

Statement of Case

Land north of Orton Road, Warton

August 2025

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1. Introduction

- 1.1 Evolve Planning is instructed by Richborough ('the Appellant') to act on its behalf in respect of an appeal against the non-determination of planning application PAP/2025/0155 by North Warwickshire Borough Council ('the Council').
- 1.2 This Statement of Case is submitted under Section 78 of the Town and Country Planning Act 1990 (as amended). The appellant is seeking for this appeal to be determined by way of the inquiry procedure to enable the application to be considered in detail. Subsequent sections of this Statement of Case provide full detail as to why the appellant considers the inquiry procedure should be used for this appeal.
- 1.3 The appellant respectfully is of the view that planning permission for the proposed residential development should be granted. The proposals would provide new housing development which is capable of contributing towards the housing land supply shortfall which exists within North Warwickshire Borough. The proposals are in a sustainable location, adjacent to the existing settlement of Warton and a recently constructed residential scheme (known as Cornfields). The proposals would boost the supply of housing land within the Borough in accordance with national planning policy which seeks to 'significantly boost' the supply of housing across the country.

Qualifications:

- 1.4 This Statement has been prepared by Neil Cox of Evolve Planning and Design. I am a Chartered Member of the Royal Town Planning Institute and have over 20 years continuous professional experience and employment within the town planning profession both from a Local Authority perspective and also providing town planning consultancy advice to a wide range of clients.

Application History:

- 1.5 The application was submitted to the Council on 1st April 2025 relating to the residential development of land north of Orton Road, Warton ('the site' or 'appeal site'). The description of development applied for (and subsequently appealed) is:

Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure.

All matters are reserved except for primary vehicular access from Church Road

1.6 In respect to access, only the means of accessing the site is being sought through this appeal. The Appellant seeks the approval of the following plans:

- Site Location Plan (STN-GEN-SW-DR-MP-01 Rev K)
- Parameter Plan (STN-GEN-SW-DR-MP-02 Rev J)
- Proposed Site Access Arrangements (T24529 001 Rev G)
- Proposed Site Access Arrangements – Detailed Context (T24529 002 Rev F)
- Proposed Site Access – Large Car/WCC Refuse Vehicle (T24529 003 Rev D)

1.7 The application was validated by the Council on 25th April 2025, with the statutory period to determine the application expiring on 25th July 2025 (after 13-weeks). The Council did not determine the application within the statutory 13-week period.

1.8 The non-determination of planning application PAP/2025/0155 forms the basis for this appeal.

1.9 Given no decision has been issued in respect of this outline application, it is anticipated that the Council will take a report to its Planning Board (Committee) to request elected Members to consider whether they would have granted outline planning permission for the proposed development had the Council remained the determining body for the application. If members conclude that they would have refused the application, they will be asked to confirm what the putative reasons for refusal would have been. Should this take place then those reasons can be used to identify the main issues to be debated at the appeal. The Appellant reserves the right to provide further commentary should such reasons be identified.

1.10 Given no reasons for refusal have been provided by the Council to date, this Statement of Case has been prepared setting out the merits of the scheme. It provides an assessment of the overall planning balance in the context of national planning policy and other material considerations including written ministerial statements and other relevant Government policy. It is concluded that, in this context, the planning balance weighs in favour of granting planning permission for the proposed development.

1.11 The site covers 6.37ha of land located between Orton Road (to the south) and Church Road (to the north) on the edge of Warton in north Warwickshire Borough. The site is located

adjacent to the recently developed 'Cornfields' development to the east and Warton Recreation Ground. A full description of the site, surrounding context and relevant planning history is included within Sections 2 of this statement and Sections 1 and 2 of the draft Statement of Common Ground (SoCG).

- 1.12 Evolve Planning and Design, on behalf of the Appellant, submitted a Notification of Intention to Submit and Appeal under the Inquiry procedure to the Council **[CD2-3]** (and copied in the Planning Inspectorate) on 22nd July 2025. A copy of this notification is included at **Appendix A**.
- 1.13 This Statement has been prepared following the guidance within Section 11 of the Planning Inspectorate Procedural Guide: Planning Appeals – England, May 2024 and pursuant to The Town and Country Planning (Inquiries Procedure) (England) Rules 2000 and The Town and Country Planning (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000.
- 1.14 A Core Document list will be agreed with the Council in due course. **Appendix B** sets out the following:
- *Table 1* - List of all plans and documents that formed the outline planning application submission.
 - *Table 2* - Additional plans and documents that were submitted to the Council during the course of the application.
 - *Table 3* – Indicative Core Document List (final list to be agreed with the Council).

2. The Site and Surrounding Area

The Site

- 2.1 The Site Location Plan (DRWG: STN-GEN-SW-DR-MP-01 Rev K) shows the site in its immediate context. A detailed description of the site and its surrounding area is also set out within the accompanying draft SoCG.
- 2.2 To summarise, the appeal site comprises 6.37ha of agricultural land (in arable use) and is located directly to the western settlement edge of Warton in North Warwickshire Borough. It is located approximately 4km to the east of Tamworth. Polesworth is approximately 2km to the west.
- 2.3 The site consists of a single agricultural field and is immediately adjacent to the recently completed 'Cornfields' development and the Warton Recreation Ground to the east. The 'Cornfields' development received outline consent in 2018 (Application reference: PAP/2017/0551) and detailed planning consent in 2019 (Application reference: PAP/2018/0687). The site is bound to the south by Orton Road and to the north and west by Church Road.
- 2.4 The north and western boundaries of the site are defined by hedgerows and hedgerow trees running alongside Church Road. There is an existing field entrance, including dropped kerb, to the north providing agricultural access to the field. Beyond Church Road to the north are several existing residential properties. The southern boundary is also defined by existing hedgerows and hedgerow trees running along Orton Road. The hedgerow thins in the south eastern corner where there is an existing field entrance with a gate. Agricultural fields stretch beyond Orton Road to the south of the site.
- 2.5 The built form of the village lies to the east of the site; the village includes a range of services and facilities. This includes the adjacent Warton Recreation Ground incorporating playing pitch and equipped play area and further equipped play facilities and allotments are located to the north of the village. The Top Shop', which operates a Post Office and convenience store, 'The Office at Warton' public house, Warton Working Men's Club and the Village Hall lie approximately 350m from the north eastern corner of the site along Church Road and Maypole Road. Warton Nethersole Church of England Primary School lies further to the east along Maypole Road, 400m from the eastern site boundary.

