

Core Documents List

Land north of Droitwich Spa - APP/H1840/W/22/3305934

CD1	Application Documents
CD1.1	Application Form
CD1.2	Site Location Plan (drawing ref. K729-01 Rev C)
CD1.3	Rendered Site Plan (drawing ref. K729-31 Rev F)
CD1.4	Plotted Site Plan (drawing ref. K729-30 Rev J)
CD1.5	Topographic Surveys
CD1.6	Transport Assessment
CD1.7	Design and Access Statement
CD1.8	Planning Statement
CD1.9	Landscape and Visual Appraisal (and supporting Appendices including representative viewpoint photography)
CD1.10	Air Quality Assessment
CD1.11	Travel Plan
CD1.12	Water Management Statement
CD1.13	Noise Impact Assessment
CD1.14	Heritage Assessment (including Archaeological Desk Based Assessment)
CD1.15	Flood Risk Assessment
CD1.16	Sustainable Drainage Statement
CD1.17	Ecological Assessment
CD1.18	Geotechnical and Preliminary Contamination Report
CD1.19	*not used*
CD1.20	*not used*
CD1.21	Illustrative Landscape Strategy (drawing ref. edp5357 d014 c)
CD1.22	Biodiversity Net Gain Assessment
CD1.23	Health Impact Assessment
CD1.24	Housing Land Supply Statement
CD1.25	Transport Technical Note (28.09.22)
CD1.26	Bus Stop Accessibility Audit
CD1.27	Proposed Site Access Ghost Island (drawing ref. HAM-BWB-GEN-XX-DR-TR-101 S2 P8)
CD1.28	Road Safety Audit Stage 1
CD1.29	Phase 1 Contaminated Land Desk Study
CD2	Local Decision Documents
CD2.1	Non-Determination Officer's Delegated Report 22/00201/OUT
CD3	Planning Application Consultee Responses
CD3.1	Worcestershire Regulatory Services – Nuisance (10 February 2022)
CD3.2	Worcestershire Regulatory Services – Contaminated Land (11 February 2022)

CD3.3	Worcestershire Regulatory Services – Air Quality (16 February 2022)
CD3.4	*Not used*
CD3.5	Emergency Planning and Projects Officer Response (17 February 2022)
CD3.6	Drainage Engineer (21 February 2022)
CD3.7	NHS Clinical Commissioning Group (22 February 2022)
CD3.8	WDC Housing Development Officer (25 February 2022)
CD3.9	British Horse Society (22 February 2022)
CD3.10	Forestry Commission (25 February 2022)
CD3.11	Droitwich Town Council (1 March 2022)
CD3.12	Severn Trent Water (1 March 2022)
CD3.13	Highway Authority Response 1 (7 March 2022)
CD3.14	Highway Authority Response 2 (14 June 2022)
CD3.15	Highway Authority Response 3 (4 October 2022)
CD3.16	Landscape Officer (17 March 2022)
CD3.17	Hampton Lovett and Westwood Parish Council (17 March 2022)
CD3.18	Archaeology and Planning Advisor (21 March 2022)
CD3.19	Lead Local Flood Authority (25 May 2022)
CD3.20	WCC Education
CD3.21	Planning Policy Officer (8 April 2022)
CD4	Planning Documents
CD4.1	South Worcestershire Development Plan
CD4.2	National Planning Policy Framework
CD4.3	Emerging South Worcestershire Development Plan Review (Reg 19 version)
CD4.4	South Worcestershire Design Guide Supplementary Planning Document (March 2018)
CD4.5	Developer Contributions SPD (July 2018)
CD4.6	Affordable Housing SPD (October 2016)
CD4.7	Wychavon Five Year Housing Land Supply Report September 2021 + appendices 1-7
CD4.8	Worcestershire Strategic Housing Market Assessment (2019)
CD4.9	Strategic Housing and Employment Land Availability Assessment September 2022 (+ Appendices for WDC)
CD4.10	Planning Practice Guidance Extracts
CD4.11	The Economic Footprint of UK House Building (March 2015)
CD4.12	Waste Core Strategy for Worcestershire 2012-2027 (adopted November 2012) extracts
CD4.13	South Worcestershire Local Development Scheme 2021-2024 (January 2022 Update)
CD4.14	South Worcestershire Five Year Housing Land Supply Report 2021 – September 2021
CD4.15	Worcester City Council, Wychavon District Council and Malvern Hills District Councils' formal position with respect to affordable housing and tariff style developer contributions following the publication of National Planning Policy Framework 2019 (June 2019)
CD4.16	Inspector's Report on the Examination of the South Worcestershire Development Plan (4 th February 2021)

