

Land at Berrow Green Road, Martley, WR6 6PE

Appeal Ref: APP/J1860/W/24/3348743

CORE DOCUMENTS LIST

Ref.	Document	Relevant Section(s)
CD1	Application Plans and Reports (determination package)	
1.1	Application Form	
1.2	Site Location Plan - P22-1974_DE_003_B_01	
1.3	Proposed Site Access Arrangements - 230520-RAP-XX-XX-DR-TP-3201 Rev P02	
1.4	Offsite Highway Works - 230520-RAP-XX-XX-DR-TP-6000 Rev P02	
1.5	Indicative Masterplan - P22-1974_DE_001_C_02	
1.6	Indicative Land Area Plan - P22-1974_DE_003_A_06	
1.7	Indicative Street Hierarchy Plan - P22-1974_DE_003_B_03	
1.8	Indicative Building Heights Plan - P22-1974_DE_003_B_04	
1.9	Tree Protection Plan – Hay24322-03	
1.10	Proposed Site Plan (Drainage) - BGM-LE-GEN-XX-DR-CE-001	
1.11	Topographic Survey - P3635 Rev A	
1.12	Proposed Drainage Strategy Plan - BGM-LE-GEN-XX-DR-CE-001-S5 Rev A	
1.13	Proposed Access SPA Refuse Vehicle - 230520-RAP-XX-XX-DR-TP-4101 Rev P02	
1.14	Arboricultural Impact Assessment & Method Statement (13 November 2023)	
1.15	Design and Access Statement (November 2023)	
1.16	Ecological Impact Assessment (November 2023)	
1.17	Biodiversity Metric 4.0 Calculation Tool (November 2023)	
1.18	Badger Survey Report (February 2024)	
1.19	Energy Statement (including Water Management Statement) (December 2023)	
1.20	Flood Risk Assessment and Drainage Strategy (October 2023)	
1.21	Geophysical Survey Report (15 September 2023)	
1.22	Historic Environment Desk-Based Assessment (September 2023)	

Ref.	Document	Relevant Section(s)
1.23	Landscape and Visual Impact Assessment (including Figures) (17 November 2023)	
1.24	LVIA Figures 1 to 5 (P22-2531_EN_0001 – 0005)	
1.25	LVIA Figures 6 to 9 (P22-2531_EN_0006 – 0009)	
1.26	LVIA Figures 10 to 11 (P22-2531_EN_0010 – 0011)	
1.27	Phase I Geo-Environmental Report (July 2023)	
1.28	Planning Statement (incl Affordable Housing Statement & Statement of Community Involvement) (November 2023)	
1.29	Residential Travel Plan (November 2023)	
1.30	Transport Statement (November 2023)	
1.31	Covering Letter	
1.32	LLFA Response Letter - BGM-LE-GEN-XX-TN-CE-TN01	
1.33	Sewer Record (Tabular) (Severn Trent) (17.07.23)	
1.34	Developer Enquiry (1088363)	
1.35	Severn Trent Water Surface Water Guidance Note	
1.36	Drainage Simulation Analysis Results – BGM-LE-GEN-XX-CAL-CE-001	
1.37	Greenfield Runoff Rates Calculations - BGM-LE-GEN-XX-CAL-CE-002	
1.38	Updated Travel Plan (March 2024)	
1.39	Agricultural Quality of Land West of Martley, Worcester (2341/1) (5th June 2024)	
1.40	Bat Survey Report (12th July 2024)	
1.41	Updated Planning Statement (February 2024)	
1.42	<p>Core Drawings Pack (<i>to be made available in A3 at the Inquiry</i>)</p> <ul style="list-style-type: none"> a) Site Location Plan (P22-1974_DE_003_B_01) b) Proposed Site Access Arrangements (230520-RAP-XX-XX-DR-TP-3201 Rev P02) c) Offsite Highway Works (230520-RAP-XX-XX-DR-TP-6000 Rev P02) d) Historic Growth Mapping (P22-1974_DE_003_A_17) e) Settlement Growth Plan: (P22-1974_DE_003_B_11) f) Settlement Growth Plan (P22-1974_DE_003_B_12) g) Constraints & Opportunities (P22-1974_DE_003_B_05) h) Surrounding Context Aerial (P22-1974_DE_003_C_13) i) Surrounding Context Aerial with Proposed Application Site (P22-1974_DE_003_C_13) j) Indicative Masterplan (P22-1974_DE_001_C_02) k) Indicative Masterplan (P22-1974_DE_005_B_05) l) View Shown Along Green Corridor to Berrow Hill (P22-1974_DE_008_B_01) 	

