

SCHEDULE OF CORE DOCUMENTS

Dated 22/10/2025

TOWN & COUNTRY PLANNING ACT 1990

**APPEAL ON BEHALF OF: Richborough, Michael Ensor Caton & Andrew
Norman Caton**

IN RESPECT OF:

Land South of Warton Recreation Ground, Orton Road, Warton

PLANNING INSPECTORATE APPEAL REF: APP/R3705/W/25/3371526

CD Ref	Document Title
CD1 Application documents and plans	
CD1.1	Application form and ownership certificates (1st April 2025)
CD1.2	Site Location Plan (STN-GEN-SW-DR-MP-01 Rev K)
CD1.3	Illustrative Framework Plan (RG-Ma-i02 Rev N) (<i>Superseded</i>)
CD1.4	Landscape Strategy Plan (1708-L-D-PL-200 Rev V3) (<i>Superseded</i>)
CD1.5	Parameter Plan – Land Use, (STN-GEN-SW-DR-MP-02 Rev J)
CD1.6	Topographical Survey (Sheets 1 to 4) (244061-BWB-00-01-DR-G-0001 Rev P1)
CD1.7	Planning Statement
CD1.8	Design and Access Statement
CD1.9	Transport Assessment rev B
CD1.10	Transport Plan rev B
CD1.11	Flood Risk Assessment and Drainage Strategy (P03) (<i>Superseded</i>)
CD1.12	Landscape & Visual Assessment (<i>Superseded</i>)
CD1.12.1	LVIA Viewpoints
CD1.13	Preliminary Ecological Appraisal
CD1.14	Breeding Birds Scoping Letter
CD1.15	Biodiversity Net Gain Assessment (<i>Superseded</i>)
CD1.16	Noise Assessment
CD1.17	Built Heritage Statement
CD1.18	Archaeological Desk-Based Assessment
CD1.19	Geophysical Survey Report
CD1.20	Grounds Investigation Desk Study Report
CD1.21	Soils & Agricultural Land Report
CD1.22	Arboricultural Impact Assessment
CD1.23	Statement of Community Engagement

CD Ref	Document Title
CD1.24	Affordable Housing Statement
CD1.25	Utilities Assessment
CD1.26	Great Crested Newt Survey Report
CD1.27	Road Safety Audit
CD1.28	PICADY 11 Report
CD1.29	Ground Level Tree Assessment
CD1.30	Proposed Site Access Arrangements – Site Context, prepared by Hub (T24529 001 Rev D)
CD1.31	Proposed Site Access Arrangements – Detailed Context, prepared by Hub (T24429 002 Rev D)
CD1.32	Proposed Site Access Arrangements – large car/refuse vehicle, prepared by Hub (T24529 003 Rev C)
CD1.33	Kisses Barn Lane & Linden Lane – Proposed Traffic Signs (T25529 004 Rev B)
CD1.34	Submission of outline planning application covering letter
CD1.35	Badger Technical Note
CD 2 Additional/Amended Reports, Plans etc Submitted After Validation	
CD2.1	Illustrative Framework Plan, prepared by Stantec (RG-M-Ai02 Rev O)
CD2.2	Illustrative Framework Plan, prepared by Stantec (RG-M-Ai02 Rev P)
CD2.3	Landscape Strategy Plan (1708-L-D-PL-200 Rev V4)
CD2.3.1	Flood Risk Assessment & Drainage Strategy (P04)
CD2.4	Biodiversity Net Gain Assessment
CD2.5	Technical Note, Response to LLFA, prepared by Link (09/06/2025)
CD2.5.1	Technical Note, Response to LLFA, prepared by Link (16/07/2025)
CD2.6	Proposed Site Access Arrangements – Site Context, prepared by Hub (T24529 001 Rev G)
CD2.6.1	Proposed Site Access Arrangements – Site Context, prepared by Hub (T24529 001 Rev H)