- 2.6 The site itself does not contain any statutory landscape designations; there are no Public Rights of Way (PRoW) within or adjacent to the site. The site lies wholly within Flood Zone 1 (based on Environment Agency mapping) and there is low risk of surface water flooding. There are no listed buildings or other heritage assets within or directly adjacent to the site. The closest listed building being the Grade II Church of the Holy Trinity located approximately 210m to the north-east.

3. Appeal Proposals

3.1 An outline planning application was submitted to North Warwickshire Borough Council on 1st April 2025 for a scheme of up to 110 dwellings (**Reference: PAP/2025/0155**). The application was subsequently validated by the Council on 25th April 2025.

3.2 The description of development applied for is:

Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road

3.3 Table 1 of **Appendix B** includes all plans and documents that formed part of the original application submission. Table 2 of **Appendix B** details those documents submitted following the validation of the application.

3.4 A description of the appeal proposal is contained within the accompanying draft SoCG. To summarise the proposals, seek the erection of up to 110 dwellings with access, landscaping, SuDS and associated infrastructure. Including the provision of 40% affordable homes and a housing mix to meet local needs.

3.5 The development concept and design iterations are fully explained within the Design and Access Statement (DAS) submitted alongside the application.

3.6 The overarching concept that has been developed is illustrated through the illustrative framework plan; the overarching principles are:

- Vehicular and pedestrian access to Church Road.
- Maintaining a rural, landscape edge along the western boundary of the site to define the edge of development and blend with the wider landscape.
- Protect and enhance the existing trees and hedgerows along the boundaries of the Site, along with the existing pond, through the creation of ecological corridors.
- Attractive central focal space.

- Creating a network of pedestrian connections to facilitate active travel within and beyond the site, including through to the Warton recreation Ground and provide access to local bus services
- Maximise views out from dwellings fronting the landscape edge to provide an attractive setting.

3.7 Further details of the appeal proposals are set out in Section 4 of the Statement of Common Ground.

4. Planning History and Application Background

- 4.1 There are no previous planning applications of relevance within the appeal site. The site immediately to the east of the appeal site (known as 'Cornfields') was previously promoted by Richborough. The site was not allocated through the adopted North Warwickshire Borough Local Plan; however, outline consent was granted by the authority in 2018 (Application reference: PAP/2017/0551) and with reserved matters consent granted in 2019 (Application reference: PAP/2018/0687).
- 4.2 The Council's latest Local Development Scheme (LDS) was published in February 2025 and provides the anticipated timetable for the review of the Council's adopted local plan. The timetable indicates the submission of the plan for examination in 'Spring 2026' with adoption in 'Late 2026'. However, these timescales are optimistic particularly given the Council has yet to undertake the Issues and Options Regulation 18 consultation which was timetabled to take place in 'Spring 2025' and is now understood to be taking place this Autumn. This indicates the Council is already behind its own timetable and as such the submission and subsequent adoption is unlikely until 2027 and therefore a new local plan is unable to identify allocations to address the Borough's housing land supply shortfall in the short to medium term.
- 4.3 Richborough sought pre-application advice in respect of its proposals from the Council in February 2025 (PRE/2025/0021) in light of the borough's housing land supply shortfall. As part of the pre-application process, the Appellant submitted a vision document and an illustrative masterplan showing a potential layout.
- 4.4 The Appellants undertook a pre-application public consultation exercise with the local community in February 2025. This included the delivery of leaflets across the settlement providing details of the proposals and inviting residents to visit a dedicated consultation website and provide feedback on the emerging proposals. The consultation provided multiple ways in which people could provide comments, including online, by email and by post using a free post address.
- 4.5 In total 115 responses were received during the consultation period which represented a 20% response rate (based on the delivery of approximately 560 leaflets across Warton).

- 4.6 Evolve Planning, on behalf of Richborough, contacted the Parish Council on 17th February 2025 and offered to meet with the Parish Council and introduce the proposals. No response was received from the Parish Council.
- 4.7 Further details of community engagement are set out within the Statement of Community Engagement submitted with the application.

5. Planning Policy

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA), applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Material considerations for any proposal include national policy and guidance contained within the National Planning Policy Framework (NPPF) (published 12th December 2024), the Planning Practice Guidance (PPG) and Written Ministerial Statements, as well as any relevant Supplementary Planning Documents (SPDs) adopted by the Council.
- 5.3 The development plan for North Warwickshire comprises the North Warwickshire Local Plan (adopted September 2021). After the submission of the application to the Council the Polesworth Neighbourhood Plan was 'made' (or adopted) in June 2025 following a referendum in the Neighbourhood Area on 20th March 2025. The neighbourhood plan forms part of the development plan for the area. For the purposes of the submitted planning application the neighbourhood plan was treated as if it had been adopted within the planning balance. As set out below, the appellant is of the view that the Council cannot demonstrate a five-year supply of deliverable housing land and as such the 'Presumption in Favour of Sustainable Development', as set out at paragraph 11 of the NPPF, is engaged. As such the policies within the adopted local plan are out of date. Additionally, the policies within the neighbourhood plan are also subject to the 'Presumption in Favour of Sustainable Development'. Paragraph 14 of the NPPF confirms that where paragraph 11(d) applies the adverse impact of allowing development which conflicts with a neighbourhood plan will significantly outweigh the benefits of a proposal where the neighbourhood plan is; (a) less than five years old and (b) where it includes policies and allocations to meet its identified housing requirement. The Polesworth Neighbourhood Plan does not include policies or allocations related to meeting its housing requirement, therefore the provisions of Paragraph 14 do not apply and the 'Presumption in Favour of Sustainable Development' applies to the policies of the neighbourhood plan.
- 5.4 Additionally, the Borough Council has several adopted Supplementary Planning Documents (SPDs) providing further guidance. These are Affordable Housing SPD and addendum (adopted June 2008 and December 2010 respectively), Air Quality SPD (adopted September 2019), Provision of Facilities for Waste and Recycling for New Developments and Property

Conversions SPD (adopted January 2023 and the Planning Obligations for Sport, Recreation and Open Space SPD (adopted January 2023).

- 5.5 Section 3 of the Statement of Common Ground sets out the relevant policies and guidance to this appeal.