Ref.	Document	Relevant Section(s)
	<ul style="list-style-type: none"> m) View Of B4197 Frontage (P22-1974_DE_008_B_02) n) Illustrative Streetscene with Material Annotation (P22-1974_DE_007_C_02) o) Indicative Land Area (P22-1974_DE_003_B_06) p) Indicative Street Hierarchy (P22-1974_DE_003_C_03) q) Indicative Building Heights (P22-1974_DE_003_C_04) 	
CD2	Officer Report, Decision Notice, Application Correspondence	
2.1	Planning Delegated Report	
2.2	Decision Notice	
2.3	Affordable Housing Officer Consultation Response dated 2 nd February 2024	
2.4	Community Infrastructure Consultation Response dated 2 nd February 2024	
2.5	Education Consultation Response dated 23 rd January 2024	
2.6	Fire Service Consultation Response dated 23 rd January 2024	
2.7	Lead Local Flood Authority Consultation Response dated 6 th February 2024	
2.8	Martley Parish Council Consultation Response dated 5 th March 2024	
2.9	Primary Care Commissioning Consultation Response dated 17 th January 2024	
2.10	Regulatory Services (Land and Qir Quality) Consultation Response dated 22 nd January 2024	
2.11	Regulatory Services (Nuisance) Consultation Response dated 22 nd January 2024	
2.12	Severn Trent Water Consultation Response dated 28 th January 2024	
2.13	S.W. Land Drainage Partnership Consultation Response dated 28 th March 2024	
2.14	Tree and Landscape Officer Consultation Response dated 18 th March 2024	
2.15	Urban Design Officer Consultation Response dated 23 rd March 2024	
2.16	Worcestershire County Council Highways Consultation Response dated 11 th April 2024	
2.17	Worcestershire County Council Highways Consultation Response dated 14 th March 2024	
2.18	Worcestershire County Council Public Rights of Way Consultation Response dated 6 th February 2024	
2.19	Education Consultation Response dated 21 st October 2024	
2.20	CPRE Worcestershire Consultation Response dated 29 th February 2024	
CD3	The Development Plan/Policy/Guidance/Studies Documents	
3.1	South Worcestershire Development Plan (2016)	
3.2	The Martley, Knightwick and Doddenham Neighbourhood Plan (2018)	
3.3	South Worcestershire Design Guide Supplementary Planning Document (March 2018)	
3.4	Developer Contributions SDP July 2018	
3.5	Water Management and Flooding SPD July 2018	
3.6	Renewable and Low Carbon Energy SPD July 2018	
3.7	Planning for Health SPD Sept 2017	

Ref.	Document	Relevant Section(s)
3.8	Affordable Housing SPD Oct 2016	
3.9	Joint Councils' formal position with respect to affordable housing and tariff style developer contributions (June 2019)	
3.10	National Planning Policy Framework (2023)	
3.11	South Worcestershire Development Plan Regulation 19 Publication Document (November 2022)	
3.12	Malvern Hills District Council 'Our Five Year Plan 2024 – 2029'	
3.13	Worcestershire Homelessness and Rough Sleeping Strategy 2022 – 2025	
3.14	South Worcestershire Council's Five-Year Housing Land Supply Statement (December 2023)	
3.15	South Worcestershire Council's Five-Year Housing Land Supply Statement Addendum (April 2024)	
3.16	Malvern Hills District Self-Build and Custom Housebuilding Register Progress Report November 2023 (Updated April 2024)	
3.17	SWDP Proposals Map - Martley	
CD4	Appeal Documents	
4.1	Appellant's Statement of Case	
4.2	LPA Statement of Case	
4.3	Inspectors' CMC Summary Note	
4.4	Statement of Common Ground: Planning	
4.5	Statement of Common Ground: Highways (HCC)	
4.6	Statement of Common Ground: Drainage	
4.7	Statement of Common Ground: Affordable Housing	
4.8	Statement of Common Ground: Heritage	
4.9	Statement of Common Ground: Housing Land Supply	
4.10	Draft S106 Agreement	
CD5	Relevant Appeal Decisions	
5.1	Claphill Lane, Rushwick	Page 7, paragraphs 31, 32 and 33 Page 15, paragraphs 79
5.2	land at Old Hills, Callow End	
5.3	Land at Franklands Drive, Addlestone	Page 57, paragraph 7.13
5.4	Land at Pulley Lane, Droitwich Spa	Page 76, paragraph 4.47
5.5	Land at Firlands Farm, Reading	Page 10, paragraph 57 Page 11, paragraph 58 Page 12, paragraph 70 Page 13, paragraph 71
5.6	Mans Hill, Burghfield Common	n/a – generally discussed by Firlands Farm Inspector