CD Ref	Document Title
CD2.7	Proposed Site Access Arrangements – Detailed Context, prepared by Hub (T24429 002 Rev F)
CD2.7.1	Proposed Site Access Arrangements – Detailed Context, prepared by Hub (T24429 002 Rev G)
CD2.8	Proposed Site Access Arrangements – large car/refuse vehicle, prepared by Hub (T24529 003 Rev D)
CD2.9	Accurate Visual Representations
CD2.10	Landscape & Visual Assessment
CD3 Committee Report, Decision Notice and Documents Relating to Planning Application Subject of this Appeal (PAP/2025/0155)	
CD3.1	Planning and Development Board Report – PAP/2025/0155 – 6th October 2025
CD3.2	Planning and Development Board Report – PAP/2025/0155 – 7 th July 2025
CD3.3	Screening opinion / Pre-application Advice – PRE/2025/0021 – 12 th March 2025
CD3.4	Open Space Contributions Response – 20 th June 2025
CD3.4.1	Open Space Contribution Revised Comments – 12 th September 2025
CD3.5	Fields in Trust Standards – Creating Great Spaces for All - 2024
CD4 The Development Plan	
CD4.1	North Warwickshire Local Plan (adopted 2021)
CD4.2	North Warwickshire Local Plan Policies Map
CD4.2.1	North Warwickshire Local Plan Policies Map Key
CD4.3	Polesworth Parish Neighbourhood Plan (adopted 2025)
CD4.4	Affordable Housing Supplementary Planning Document (SPD) (adopted June 2008)
CD4.5	Affordable Housing SPD Addendum (adopted December 2010)
CD4.6	Air Quality SPD (adopted September 2019)
CD4.7	Provision of Facilities for Waste and Recycling for New Developments and Property Conversions SPD (adopted January 2023)
CD4.8	Planning Obligations for Sport, Recreation and Open Space SPD (adopted January 2023)

CD Ref	Document Title
CD4.9	Local Plan Inspectors Report 2021
CD4.10	Local Plan Inspectors Report 2021 Main Modifications
CD4.11	Updated Settlement Sustainability Assessment 2018
CD4.12	Settlement Sustainability Assessment 2023
CD4.13	Landscape Character Assessment 2010
CD4.13.1	Landscape Character Assessment 2010 Map
CD4.14	Development Boundary for Warton from 2021 Local Plan
CD4.15	North Warwickshire Local Plan Core Strategy (October 2014)
CD4.16	Polesworth Neighbourhood Plan Examiners Report
CD4.17	Settlement Sustainability Assessment 2025
CD4.18	Draft Local Plan Issues and Options document
CD5 National Policy and Government Statements (Written Ministerial Statements (WMS) and Ministerial Press Releases)	
CD5.1	Chancellor of the Exchequer Speech – Action to fix the foundations of the economy - 8 th July 2024
CD5.2	Kings Speech State Opening of Parliament – 17 th July 2024
CD5.3	Written Ministerial Statement - The Secretary of State for Housing, Communities and Local Government - 30 th July 2024
CD5.4	Building the Homes We Need – Letter to Housing Industry Stakeholders from Housing Minister – 30 th July 2024
CD5.5	Housing, Communities and Local Government Committee – Oral evidence: Planning for 1.5 Million New Homes – 20 th November 2024
CD5.6	Written Ministerial Statement – Building the Homes We Need - Minister of State for Housing and Planning - 12 th December 2024
CD5.7	‘Build Baby Build’ – Housing Secretary Press Release – 12 th September 2025
CD5.8	Pro-growth package unshackling Britain to get building – Housing Secretary Press Release -13 th October 2025
CD6 Relevant Appeal Decisions	