6. Housing Policy and the Five-Year Housing Land Supply Position

- 6.1 National Planning Policy is clear on the Government's objective to significantly boost the supply of housing across the country. The purpose of the planning system in England is to contribute to the achievement of sustainable development including the provision of homes and supporting infrastructure in a sustainable manner. Paragraph 61 of the NPPF confirms the Government's objective to provide more homes and to ensure that a sufficient amount and variety of land can come forward to meet the overall needs of the area.
- 6.2 The Secretary of State for Housing, Communities and Local Government's (SoS) provided a Written Ministerial Statement (WMS) statement on 30th July 2024 to accompany the publication of a consultation on proposed changes to the NPPF. Within the statement the SoS made clear that the government were seeking to make significant steps to ensure the country is building the homes we need. This included a range of changes to national planning policy, including the introduction of mandatory housing requirements for authorities to meet an increased national need of 370,000 homes per year. Many of these proposed changes were ultimately made when the revised NPPF was published on 12th December 2024.
- 6.3 Matthew Pennycook, the Minister of State for Housing and Planning issued a WMS on 12th December 2024 accompanying the publication of the revised NPPF. The WMS again stressed the Government's aim to address the national housing crisis by delivering 1.5 million homes (370,000 a year) this parliament. The WMS confirmed changes to national planning policy including increased mandatory housing targets for many authorities, the re-introduction of buffers to the five-year supply of housing land and removal of previous approaches whereby authorities would not need to demonstrate such a supply.
- 6.4 In order to ensure delivery of sufficient number of homes and boost housing land supply, in accordance with paragraph 78 of the NPPF, local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies. This should be set out on an annual basis.
- 6.5 The North Warwickshire Borough Local Plan was adopted in September 2021 and as such is not yet five years old. In accordance with paragraph 78 (inc. footnote 39) of the NPPF the five-year supply for the Borough should be calculated against the housing requirement set out within the adopted North Warwickshire Local Plan.

- 6.6 The most recently published information on the Council's Five-Year Housing Land Supply was published in April 2024 and concluded that there was a deliverable supply of 3,365 dwellings against the adopted housing requirement, including the shortfall in delivery between 2011 and 2024, which provides a 5.1-year supply including a 5% buffer.
- 6.7 As was set out within the Planning Statement submitted with the outline application, the Appellants dispute this position and consider that, for several reasons, the Council's deliverable housing land supply falls well below the required five years.

Housing requirement and appropriate buffer

- 6.8 The adopted Local Plan uses a stepped trajectory which backloads development to the latter part of the plan period with a lower annual requirement earlier in the plan period. The Local Plan identifies a housing requirement between 2024 and 2029 of 3,135 dwellings (627 dwellings per annum). Furthermore, the Council's most recent Annual Monitoring Report (AMR), published April 2024 indicates that in the plan period from 2011 to 2024 when assessed against the housing requirement there has been a shortfall of 369 dwellings.
- 6.9 However, the Council's AMR states that its completion figures in years 2019/20 and 2020/21 have been adjusted to account for the Covid-19 pandemic which results in a reduction of the shortfall to 274 dwellings. The adjustment to the Council's delivery in this way is incorrect and there is no basis to apply such an adjustment.
- 6.10 The Government included a 4-month adjustment for 2020/21 and a 1-month adjustment for 2019/20 to the housing requirement figures for authorities to account for the period where housing delivery could not take place due to pandemic restrictions. This is applied to the housing requirement for the purposes of calculating the Housing Delivery Test (HDT). The HDT measurement technical note states:

"...in order for the 2022 Housing Delivery Test to reflect the disruption caused to housing delivery by the pandemic, the period for measuring the homes required in 2020/21 has been reduced by 4 months. The period for measuring the homes required in 2019/20 was reduced by 1 month for a similar reason."

- 6.11 This applied to housing requirements only, and not to housing delivery. There is no justification for an adjustment to the actual number of housing completions in those years, to do so would result in an artificially inflated record of housing delivery. Furthermore, the

Planning Practice Guidance (PPG) is clear that the shortfall will need to be calculated from the base date of the adopted plan, and any shortfall should be added to the housing requirement for the next five-year period (the 'Sedgefield' approach). Therefore, the undersupply to be included within the Councils five-year supply requirement is 369 dwellings (the actual level of under-delivery recorded).

- 6.12 The Paragraph 78 of the NPPF requires authorities to include a buffer to its five-year housing requirement; either a 5% buffer to ensure choice and competition in the market or a 20% buffer where there has been "significant under delivery of housing over the previous three years...". Footnote 40 makes clear that under delivery will be measured against the HDT and where this indicates that where delivery is below 85% the 20% buffer will apply.
- 6.13 The latest HDT results were published by the Government on 12th December 2025. The results confirm that North Warwickshire Borough Council achieved a result of 81% and as such must now apply a 20% buffer, for significant under delivery, to its five-year housing land supply requirement.
- 6.14 The Council claims to have a deliverable housing land supply totalling 3,874 dwellings.
- 6.15 Applying the five-year requirement for North Warwickshire based upon the adopted Local Plan requirement, the correct 20% buffer and the correct shortfall (369 dwellings) the council can only demonstrate a 4.6-year supply of housing land at 1st April 2024, below the required five years.

Deliverable Housing Land Supply

- 6.16 The Appellant considers that the deliverable supply of housing land is significantly lower than that claimed by the Council (3,874) within its AMR 2024.
- 6.17 The glossary of the NPPF provides a definition of a deliverable housing site. It states:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be*

considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

6.18 The PPG provides further guidance in respect of where further evidence will be required to demonstrate a site is 'deliverable' in the context of housing land supply (Paragraph: 007 Reference ID: 68-007-20190722). This further evidence is required for sites which:

- have outline planning permission for major development.
- are allocated in a development plan.
- have a grant of permission in principle; or
- are identified on a brownfield register.

6.19 The PPG advises of the types of evidence which may be used including the current planning status of sites, progress towards reserved matters or discharges of conditions, a written agreement between the Council and developer which confirms the developer's intention to implement and the anticipated build out rates for development, firm progress with site assessment work, or information in respect of viability, ownership constraints or infrastructure provision.

6.20 Within the Council's stated supply there are several sites with outline consent or allocated sites where permission has yet to be granted where no such clear evidence has been provided. As such there is a significant number of dwellings which the Council currently includes within its deliverable supply which should be removed, in accordance with the requirements of the NPPF and PPG. The inclusion of delivery from the following sites within the Council's five-year housing land supply is therefore contested:

Address	Application reference	Capacity	LPA 5YS	Supply deduction
Land at Old Holly Lane, Atherstone	PAP/2014/0542	499	429	-194
Land to north west of Atherstone, off Whittington Lane	None	1,282	690	-690
Allotments adjacent to Memorial Park, Coleshill	None	30	30	-30
Land to east of Polesworth & Dordon	None	1,675	875	-875
Land west of Robey's Lane	PAP/2018/0755	1,270	450	-450
Land at Church Farm, Baddesley Ensor	PAP/2023/0259	47	47	-47
Land south of Grendon Community Hall	None	7	7	-7
Land between Church Road & Nuneaton Road	PAP/2018/0140	400	200	-200
Land south of Coleshill Road, Ansley Common	PAP/2024/0528	450	150	-88
Former school redevelopment site, Attleborough Lane/Vicarage	PAP/2023/0266	48	48	-48
Land at Village Farm, Birmingham Road	PAP/2024/0259	12	12	-3
Britannia Works, Coleshill Road	PAP/2022/0586	70	70	-70
Land opposite 84-104 Orton Road, Warton	PAP/2022/0282	72	23	-1
Michael Drayton Middle School Church Road, Hartshill	PAP/2019/0599	20	20	-20
Land between 3 & 17 Meadow Gardens, Baddesley Ensor	PAP/2021/0239	17	17	-17
Priory Farm, Robeys Lane, Alvecote	PAP/2019/0326	10	10	-1
		Totals	3,078	-2,741

- 6.21 The result of this, along with the matters raised above, would result in a deliverable housing land supply of just 1.13 years, a significantly lower position to that of the Council.
- 6.22 For the reasons set out above, the Appellant will demonstrate that the Council cannot demonstrate a deliverable five-year supply of land in accordance with paragraph 78 of the Framework.

- 6.23 The Appellant reserves the right to make any further comments on the Council's five-year housing land supply position should there be any changes to the position during the course of the appeal, in particular as a result of an updated local position or further changes to national policy and guidance.

Presumption in Favour of Sustainable Development

- 6.24 Paragraph 11 of the NPPF makes it clear that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 6.25 Footnote 8 of the NPPF is clear that policies are out of date for applications involving the provision of housing in situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with appropriate buffer, as set out in paragraph 78) or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

- 6.26 The Appellant does not agree with the Council that it can demonstrate a five-year supply of housing land. As stated above, as of the 1st April 2024 the Appellant considers the Council cannot demonstrate a five-year supply of housing land. As such the presumption in favour of sustainable development (or the tilted balance) is automatically engaged with regards to the determination of this application i.e. permission should be granted unless any adverse impacts

of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7. The Appellant's Case

7.1 This is an appeal against non-determination and the Council has yet to indicate any basis for refusal of the application to date. The Appellant anticipates the following issues are relevant to the appeal:

- (1) Principle of Development
- (2) Housing Land Supply Position
- (3) Environmental and Technical matters
- (4) The Planning Balance

7.2 The Appellant may need to present evidence in relation to the above matters or any additional matters or putative reasons for refusal which the Council may determine would have applied.

7.3 The Council did not determine the application by 25th July 2025 (the 13-week statutory period). The Appellant considers there is no technical basis for the refusal of the application. As such, in line with the Government's expectation that housing land supply shortfalls should be addressed as soon as possible, the Appellant has chosen to appeal against the Council's non-determination of the application.

(1) Principle of Development

7.4 The application sought outline approval from North Warwickshire Borough Council for outline permission with all matters reserved, save for primary vehicular access.

7.5 The proposed development is located adjacent to and contiguous with the development boundary of Warton.

7.6 The adopted Local Plan Policy LP2 (Settlement Hierarchy) identifies Warton as a Category 4 settlement where development within development boundaries will be supported in principle. In addition, Policy LP2 states that development directly adjacent to settlement boundaries may also be acceptable, usually on sites of no more than 10 units. As set out above, due the lack of a five-year deliverable housing land supply the Council's policies relating to the provision and location of housing development are out of date, including Policy LP2. In

addition, the policy's site size threshold of allowing up to 10 dwellings to come forward adjacent to existing settlement boundaries is arbitrarily low and also out of date.

- 7.7 Through its pre-application response the Council indicated that it was of the view the proposed development was not in accordance with Policy LP2 and therefore conflicted with the spatial approach set out within the adopted plan. The proposed development would conflict with Policy LP2, however, LP2 is out of date due to the Council's inability to demonstrate a five-year supply of deliverable housing land. Therefore, in accordance with NPPF paragraph 11(d) the 'Presumption in Favour of Sustainable Development' is engaged and the tilted balance applies whereby the benefits of the delivery of housing overwhelmingly outweigh any conflict with the development plan.
- 7.8 As noted within Section 6 of this Statement of Case, the Council cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances, the Council's policies relating to the provision of housing, including those relating to development boundaries, settlement hierarchy and distribution of housing growth are out of date.

(2) Housing Land Supply Position

- 7.9 As detailed in Section 6 of this Statement of Case, whilst the Council maintain it is able to demonstrate a five-year supply of deliverable housing land against its current housing requirements, the Appellant is of the view that such a supply does not exist.
- 7.10 There are several factors within the Council's calculation which are incorrect and lead to the stated 5.1-year supply within the AMR 2024 being inflated.
- 7.11 Accordingly in line with paragraph 11 of the Framework, the presumption in favour of sustainable development is now engaged and the tilted balance set out in paragraph 11d applies. This means that where the policies which are most important for determining applications are out-of-date (which includes situations where the local planning authority cannot demonstrate a five-year supply of housing) granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. This also includes having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 7.12 The Appellant will demonstrate that there are several factors which mean that the Council's housing land supply position is likely to worsen in the coming years, and this will not be addressed by the Local Plan, or any review of the Local Plan.
- 7.13 In respect of the adopted Local Plan, this includes a stepped trajectory, with housing requirements increasing in the later parts of the plan period due to the necessary infrastructure improvements to the A5. Simply on the face of this, as the requirement increases, it will become more difficult to meet these requirements, particularly given the Council is already falling behind in meeting its requirements during the 'lower' part of its trajectory.
- 7.14 Many of the strategic sites identified within the plan are within the A5 corridor. As noted above, significant infrastructure improvements to the A5 are required to enable development to come forward, this being the key reason a 'stepped' trajectory has been included within the plan. It is understood that funding for these works has been withheld, as such there is doubt over whether the development relying on these works will/can come forward. This would have significant implications for the delivery of housing against the Council's housing requirements.
- 7.15 Policy LP38 (Reserve Housing Sites) provides for some flexibility in respect of housing supply and will release those sites for housing development where the Council's supply falls below 5.5 years – as is clearly and demonstrably the case. The three identified reserve sites provide for a total of 794 dwellings. Given the significant shortfall in housing land supply, this reserve provision would, on its own, not be sufficient to resolve the shortfall.
- 7.16 The Appellant considers that the Council is unlikely to progress a review of its local plan to assist in addressing the housing land supply shortfall before 2027. The Council's most recently published Local Development Scheme (LDS) anticipates the adoption of a new local plan in late 2026. However, the Council is already behind its own published timetable for the progression of its Local Plan Review. The LDS stated that an Issues and Options consultation would take place in Spring 2025 – no such consultation has yet to take place, meaning the plan has already been delayed.
- 7.17 Given the current stage of plan-preparation, achieving adoption in less than two years would appear to be ambitious. This is particularly important considering the requirement for plans submitted under the current system to be submitted by the end of 2026. Should the Council

miss this deadline, then it will need to prepare a plan under the government's new plan-making system. Should the Council proceed under either option it is likely that a new local plan, including new housing allocations, will not be in place for some time. Therefore, it is unlikely the Council will significantly boost its housing land supply in the short term through its plan-making process.