Ref.	Document	Relevant Section(s)
5.7	Greetham Garden Centre, Oakham	Page 5, paragraph 23
5.8	Land to the West of Langton Road, Norton	Page 14, paragraph 72
5.9	Land at Deerlands Road, Wingerworth	Page 8, paragraph 54
5.10	Land at Former North Worcestershire Golf Club, Birmingham	Page 5, paragraph 33 Page 22, paragraph 8.34 Page 70, paragraph 14.108 Page 71, paragraph 14.109
5.11	Land to East of Highgate Hill and South of Copthall Avenue, Hawkhurst	Page 23, paragraph 118
5.12	Land at Sondes Place Farm, Dorking	Page 16, paragraph 85, 86
5.13	Land at Coombebury Cottage, Dunsfold	Page 8, paragraph 48
5.14	Land adjacent to Sandyfields, Kingswood, Martley	Page 4, paragraph 20 and 21 Page 5, paragraph 24,
5.15	Land to the West of Ivy Lane, Bretforton, Evesham, Worcestershire	Page 3, paragraph 10, 11 and 12
5.16	Land to the north of Droitwich Spa, Droitwich	Page 14, paragraph 76 and 77
5.17	Land to the rear of Stonebow Road, Drakes Broughton	Page 16, paragraph 87
5.18	Land east of Park Lane, Coalpit Heath, South Gloucestershire	Page 13, paragraph 61
CD.6	Relevant Judgements	
6.1	R (Milne) v Rochdale Metropolitan Borough Council	
6.2	Gladman Developments Ltd v Secretary of State for Housing	
6.3	Suffolk Coastal v Hopkins Homes: Richborough Estates v Cheshire East	
6.4	Monkhill Ltd and SoS HCLG and Waverley	
6.5	Hallam Land Management v SSCLG and Eastleigh Borough Council [2018] EWCA Civ 1808	
6.6	Basingstoke and Deane Borough Council and Secretary of State for Levelling Up, Housing and Communities and Bewley Homes plc	
6.7	City & Country Bramshill Ltd v Secretary of State for Housing Local Government and Communities, Hart District Council, Historic England & The National Trust for Places of Historic Interest or Natural Beauty EWCA Civ 320	
6.8	Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137	
6.9	Jones and Mordue and Secretary of State for Communities and Local Government v South Northamptonshire Council [2015] EWCA 539 (Admin)	
6.10	Catesby Estates Ltd v Peter Steer [2019] 1 P&CR 5, McFarlane, Lindblom, Asplin LJJ	
6.11	R (James Hall and Company Ltd) v City of Bradford MDC [2019] EWHC 2899 (Admin), HHJ Belcher	
6.12	Bedford Borough Council v Secretary of State for Communities and Local Government & Nuon UK Ltd ([2013] EWHC 2847 (Admin)	

Ref.	Document	Relevant Section(s)
6.13	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing And Communities & Ors (Rev1) [2024] EWHC 2088	
6.14	Gladman Development Ltd v Secretary of State of Housing Communities And Local Government & Anor 2019 EWHC 128	
CD7	Other Supporting Information	
7.1	NPPF 2024 consultation draft	
7.2	Fixing Our Broken Housing Market' White Paper	
7.3	Written Ministerial Statement – 'Playing your part in Building the Homes we Need' from the Deputy Prime Minister, Angela Rayner.	
7.4	Strategic Housing and Employment Land Availability Assessment 2022	
7.5	Questions for NPPF 2024 consultation	
7.6	Inspectors Report on the Examination of the South Worcestershire Development Plan	
7.7	South Worcestershire Development Plan, Inspector's Report, Annex A: Inspector's Interim Conclusions on the Stage 1 Matters	
7.8	Worcestershire Strategic Housing Market Assessment 2012	
7.9	South Worcestershire Strategic Housing Market Assessment Update 2021	
7.10	'The Economic Impact of Building Social Housing', Centre for Economics and Business Research February 2024	
7.11	Planning Committee Report – M/23/00863/FUL - Land At (Os 7520 5934), Hollins Lane, Martley	
7.12	Historic England Good Practice Advice in Planning Note 3 (GPA 3) 'The Setting of Heritage Assets' 2017 (Second Edition)	
7.13	Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12	
7.14	The Minister of State, Matthew Pennycook MP letter to the Chief Executive of the Planning Inspectorate (30 th July 2024)	
7.15	Letter from the Council to the SWDPR Inspectors (Dated: 24 th September 2024)	
7.16	2019 Village Facilities and Rural Transport Study	
7.17	'Housing for you' South Worcestershire Allocations Policy	
7.18	South Worcestershire Annual Monitoring Report 2022/23 (April 2024)	