CD Ref	Document Title
CD6.1 Not in use	
CD6.2 Not in use	
CD6.3 Housing Land Supply Appeal Decisions	
CD6.3.1	2197532 & 2197529 – Audlem Road, Nantwich – 15 July 2020
CD6.3.2	3227970 – Cox Green Road, Surrey – 16 September 2019
CD6.3.3	3284485 - Station Road, Stallbridge, North Dorset – 20 June 2022
CD6.3.4	3270721 – North of Madgwick Lane, Chichester – 27 May 2022
CD6.3.5	3194926 – Woolpit - 28 September 2018
CD6.3.6	3169314 - Woburn Sands, Milton Keynes – 25 June 2020
CD6.3.7	2212671 – Darnhall, School Lane – 4 November 2019
CD6.3.8	3180729 – Gleneagles Way, Hatfield – 8 July 2019
CD6.3.9	3216104 – Popes Lane, Sturry – 3 September 2019
CD6.3.10	3265861 – Sonning Common– 25 June 2021
CD6.3.11	3292721 – Spruce Close, Exeter – 25 August 2022
CD6.3.12	3330615 – Weddington Road, Nuneaton Weddington – 26 July 2024
CD6.3.13	3301202 – Land West of Wroslyn Road, Freeland – 18 January 2023
CD6.3.14	3341832 – Land East of Langford Road, Biggleswade – 11 November 2024
CD6.3.15	3329928 – Lymington Road, Four Marks – 10 April 2024
CD6.4 Agricultural Land Classification Appeal Decisions	
CD6.4.1	3326538 – Land at Chestnut Tree Farm, Tigworth – 21 February 2024
CD6.4.2	3339126 – Land at Churchway, Haddenham – 23 August 2024
CD6.4.3	3350529 – Land at Junction of Newark Road and Croxmoor Road, Sutton in Ashfield 11 February 2025
CD6.5 Appeal Decisions for Local Planning Authority	
CD6.5.1	3312660 - Curlew Close Appeal Decision – 30 June 2023

CD Ref	Document Title
CD6.5.2	3272381- Land north west of Newton Regis Village Hall, Newton Regis – 29 September 2021
CD6.5.3	3321566 – Land to the west of Wulfric Avenue, Austrey – 14 May 2024
CD6.5.4	3334684 - Village Farm, Ansley – 10 October 2024
CD6.5.5	3234056 - Land East of Islington Farm, Wood End – 30 April 2020
CD6.5.6	3241218 - Fox and Dogs Inn, Warton – 2 April 2020
CD6.5.7	Site location plan - Fox and Dogs (PAP/2019/0306) - Appeal Reference 3241218
CD6.5.8	Proposed site plan - Fox and Dogs (PAP/2019/0306) - Appeal Reference 3241218
CD6.5.9	3196890 - Land adjacent to Tamworth Road – 1 April 2019
CD7 Relevant Judgements	
CD7.1	Suffolk Coastal District Council vs Hopkins Homes Ltd Supreme Court Judgement – 10 May 2017
CD7.2	Oxton Farm v Harrogate Borough Council - [2020] EWCA Civ 805 - 25 June 2020
CD7.3	Gladman Developments Ltd v Secretary of State for Housing, Communities and Local Government, Corby BC and Uttlesford DC – [2021] EWCA Civ 104 – 3 February 2021
CD7.4	Bloor Homes East Midlands v Secretary of State for Communities and Local Government and Hinkley and Bosworth BC [2014] EWHC 754 (Admin) – 19 March 2014
CD7.5	Wavendon Properties Ltd v Secretary of State for Housing Communities and Local Government & Milton Keynes Council – 14 June 2019
CD8 Appeal Documents	
CD8.1	Notification to Council of Intention to Submit Appeal – 22 July 2025
CD8.2	Appellants Appeal Form
CD8.3	Councils Appeal form
CD8.4	Rule 6 Statement - Warton Residents association
CD8.5	Appellant Appeal Start Letter
CD8.6	LPA Appeal Start Letter
CD8.7	Appellant's Statement of Case

