**Former Buzz Bingo Site Inquiry**

**Appeal by Churchill Retirement Living Ltd.**

**Former Buzz Bingo Site, Bolton Road, Banbury, OX16 0TH: APP/C3105/W/22/32966229 & 3298661**

**CORE DOCUMENTS LIST**

**A. Planning Application Documents**

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| **REF** | **DOCUMENT** |
| **CD-1** | Application Forms and Certificates |
| **CD-2** | Site Location Plan (10116BB-PA00) |
| **CD-3** | Site Plan (10116BB-PA01 C) |
| **CD-4** | Ground Floor Plan (10116BB-PA02 A) |
| **CD-5** | First Floor Plan (10116BB-PA03 A) |
| **CD-6** | Second Floor Plan (10116BB-PA04 A) |
| **CD-7** | Third Floor Plan (10116BB-PA05 A) |
| **CD-8** | Roof Plan (10166BB-PA06 A) |
| **CD-9** | Castle Street Elevations (10116BB-PA07 B) |
| **CD-10** | North Bar Street Elevations (10116BB-PA08 B) |
| **CD-11** | Internal and Gable Elevations (10116BB-PA09 B) |
| **CD-12** | Proposed Site Sections (10116BB-PA10) |
| **CD-13** | Existing Elevations (EL 01) |
| **CD-14** | Existing Site Plan (210076-3DR-xx-xx-DR-A-10001) |
| **CD-15** | Existing Bingo Hall/Office Plans (210076-3DR-XX-XX-DR-A-10002) |
| **CD-16** | Design and Access Statement |
| **CD-17** | Planning Statement |
| **CD-18** | Affordable Housing and Viability Statement |
| **CD-19** | Heritage Statement |
| **CD-20** | Archaeological Assessment |
| **CD-21** | Flood Risk and Drainage Technical Note |
| **CD-22** | Flood Risk and Drainage Technical Note (Rev D) |
| **CD-23** | Drainage Layout (01-PDL-1001 Rev E) |
| **CD-24** | Transport Statement |
| **CD-25** | Vehicle Tracking Larger Refuse Vehicle (536.0037.003 D) |
| **CD-26** | Vehicle Turning Tracking (536.0037.006) |
| **CD-27** | Travel Plan |
| **CD-28** | Landscape Strategy Plan |
| **CD-29** | Noise Impact Assessment |
| **CD-30** | Air Quality Report |
| **CD-31** | Ground Investigation Report |
| **CD-32** | Health Impact Assessment |
| **CD-33** | Sustainability Statement |
| **CD-34** | Construction Management Plan |
| **CD-35** | Urban Form Analysis Document |
| **CD-36** | Ecological Assessment |
| **CD-37** | Verified Visual Montages (March 2022) |
| **CD-38** | Overheating Risk Assessment |

**B. Listed Building Application**

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| **REF** | **DOCUMENT** |
| **CD-39** | Application Forms and Certificates |
| **CD-40** | Site Location Plan (10116BB-PA20) |
| **CD-41** | Site Plan (10116BB-PA21) |
| **CD-42** | Existing Elevations (10116BB-PA22) |
| **CD-43** | Proposed Works (10116BB-PA23) |
| **CD-44** | Planning Statement |
| **CD-45** | Heritage Statement |
| **CD-46** | Design and Access Statement |

**C. National Planning Policy**

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| **REF** | **DOCUMENT** |
| **CD-47** | NPPF [Title (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) |
| **CD-48** | NPPG [Planning practice guidance - GOV.UK (www.gov.uk)](https://www.gov.uk/government/collections/planning-practice-guidance) |
| **CD-49** | National Design Guide (Sept 2019)  <https://www.gov.uk/government/publications/national-design-guide> |
| **CD-50** | ‘Meeting Housing Demand’ House of Lords Built Environment Committee (January 2022) [Meeting housing demand (parliament.uk)](https://committees.parliament.uk/publications/8354/documents/85292/default/?msclkid=6c39c7bdcf8a11ec82738acbb3897d6b) |
| **CD-51** | Government Response to ‘Meeting Housing Demand’ Report (March 2022)  [Government response to Housing report published - Committees - UK Parliament](https://committees.parliament.uk/committee/518/built-environment-committee/news/165162/government-response-to-housing-report-published/#:~:text=Responding%20to%20the%20Department%20for%20Levelling%20Up%2C%20Housing,to%20delivering%20its%20300%2C000%20homes%20per%20year%20target.?msclkid=d2ae3f1acf8a11ecb350947511044d3d) |