- 7.18 Even following the adoption of a new local plan, any new allocations are unlikely to come forward and boost the Council's five-year supply in the short term. Lichfield's 'Start to Finish Report' (updated March 2024) has examined the rate of delivery of strategic scale sites across England. The research examines the lead-in times to securing an allocation within a development plan, the time taken to achieve detailed planning consent, the period between the date of consent and delivery including the discharging of conditions and the subsequent build out period for a development. It concludes that, on average, only sites of less than 100 homes begin to delivery within five years of the grant of outline consent. With larger sites, on average, taking longer. This does not include the time taken to secure an allocation within a plan.
- 7.19 The Council's own evidence contained within its most recently published Strategic Housing Land Availability Assessment (SHLAA) acknowledges that sites for major development without extant planning permission will take several years to reach implementation. There are several instances within the Council's five-year supply information where it has not applied its own timeframes for development, again leading to an artificially inflated supply.
- 7.20 It is clear, therefore, that plan-making in the Borough is unlikely to address the housing land supply deficit within the next two years and therefore sites which are not currently allocated will be required to address the shortfall.
- 7.21 In this context it is imperative that the Council boost the supply of housing within the Borough. The Council is therefore reliant on sustainable locations coming forward now to help reduce this deficit and meet the Government's objective to boost the supply of housing.
- 7.22 The site is in a sustainable location, with the proposal delivering up to 110 dwellings, making effective use of land and providing much needed affordable homes. In line with paragraph 11 dii of the Framework, these are all now factors which weigh in favour of the application in the tilted balance.

(3) Environmental and Technical matters

- 7.23 The Appellants case will also demonstrate that there are no outstanding technical matters weighing against the approval of the proposals. These are summarised below.
- 7.24 **Access and Highways:** The proposed primary vehicular access to the site is provided via a priority junction off Church Road. A Transport Assessment and Travel Plan have been submitted as part of the application in accordance with Policy LP23. They find that the site is in a sustainable location in transport terms, with local facilities within a comfortable walking and cycling distance of the site, and bus services connecting the site to larger settlements within the local area.
- 7.25 The Appellant's evidence will demonstrate that the site is sustainable having regard to travel requirements related to contemporary living and working.
- 7.26 The Transport Assessment concludes that the proposed access provides for safe and suitable access from Church Road. The additional traffic generation associated with the proposed development is forecast to be minimal and that there are no existing highway safety issues in the vicinity of the site nor will the proposed development have a material impact on highway safety.
- 7.27 Further work in relation to highway safety has taken place since the submission of the application to address concerns raised by the Road Safety Audit Team. A Stage 1 Road Safety Audit (RSA) has been undertaken. The RSA raised six issues, the majority of which related to showing visibility splays and ensuring these are not obstructed by vegetation. An issue was identified relating to the alignment of the proposed pedestrian/cycle access from the site onto Church Road (to the west). This has resulted in the alignment being altered as shown in Drawing 002 Rev E. These changes have been accepted by the Highways Audit Team.
- 7.28 **Landscape & Visual Impact:** A Landscape and Visual Assessment (LVIA) has been undertaken and submitted as part of the outline planning application. This concludes that the site could successfully accommodate the proposed residential development with only minor adverse impacts on the landscape resource, character and visual amenity of the site and surrounding area.
- 7.29 **Public Open Space:** The indicative masterplan submitted with the application demonstrates the delivery of approximately 2ha of open space, with 0.83ha of Amenity Green Space and

1.17ha of Natural and Semi-Natural Green Space. The proposed open space exceeds the Council's open space requirements in respect of amenity green space, natural and semi-natural green space, parks and public gardens. Whilst the proposal does not provide additional allotment space, the landscape plan identifies an area of traditional orchards which provides an alternative sustainable food production opportunity.

- 7.30 The Appellant has written to the Council regarding the requested contributions towards various open space typologies and outlined those which it considered are appropriate and consistent with Regulation 122 of the CIL Regulations.
- 7.31 **Flood Risk and Drainage:** The site is located within Flood Zone 1, the lowest level of flood risk. A Flood Risk Assessment (FRA) and Surface Water Drainage Strategy was submitted with the application and demonstrates that a sustainable drainage solution in the form of flood attenuation ponds can be provided. The FRA and Drainage Strategy demonstrates that the proposed development will not result in any detrimental impact on the existing surrounding properties. The proposed drainage scheme will not result in or cause an increase of flood risk.
- 7.32 **Ecology:** A Preliminary Ecological Assessment of the appeal site was provided as part of the outline planning application. The assessment concludes that subject to the adoption of the recommendations within the assessment the proposals would accord fully with national and local planning policy and will avoid any significant impacts on any designated sites,
- 7.33 **Biodiversity Net Gain:** An assessment using the DEFRA Biodiversity Metric Calculation Tool has been undertaken and demonstrates that a net gain in biodiversity can be delivered as a result of the proposed development. An increase of 14.24% in habitat units and 13.3% increase in hedgerow units. This is in excess of the required 10% net gain.
- 7.34 **Arboriculture:** The submitted Tree Survey and Arboricultural Impact Assessment would not result in any Category A, B or C trees being removed. A single tree is proposed to be removed, however given its quality this will die and fall in a short time frame irrespective of the site being developed or not. To enable the access from Church Road, 15m of low quality and declining hedgerow will be required to be removed. The removal of this small section of hedgerow is not considered to result in a significant visual amenity impact and replacement tree and hedgerow planting is proposed within the site to mitigate any impact.

- 7.35 The proposed development will not require any works to be completed within the Root Protection Areas of retained trees and all retained trees will be fully protected prior to the commencement of the development.
- 7.36 **Cultural Heritage & Archaeology:** A Heritage Statement has been undertaken and concludes that the site comprises a neutral element within the setting of the two Listed Buildings within 1km of the appeal site. The development will result in a small visual change within the setting which will have no effect on how their significance is appreciated or understood. The proposed development will therefore not cause harm to the significance of the designated and non-designated assets.
- 7.37 The Archaeological Statement concludes that there are no archaeological constraints to the site's development, and it is unlikely the site will contain any archaeological remains that will need to be preserved or designed around.
- 7.38 **Noise:** A Noise Assessment has been prepared and demonstrates the feasibility of the site for residential use assuming dwellings are located a reasonable setback distance with the proposed developable area. The assessment concludes that noise can be satisfactorily controlled by the design of the development. The design of the development will be detailed through subsequent reserved matters application(s).