CD4.17	South Worcestershire Council's Annual Monitoring Report (March 2021)
CD4.18	*not used*
CD4.19	*not used*
CD4.20	Strategic Housing Market Assessment (2021 Update)
CD4.21	South Worcestershire Development Plan Review, Housing Topic Paper, SWDP Review Publication Consultation (Reg 19) (2002)
CD4.22	South Worcestershire Development Plan, Proposals Map, Droitwich and Surrounding Area, Land Use Policies Extract
CD4.23	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Land Use Policies Extract
CD4.24	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Emerging Housing Allocations Extract
CD4.25	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Emerging Housing Allocations Annotated (1 of 3)
CD4.26	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Emerging Housing Allocations Annotated (2 of 3)
CD4.27	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Emerging Housing Allocations Annotated (3 of 3)
CD4.28	South Worcestershire Development Plan Review, Proposals Map, Droitwich and Surrounding Area, Ruled out Sites with Appeal Site Annotated
CD4.29	SWDP Review Issues and Options Consultation (November 2018)
CD4.30	Strategic Housing and Employment Land Availability Assessment First Addition 2019 (SWDP Review Regulation 18 Evidence Base)
CD4.31	Strategic Housing and Employment Land Availability Assessment First Addition 2019 Map Extract (ruled out sites)
CD5	Landscape Documents
CD5.1	National Character Area profile 106: Severn and Avon Vales (Natural England 2014)
CD5.2	Worcestershire Landscape Character Assessment - Landscape Character Assessment Supplementary Guidance
CD5.2.1	Worcestershire Landscape Character Assessment Technical Handbook
CD5.2.2	Worcestershire Landscape Character Assessment Technical - Principal Timbered Farmlands Landscape Type Information Sheet and guidelines
CD5.2.3	Worcestershire Landscape Character Assessment Technical - Principal Timbered Farmlands – Planning Advice
CD5.2.4	Worcestershire Landscape Character Assessment Technical - Principal Timbered Farmlands – Land Management Advice
CD5.3	Worcestershire Green Infrastructure Strategy 2013-2018
CD5.4	Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management & Assessment 2013) – Hard copy only
CD5.5	The Landscape Institute Technical Guidance Note (TGN) 02-21: Assessing Landscape Value Outside National Designations (Landscape Institute 2021). (TGN02-21)
CD6	Heritage Documents
CD6.1	Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008);
CD6.2	Historic Environment Good Practice Advice in Planning: 2: Managing Decision Making in the Historic Environment (Historic England, 2015)
CD6.3	Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition) (Historic England 2017).

CD6.4	Section 66 Planning (Listed Buildings and Conservation Areas) Act 1990
CD7	Relevant Appeal Decisions
CD7.1	APP/H1840/W/18/3218814: Land to the North of Droitwich Spa
CD7.2	APP/J1860/W/21/3289643: Land at Leigh Sinton Farms, Leigh Sinton Road (B4503), Leigh Sinton, Malvern
CD7.3	APP/Y3940/W/19/3236860: Land North of St George's Road, Semington
CD7.4	APP/Y3940/W/21/3275477: Land to the South of Chilvester Hill, Calne
CD7.5	APP/H1840/W/22/3300326: Land West of Ivy Lane, Bretforton (Including table of benefits and adverse impacts agreed between the Appellant and LPA as part of that appeal, as referred to at paragraph 10 of the above appeal decision)
CD7.6	APP/C1625/W/15/3133335: Land at rear of Canonbury Street, Berkeley
CD7.7	APP/J1860/W/21/3267054: Land off Claphill Lane, Rushwick
CD7.8	APP/H1840/W/22/3299691: Land east of Tagwell Road, Droitwich
CD7.9	APP/A1530/W/19/3223010: Barbrook Lane, Tiptree
CD7.10	APP/N1730/W/18/3204011: Pale Lane Farm, Hartley, Wintney
CD7.11	APP/R0660/A/13/2197532: Land between Audlem Road/Broad Lane, Stapeley
CD7.12	APP/Q3115/W/19/3230827: Oxford Brookes University – Wheatley Campus
CD7.13	APP/H1840/W/21/3266573: Land at and adjacent to No. 1 and The Neuk No. 3 Bretforton Road, Badsey
CD7.14	APP/A2280/W/20/3259868: Land Off Pump Lane, Rainham
CD8	Relevant Judgments and Consent Orders
CD8.1	South Lakeland DC v Secretary of State for the Environment [1992] 2 AC 14
CD8.2	Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council & Ors [2014] EWCA Civ 137.
CD8.3	Monkhill Ltd v SSHCLG [2021] EWCA Civ 74
CD8.4	Suffolk Coastal v Hopkins Homes Ltd [2017] UKSC 37
CD8.5	Hallam Land Management v SSCLG & Anor [2018] EWCA Civ 1805
CD9	Appeal Documents
CD9.1	Appellants' Statement of Case
CD9.2	WDC's Statement of Case
CD9.3	Planning Statement of Common Ground (including table of agreed benefits and harms between the Appellants' and LPA)
CD9.4	Heritage Statement of Common Ground
CD9.5	Landscape Statement of Common Ground
CD9.6	Housing Statement of Common Ground
CD9.7	Suggested Planning Conditions
CD9.8	Draft S106 Agreement
CD10	Miscellaneous
CD10.1	Housing Delivery Test: 2021 Measurement
CD10.2	Planning Committee Report 10 th November 2022 – WDC application 21/02562/FUL
CD10.3	WDC Draft Planning Committee Minutes 10 th November 2022 Planning Committee