CD Ref	Document Title
CD8.8	Council's Statement of Case
CD8.9	Comments from Interested Parties – Mr O'Dell
CD8.10	Draft Section 106 Agreement
CD8.10.1	Draft Conditions
CD8.10.2	CIL Compliance
<i>CD8.11 Statements of Common Ground</i>	
CD8.11.1	Statement of Common Ground between Richborough and North Warwickshire Borough Council
<i>Topic Based Statements of Common Ground</i>	
CD8.11.2	Housing Land Supply Statement of Common Ground
CD8.11.3	Highways Statement of Common Ground
CD8.11.4	Landscape Character and Appearance Statement of Common Ground
CD8.11.5	Agricultural Land Classification Statement of Common Ground
<i>CD8.12 Proofs of Evidence</i>	
CD8.12.1	Proof of Evidence of Neil Cox on behalf of the Appellant (including Summary Proof of Evidence)
CD8.12.1.1	Summary Proof of Evidence of Neil Cox on behalf of the Appellant (including Summary Proof of Evidence)
CD8.12.2	Proof of Evidence of Ben Pycroft in relation to Housing Land Supply on behalf of the Appellant
CD8.12.2.1	Summary Proof of Evidence of Ben Pycroft in relation to Housing Land Supply on behalf of the Appellant
CD8.12.3	Proof of Evidence of James Bullock in relation to Landscape Character & Appearance on behalf of the Appellant (includes Summary Proof of Evidence)
CD8.12.4	Proof of Evidence of James Parker in relation to Highways on behalf of the Appellant
CD8.12.5	Proof of Evidence of Tony Kernon in relation to Agricultural Land Classification on behalf of the Appellant
CD8.12.5.1	Summary Proof of Evidence of Tony Kernon in relation to Agricultural Land Classification on behalf of the Appellant

CD Ref	Document Title
CD8.12.6	Proof of Evidence of Andrew Collinson on behalf of the LPA
CD8.12.7	Proof of Evidence of Lawrie Phipps on behalf of Warton Residents Association
CD8.12.8	Rebuttal Statement of Neil Cox on behalf of the Appellant
CD8.12.9	Rebuttal Statement of James Bullock on behalf of the Appellant
CD8.12.10	Rebuttal Statement of James Parker on behalf of the Appellant
CD8.12.11	Rebuttal Statement of Tony Kernon on behalf of the Appellant
CD8.12.12	Rebuttal Statement of Andrew Collinson on behalf of the Local Planning Authority
CD9 Pre-Inquiry documents	
CD9.1	Inspector's pre-conference note
CD9.2	<i>Not in use</i>
CD9.3	Inspector's case management conference summary
CD10 Other Documents	
CD10.1	Annual Monitoring Report (including five-year supply) 2023/24
CD10.2	Planning and Development Board Report – 9 th April 2018 – Application PAP/2017/0551
CD10.3	Decision Notice for Application PAP/2017/0551 (adjacent site - outline)
CD10.4	Planning and Development Board Report – 8 th April 2019– Application PAP/2018/0687
CD10.5	Decision Notice for Application PAP/2018/0687 (adjacent site – reserved matters)
CD10.6	NWBC five-year housing land supply October 2025
CD10.6.1	Appendix A to NWBC five-year supply information
CD10.7	Planning for walking – long – April 2015
CD10.8	Warwickshire County Council Highways consultation response 26/09/25
CD10.9	Infrastructure Delivery Plan 2020
CD10.10	Planning and Development Board Report – 5 th February 2018 – application PAP/2016/0280 -Land opposite 84 to 104 Orton Road, Warton

CD Ref	Document Title
CD10.11	Planning and Development Board Report – 5th February 2018 - PAP/2017/0202– Land rear of 29 to 49 Little Warton Road
CD10.12	North Warwickshire Local Plan Examination in Public Matter 7 (Infrastructure Provision) – Written Statement from Warwickshire County Council – NWBC Local Plan A5 Duelling Proposals – March 2019
CD10.13	Coventry & Warwickshire Housing & Economic Development Needs Assessment (HEDNA) – November 2022
CD10.14	CIHT Planning for Walking Guidance April 2015
CD10.15	CIHT Planning for Cycling Guidance 2014
CD10.16	DfT Cycling and Walking Investment Strategy
CD10.17	Second Cycling and Walking Investment Strategy
CD10.18	Warwickshire County Council Local Transport Plan (July 2023)
CD10.19	Warwickshire County Council Local Cycling and Walking Infrastructure Plan (2024)
CD10.20	IHT Guidelines for Providing Journeys on Foot 2000
CD10.21	RIS3 Interim Funding Statement: Investment and management of the strategic road network from April 2025 to March 2026 (March 2025)
CD10.22	Guidelines for Planning for Public Transport in Developments
ID Inquiry Documents	
ID1	Appellants Opening
ID2	North Warwickshire Borough Council Opening
ID3	Warton Resident Association Opening