(4) The Planning Balance

- 7.39 The tilted balance as per paragraph 11d of the NPPF is engaged. For decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is an important material consideration in this case.
- 7.40 There are no protected areas or assets of particular importance that provide a strong reason to refuse the benefits of the proposed development.
- 7.41 The provision of 110 dwellings to assist with the Government's objective to significantly boost the supply of homes in North Warwickshire is a significant benefit carrying significant weight in favour of the proposals. The need for new housing is pressing given the Council's current inability to demonstrate over a five years' worth of deliverable housing land.

- 7.42 The Appellant will demonstrate that the site is in a sustainable location and that Warton is a sustainable settlement, having regard to paragraphs 110 and 115 of the NPPF in respect of sustainable development and transport. Warton itself includes a range of services and facilities, as detailed elsewhere in this Statement of Case within a short walk/cycle of the appeal site. The proposed development includes Active Travel linkages to ensure that walking and cycling routes are safe and convenient and offer genuine options for residents. In addition, Warton has access to a regular bus service which provides direct access to nearby settlements including Tamworth and Polesworth which have access to a wider range of services, facilities and employment opportunities.
- 7.43 The proposals will deliver wider economic, social and environmental benefits which will be detailed within the Appellant's evidence, which include in particular:

Social Benefits:

- Provision of 110 new dwellings including market and affordable dwellings in the context of an increasing housing need and significant shortfall in housing land supply.
- Provision of housing mix to meet local needs.
- Provision of 40% Affordable Housing within the context of a significant and increasing local need and shortfall in housing land supply.
- Creation of new green infrastructure, including play areas, publicly accessible to both new and existing residents.

Economic Benefits

- Economic benefits in respect of construction and supply-chain logistics as well as increasing local spend contributing to the economic dimension of sustainable development.
- Increased Council Tax Receipts.

Environmental Benefits:

- Ecological enhancement on site and securing Biodiversity Net Gain above the required 10%.

- 7.44 This is a substantial package of benefits which weigh in favour of the scheme and are consistent with the Government's objective of significantly boosting housing supply. The Appellant will attribute weight to these benefits for the purposes of the overall planning balance.
- 7.45 The harms associated with the proposed development are limited to the site's location outside of, but adjacent to, the settlement boundary and the minor adverse landscape impacts focused at the local level. In addition, the site represents best and most versatile agricultural land.
- 7.46 The Appellant will demonstrate that, when taking the development plan as a whole, the proposals are acceptable. This includes also having regard to wider policies in relation to matters of principle.
- 7.47 Furthermore, there were no objections to the proposed development from any statutory consultees. This is a significant material consideration.
- 7.48 The Appellant will demonstrate that upon the application of the tilted balance, that there would be no adverse impacts as a result of granting permission, and if there were any adverse impacts these would not significantly and demonstrably outweigh the benefits. It will be for the Council to demonstrate with evidence that the adverse effects of granting planning permission would significantly and demonstrably outweigh the benefits. The Appellant will demonstrate that the proposals pass the NPPF paragraph 11d test and that the overall planning balance rests in favour of the appeal being allowed.
- 7.49 Furthermore, in any scenario where the tilted balance would not apply, it is the Appellant's case that even on a normal/flat planning balance, the benefits of the scheme would clearly outweigh any harm.

8. Planning Conditions and Obligations

8.1 Local and national policy requires new development to be supported by the required infrastructure, to be delivered at an appropriate stage. This could be through the form of on-site provision or financial contributions in lieu of on-site provision.

8.2 The Appellant is of the view that, subject to compliance with Regulation 122 of the CIL Regulations 2010, the following items will be included with a Section 106 agreement (or other legal agreement as appropriate):

- Provision of 40% affordable homes:
 - 85% affordable/social rent
 - 15% intermediate
- Off-site highways works to Orton Road/Kisses Barn Lane/Stiper's Hill/Linden Lane junction
- Off-site Public Right of Way (PRoW) contributions.
- Off-site financial contributions towards Swimming, Gym/Fitness and Studio, Sports Pitches and Youth provision.
- On-site public open space provision and management.
- On-site biodiversity enhancements and long-term management as identified to achieve a minimum 10% net gain in biodiversity.
- Financial contributions towards education provision.
- Financial contributions towards local healthcare provision.
- Financial contributions towards library provision.
- Financial contributions related to monitoring of the obligations.

8.3 The Appellant will present deeds pursuant to Section 106 of the Town and Country Planning Act 1990 to ensure that financial contributions towards necessary on-site and/or off-site infrastructure/ can be secured.

8.4 The Appellant will seek to ensure that any contributions that are sought are restricted to those which are necessary to allow the development to proceed and to comply with CIL Regulations 122.

- 8.5 The Appellant will enter into early discussions with the Council, in advance of the exchange of Proofs of Evidence to agree a package of Section 106 Contributions.
- 8.6 An agreed set of conditions will also be provided to the Inspector before the start of the public inquiry.

9. Procedure and Topics of Discussion

- 9.1 On the 22nd July 2025, the Appellant notified the Planning Inspectorate and Council of their intention to submit an appeal against the Council's non-determination of planning application PAP/2025/0155 following the inquiry procedure.

Legal Representation and Formal Evidence

- 9.2 It is the Appellant's view that an inquiry would be appropriate in this matter. The scheme is of a scale and complexity that would require legal representation by Counsel and formal presentation of witness evidence. Expert witnesses will likely need to be called in respect of planning and housing land supply. Those issues include evidence which may be considered complex involving technical data together with evidence best tested through formal questioning by an advocate. The Appellant will also call expert evidence in respect of any area where the Council raises any new objections.
- 9.3 Third parties have referred to landscape and highways matters and the Appellant will therefore call witnesses on both matters, albeit the duration of formal evidence will depend on the Council's position.

Public Interest

- 9.4 The application has generated a number of objections including from a local MP, Councillor and Interest Group who it is considered are likely to want to engage with the appeal further indicating that the inquiry procedure is the most appropriate for consideration of this matter.

Main Issues

- 9.5 As mentioned, the Appellant currently considers that the following topics need to be covered:
- Principle of development
 - Housing land supply position
 - The overall planning balance

Duration

- 9.6 The Appellant requests that 6 days be allocated including a site visit. This may be capable of moderate reduction by 1-2 days, subject to agreement of issues with the Council and the timely conclusion of the Main SoCG and any topic-specific SoCGs.