CD10.4	CIL Compliance Statement (prepared by Wychavon District Council)
CD10.5	Inspector's Case Management Conference Summary Note (11 November 2022)
CD11	Third Party Comments (received post submission of appeal)
CD11.1	Historic England (8 November 2022)
CD11.2	Network Rail (18 November 2022)
CD11.3	Mrs Janet Suffield - on behalf of residents and Doverdale Park Homes Residents' Association (13 October 2022)
CD11.4	Steve and Jennie Harris (9 November 2022)
CD11.5	C Hubble (7 November 2022)
CD11.6	Hampton Lovett and Westwood Parish Council (11 October 2022)
CD11.7	Mr & Mrs J. D. Crump (11 October 2022)
CD11.8	David Whiting (19 November 2022)
CD11.9	Rachel and Martyn Wyatt (21 November 2022)
CD.11.10	Mrs Christine Ellson-Evans (23 November 2022)
CD11.11	Sports England (25 November 2022)
CD11.12	Mrs Janet Suffield (on behalf of residents and Doverdale Park Homes Residents' Association) (25 November 2022)
CD11.13	Mrs Margaret Vertigen (28 November 2022)
CD11.14	Jennifer Lawrenson (28 November 2022)
CD11.15	Hampton Lovett Parochial Church Council response to appeal (28 November 22) including: <ul style="list-style-type: none"> • Hampton Lovett PCC's letter to Ms E Worley dated 21st September 2017 • Hampton Lovett PCC's letter to Ms E Worley dated 11th October 2019 • Hampton Lovett PCC's 2021 publication 'If These Walls Could Talk'
CD12	Local resident consultation responses to the Planning Application
CD12.1	Consultation responses received during the planning application (combined document)
CD13	Relevant documentation in relation to previous application 17/01631/OUT and appeal ref. APP/H1840/W/18/3218814
CD13.1	Previous Illustrative Site Plan 2014/K729/15(F)
CD13.2	Previous Site Location Plan K729-01 (A)
CD13.3	LPA's Planning Proof of evidence of Mrs Emma Worley in relation to appeal APP/H1840/W/18/3218814
CD13.4	LPA's landscape consultation response to the previous application 17/01631/OUT
CD13.5	LPA's Landscape Proof of Evidence by Mrs Eileen Marshall in relation to appeal APP/H1840/W/18/3218814
CD13.6	LPA's Heritage Proof of Evidence by Richard Broadhead in relation to appeal APP/H1840/W/18/3218814
CD13.7	Previously agreed Planning Statement of Common Ground in relation to appeal APP/H1840/W/18/3218814
CD14	Other documents received leading up and during the Inquiry
CD14.1	Development density comparison plan K729-46(B) 01.12.22
CD14.2	WDC Officer's report Planning Ref: W/14/00521/CU

CD14.3	Parameter Plan K729-42 (-)
CD14.4	BS7913 Guide to the Conservation of Historic Buildings
CD14.5	Appellants' note on appeals and judgments
CD14.6	LPA's note on appeals and judgments
CD14.7	Appellants' position on landscape and visual effects
CD14.8	Addendum to Landscape Statement of Common Ground (10 December 22)
CD14.9	Appellants Opening Statement
CD14.10	LPA's Opening Statement
CD14.11	Mrs J Suffield Evidence
CD14.12	Mrs J Suffield Representation
CD14.13	Mrs J Suffield Site Visit Points
CD14.14	South Worcestershire Council's CIL Regulation 123 List
CD14.15	Site Visit Itinerary
CD14.16	Planning obligations note