**D. Development Plan**

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| **REF** | **DOCUMENT** |
| **CD-52** | Cherwell Local Plan 2011-2031  [Adopted Cherwell Local Plan 2011-2031 Part 1 (incorporating Policy Bicester 13 re-adopted on 19 December 2016) | Cherwell District Council](https://www.cherwell.gov.uk/downloads/download/45/adopted-cherwell-local-plan-2011-2031-part-1-incorporating-policy-bicester-13-re-adopted-on-19-december-2016) |
| **CD-53** | Saved Policies of Cherwell Local Plan 1996  [Adopted Local Plan 1996 (November 1996) | Adopted Local Plan 1996 (November 1996) | Cherwell District Council](https://www.cherwell.gov.uk/info/83/local-plans/373/adopted-local-plan-1996-november-1996) |

**E. Supplementary Planning Documents / Guidance**

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| **REF** | **DOCUMENT** |
| **CD-54** | Banbury Conservation Area Appraisal  [Conservation area appraisals - Banbury | Cherwell District Council](https://www.cherwell.gov.uk/directory-record/1783/banbury) |
| **CD-55** | Banbury Vision and Masterplan SPD  [Banbury Vision and Masterplan Supplementary Planning Document (December 2016) | Cherwell District Council](https://www.cherwell.gov.uk/downloads/download/1133/banbury-vision-and-masterplan-supplementary-planning-document-december-2016) |
| **CD-56** | Cherwell Residential Design Guide SPD  [Cherwell Residential Design Guide Supplementary Planning Document (SPD) (July 2018) | Supplementary planning documents - completed | Cherwell District Council](https://www.cherwell.gov.uk/info/234/supplementary-planning-documents-spd/333/supplementary-planning-documents---completed) |

**F. Other Documents**

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| **REF** | **DOCUMENT** |
| **CD-57** | Cherwell Annual Monitoring Update 2021  [Annual monitoring reports | Monitoring reports | Cherwell District Council](https://www.cherwell.gov.uk/monitoring) |
| **CD-58** | Cherwell Brownfield Land Register (January 2022)  [Annual monitoring reports | Monitoring reports | Cherwell District Council](https://www.cherwell.gov.uk/monitoring) |
| **CD-59** | Oxfordshire Growth Needs Assessment Report (July 2021)  [Oxfordshire Growth Needs Assessment Report July 2021 | Cherwell District Council](https://www.cherwell.gov.uk/downloads/file/10189/oxfordshire-growth-needs-assessment-report-july-2021) |
| **CD-60** | Oxfordshire Strategic Housing Market Assessment (2014)  [PR04a-c Strategic Housing Market Assessment 2014 | Cherwell District Council](https://www.cherwell.gov.uk/downloads/download/324/strategic-housing-market-assessment-2014) |
| **CD-61** | Housing Strategy for Older People (2010-2015)  [Older\_people\_housing\_Strategy.pdf](file:///C:\Users\MatthewS\Downloads\Older_people_housing_Strategy.pdf) |
| **CD-62** | Officer’s Report to Committee (May 2022) |
| **CD-62 (i)** | Written Update report presented to Planning Committee (May 2022) |
| **CD-63** | Minutes from Planning Committee (May 2022) |

**G. Appeal Decisions**

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| **REF** | **DOCUMENT** |
| **CD-64** | 13 Crookham Rd, Fleet, Hants (APP/N1730/W/20/3261194) |
| **CD-65** | Former Basingstoke Police Station, London Road, Basingstoke (APP/H1705/W/20/3248204) |

**H. Inquiry Documents**

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| **CD-66** | Press Notice Advertising Inquiry |
| **CD-67** | Site Notice Advertising Inquiry |

**I. Heritage & Design Evidence**

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| **REF** | **DOCUMENT** |
| **CD-68** | Appellant Proof of Evidence of Mr. Paul White |
| **CD-69** | Appellant Proof of Evidence of Mr. Robert Jackson |
| **CD-70** | Appellant Proof of Evidence of Mr. Dominic Scott |
| **CD-71** | Summary of Appeal Proposals & Images (A3) |
| **CD-72** | Council Proof of Evidence of Samantha Pace |

**K. Planning Evidence**

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| **REF** | **DOCUMENT** |
| **CD-73** | Appellant Proof of Evidence of Matthew Shellum |
| **CD-74** | Council’s Proof of Evidence of Andrew Bateson |

**L. Additional documents from Appellant**

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| **REF** | **DOCUMENT** |
| **CD-75** | Building for Healthy Life (2020) |
| **CD-76** | PA01 rev C – Site Plan with Conservation Areas\_1-to-200 |
| **CD-77** | PA01 rev C - Site Plan with Conservation Areas \_1-to-500 |

**M. Additional documents**

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| **REF** | **DOCUMENT** |
| **CD-78** | Table of benefits/impacts |
| **CD-79** | LBC Statement of Common Ground |
| **CD-80** | Draft Unilateral Undertaking with Land Registry entry and title plan |
| **CD-81** | Bramshill Court of Appeal Decision – 2021 EWCA Civ320 case no. C1/2020/0160 |