10. Conclusions

- 10.1 This Statement of Case has been prepared on behalf of the Appellant, Richborough.
- 10.2 This Statement sets out the Appellant's grounds for the planning appeal, brought against the non-determination by North Warwickshire Borough Council of an outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure with all matters reserved except for primary vehicular access from Church Road.
- 10.3 The appeal site is located adjacent to the development boundary of Warton and in the open countryside. It is not allocated for development within the adopted Local Plan for North Warwickshire.
- 10.4 The Appellant is of the view that the 'Presumption in Favour of Sustainable Development' is engaged, as set out at NPPF paragraph 11d, as the Council is unable to demonstrate a five-year supply of deliverable housing land. As such the Council's policies relating to the provision and location of housing are out of date. Therefore, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in The Framework [NPPF].
- 10.5 The Appellant will demonstrate that the site is within a sustainable location and there are no technical matters which have not been addressed through the application and that only very limited harms in respect of landscape and the loss of best and most versatile agricultural land exist.
- 10.6 The Appellant will demonstrate that the concerns raised in respect of road safety have been addressed and that any identified harms are minor and would not indicate that development should be resisted.
- 10.7 The Appellant will provide evidence of the numerous benefits of the scheme which significantly and demonstrably outweigh any harm and accordingly planning permission should be granted without delay.
- 10.8 The Appellant will provide a comprehensive presentation of its case to the Planning Inspector in its Proof of Evidence at the planning appeal.

Appendix A: Notification of Intention to Submit and Appeal

Appendix B: Documents submitted as part of outline planning application

1. The following documents were submitted as part of the outline planning application on (1st April 2025):

Table 1: Submitted documents

- Application Form
- Application Cover Letter
- Submitted Plans:
 - **Site Location Plan** (STN-GEN-SW-DR-MP-01 Rev K)
 - **Illustrative Framework Plan** (RG-Mai02 Rev N)
 - **Landscape Strategy Plan** (1708-L-D-PL-200 Rev V3)
 - **Parameter Plan – Land Use**, (STN-GEN-SW-DR-MP-02 Rev J)
 - **Topographical Survey (Sheets 1 to 4)** (244061-BWB-00-01-DR-G-0001 Rev P1)
- Submitted Documents/Statements:
 - **Planning Statement**, prepared by Evolve Planning
 - **Design & Access Statement**, prepared by Stantec
 - **Transport Statement**, prepared by Hub Transport Planning Ltd
 - **Transport Plan**, prepared by Hub Transport Planning Ltd
 - **Flood Risk Assessment & Drainage Strategy**, prepared by Link Engineering
 - **Landscape & Visual Assessment**, prepared by Blade
 - **Preliminary Ecological Appraisal**, prepared by Blade
 - **Breeding Birds Scoping Letter**, prepared by Blade
 - **Biodiversity Net Gain Assessment**, prepared by Blade
 - **Noise Assessment**, prepared by Rappor
 - **Built Heritage Statement**, prepared by RPS
 - **Archaeological Desk-Based Assessment**, prepared by RPS
 - **Geophysical Survey Report**, prepared by Magnitude Surveys
 - **Grounds Investigation Desk Study Report**, prepared by ASL
 - **Soils & Agricultural Land Report**, prepared by Land Research
 - **Arboricultural Impact Assessment**, prepared by Midland Forestry
 - **Statement of Community Engagement**, prepared by Evolve Planning
 - **Affordable Housing Statement**, prepared by Evolve Planning

2. The following additional documents were submitted to the Council following the submission of the application during the determination period:

Table 2: Additional documents submitted during determination period

- **Landscape and Visual Appraisal (LVA)**, prepared by Blade (submitted 7th April 2025)
- **Technical Note, Response to LLFA**, prepared by Link (submitted 11th June 2025)
- **Landscape Viewpoint Visualisations**, prepared by Blade (submitted 11th June 2025)
- **Great Crested Newt Survey Report**, prepared by Blade (submitted 16th June 2025)
- **Road Safety Audit**, prepared by Hub (submitted 20th June 2025)
- **PICADY 11 Report**, prepared by TRL (submitted 20th June 2025)
- **Ground Level Tree Assessment (GLTA)**, prepared by Blade (submitted 19th June 2025)
- **Stage 1 RSA Brief**, prepared by Hub (submitted 19th June 2025)
- **Junctions 11 Picardy Outputs**, prepared by Hub (submitted 19th June 2025)
- **Open Space Contributions Response**, prepared by Evolve (submitted 25th June 2025)
- **Badger Technical Note**, prepared by Blade (submitted 14th July 2025)
- **Stage 1 RSA Report**, prepared by RKS Associated (submitted 14th July 2025)
- **Flood Risk Assessment PO4**, prepared by Link (submitted 16th July 2025)
- **Technical Note, Response to LLFA**, prepared by Link (submitted 16th July 2025)
- **Biodiversity Net Gain Report V2 & Metric**, prepared by Blade (Submitted 17th July 2025)
- Submitted Plans:
 - **Illustrative Framework Plan**, prepared by Stantec (RG-M-Ai02 Rev O) (submitted 19th June 2025)
 - **Proposed Site Access Arrangements**, prepared by Hub (T24529 001 Rev D, T24429 002 Rev D, T24529 003 Rev C) (submitted 19th June 2025)
 - **Proposed Site Access Arrangements**, prepared by Hub (T24529 001 Rev G, T24529 002 Rev F, T24529 003 Rev D, T24529 004 Rev B) (submitted 14th July 2025)
 - **Illustrative Framework Plan**, prepared by Stantec (RG-M-Ai02 Rev P) (submitted 16th July 2025)
 - **Landscape Strategy Plan**, prepared by Blade (1708-L-D-PL-200 V4) (submitted 16th July 2025)

3. The following sets out the indicative Core Document List for the purposes of the appeal. The final Core Document List will be agreed with the Council in due course:

Table 3: Indicative Core Document List

Core Document (CD) Number	Document
CD1 National planning policy, guidance and the Development Plan	
CD1-1	National Planning Policy Framework (December 2024)
CD1-2	Planning Practice Guidance (online resource)
CD1-3	North Warwickshire Local Plan (adopted 2021)
CD1-3.1	Local Plan Policy Map and Policies Map Key
CD1-4	Polesworth Neighbourhood Plan 2022-2023 (adopted 2025)
CD1-5	Written Ministerial Statement - The Secretary of State for Housing, Communities and Local Government - 30 th July 2024
CD1-6	Written Ministerial Statement - Minister of State for Housing and Planning - 12th December 2024
CD2 Documents relating to planning application subject of this appeal (PAP/2025/0155)	
CD2-1	Pre-Application Advice – Land South of Warton Recreation Ground, Orton Road (Reference: PRE/2025/0021) – dated 12 th March 2025
CD2-2	Planning and Development Board Report – 7 th July 2025
CD2-3	Notification to Council of Intention to Submit Appeal – 22 nd July 2025
CD2-4	Open space contributions response – 20th June 2025
CD3 Relevant Appeal Decisions and Legal Judgements	

