID24	Helen Skinner's email to Harry Hembury
ID25	S106 agreement draft dated 30 September 2024
ID26	Note on S106 agreement
ID27	Updated schedule of conditions
ID28	Bundle of flood risk documentation
ID29	Map and schedule of Weston Villages sites referred to in Housing Land Supply round table session
ID30	Plan from LPA showing water flow routes and directions
ID31	Appeal decision – 62 Beach Road, Weston-super-Mare
ID32	North Somerset Council Information Governance Team response to appellant's FoI request
ID33	Inspector's adjournment note 3 October 2024
ID34	Clarke Willmott note on S106 11 October
ID35	Council's note on S106 cascade provisions 14 October
ID36	Final draft S106 29 October including plans (please note that Annex 1 and Annex 2 were not attached to the version sent to PINS)
ID37	Shoreline Management Plan
ID38	The Council's note on land ownership and control
ID39	Addendum to Statement of Common Ground (description of development)
ID40	Application for partial award of costs by the appellant
ID41	Appeal decision 3344142 – Mulberry Road, Congressbury
ID42	The Council's CIL Compliance Statement
ID43	The appellant's response to the Council's note on land ownership and control
ID44	Inspector's Adjournment Note No 2
ID45	EDP Note on BNG and Public Open Space
ID46	EDP Note on Biddle Street SSSI
ID47	Max Smith email of 6 December 2024 (ownership and control)
ID48	Clarke Willmott Note on Access Rights (southern access)
ID49	GDPO Schedule 2, Part 13, Class D
ID50	The Council's response to the appellants application for a partial award of costs
ID51	Mr Cage's Note relating to the Brookbank FRA
ID52	Rapport Note responding to ID51

ID53	Inspector's Ruling of 8 January 2024
ID54	Agreed Note on BNG and additionality
ID55	Section 106 Agreement dated 20 December 2024
ID56	Updated schedule of suggested conditions (as of 8 January 2025)
ID57	OS Map extract and population data for Kingston Seymour
ID58	Rappor response to Create Consulting Engineers Note (Point 1) January 2025 (ID51)
ID59	Create response to Rappor (ID58) 20 January 2025
ID60	Planning Inspectorate letter to the Environment Agency dated 23 January 2025
ID61	Environment Agency response to Planning Inspectorate dated 24 January 2025
ID62	Rappor response to 2nd Create Note Point 1 (Mr Cage) January 2025