Core Document (CD) Number	Document
CD3-1	Appeal decision – Land at Ufton Court Farm, Tunstall - decision reference: 3333811
CD3-2	Appeal decision – Land at Ham Road, Faversham - decision reference 3350524
CD3-3	Appeal decision – Land west of Church Hill and Land off Butts Close and Schoolhouse Lane, Marnhull - decision reference 3353912
CD3-4	Appeal decision – Land to the west of Royal Hill Road, Spondon – decision reference 3356476
CD3-5	Appeal decision – Land to the east of Lincoln Road, Glinton – decision reference 3361419
CD3-6	Appeal decision – 23 Dark Lane and land adjoining, Backwell – appeal decision 3354477
CD3-7	Appeal decision – Land west of Leighton Buzzard Road, Hemel Hempstead – appeal reference 3345435
CD3-8	Appeal decision – Land at Old Sarum Airfield, Old Sarum, Salisbury – appeal reference 3353040
CD3-9	Appeal decision – Land at Bayswater Farm, Bayswater Farm Road – appeal references 3353533, 3353532, 3354458, 3354459
CD3-10	Appeal decision – Land to rear of 1-3 Birmingham Road, Ansley – appeal reference 3356485
CD4 Other Documents	
CD4-1	Authority Monitoring Report 2023/24 (including five-year supply)

Core Document (CD) Number	Document
CD4-2	Planning and Development Board Report – 9 th July 2018 – Application PAP/2017/0551
CD4-3	Decision Notice for Application PAP/2017/0551 (adjacent site - outline)
CD4-4	Planning and Development Board Report – 8 th April 2019– Application PAP/2018/0687
CD4-5	Decision Notice for Application PAP/2018/0687 (adjacent site – reserved matters)
CD5 Planning Application Documents	
CD5-1	Application form and ownership certificates (1 st April 2025)
CD5-2	Site Location Plan (STN-GEN-SW-DR-MP-01 Rev K)
CD5-3	Illustrative Framework Plan (RG-Mai02 Rev N)
CD5-3.1	Illustrative Framework Plan, prepared by Stantec (RG-M-Ai02 Rev O)
CD5-3.2	Illustrative Framework Plan, prepared by Stantec (RG-M-Ai02 Rev P)
CD5-4	Landscape Strategy Plan (1708-L-D-PL-200 Rev V3)
CD5-4.1	Landscape Strategy Plan (1708-L-D-PL-200 Rev V4)
CD5-5	Parameter Plan – Land Use, (STN-GEN-SW-DR-MP-02 Rev J)
CD5-6.1	Topographical Survey (Sheet 1 of 4) (244061-BWB-00-01-DR-G-0001 Rev P1)
CD5-6.2	Topographical Survey (Sheet 2 of 4) (244061-BWB-00-01-DR-G-0001 Rev P1)

Core Document (CD) Number	Document
CD5-6.3	Topographical Survey (Sheet 3 of 4) (244061-BWB-00-01-DR-G-0001 Rev P1)
CD5-6.4	Topographical Survey (Sheet 4 of 4) (244061-BWB-00-01-DR-G-0001 Rev P1)
CD5-7	Planning Statement, prepared by Evolve Planning
CD5-8	Design & Access Statement, prepared by Stantec
CD5-9	Transport Assessment, prepared by Hub Transport Planning Ltd
CD5-10	Transport Plan, prepared by Hub Transport Planning Ltd
CD5-11	Flood Risk Assessment & Drainage Strategy, prepared by Link Engineering (P03)
CD5-11.1	Flood Risk Assessment & Drainage Strategy, prepared by Link Engineering (P04)
CD5-12	Landscape & Visual Impact Assessment, prepared by Blade
CD5-12.1	LVIA Viewpoints, prepared by Blade
CD5-13	Preliminary Ecological Appraisal, prepared by Blade
CD5-14	Breeding Birds Scoping Letter, prepared by Blade
CD5-15	Biodiversity Net Gain Assessment, prepared by Blade (superseded)
CD5-15.1	Biodiversity Net Gain Assessment, prepared by Blade
CD5-16	Noise Assessment, prepared by Rappor
CD5-17	Built Heritage Statement, prepared by RPS

Core Document (CD) Number	Document
CD5-18	Archaeological Desk-Based Assessment, prepared by RPS
CD5-19	Geophysical Survey Report, prepared by Magnitude Surveys
CD5-20	Grounds Investigation Desk Study Report, prepared by ASL
CD5-21	Soils & Agricultural Land Report, prepared by Land Research
CD5-22	Arboricultural Impact Assessment, prepared by Midland Forestry
CD5-23	Statement of Community Engagement, prepared by Evolve Planning
CD5-24	Affordable Housing Statement, prepared by Evolve Planning
CD5-25	Utilities Assessment Report
CD5-26	Technical Note, Response to LLFA, prepared by Link (09/06/2025)
CD5-26.1	Technical Note, Response to LLFA, prepared by Link (16/07/2025)
CD5-27	Great Crested Newt Survey Report, prepared by Blade
CD5-28	Road Safety Audit, prepared by Hub
CD5-29	PICADY 11 Report, prepared by TRL
CD5-30	Ground Level Tree Assessment (GLTA), prepared by Blade
CD5-31	Proposed Site Access Arrangements – Site Context, prepared by Hub (T24529 001 Rev D)
CD5-31.1	Proposed Site Access Arrangements – Site Context, prepared by Hub (T24529 001 Rev G)

Core Document (CD) Number	Document
CD5-32	Proposed Site Access Arrangements – Detailed Context, prepared by Hub (T24429 002 Rev D)
CD5-32.1	Proposed Site Access Arrangements – Detailed Context, prepared by Hub (T24429 002 Rev F)
CD5-33	Proposed Site Access Arrangements – large car/refuse vehicle, prepared by Hub (T24529 003 Rev C)
CD5-33.1	Proposed Site Access Arrangements – large car/refuse vehicle, prepared by Hub (T24529 003 Rev D)
CD5-34	Kisses Barn Lane & Linden Lane – Proposed Traffic Signs (T25529 004 Rev B)
CD5-35	Submission of outline planning application covering letter
CD5-36	Badger Technical Note, prepared by Blade

