

# Core Documents List

## **OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Heyford Park**

“Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from access.”

**Appellant:** Richborough Estates, Lone Star Land Ltd, K and S Holford, A and S Dean, NP Giles, A L C Broadberry

**Local Planning Authority:** Cherwell District Council

**Cherwell District Council Reference:** 21/04289/OUT

**Planning Inspectorate Reference:** APP/C3105/W/23/3326761

14 November 2023

# Core Documents

<b>Table A – Planning Application</b>				
<b>Planning Application Documents Originally Submitted with the Planning Application</b>				
<b>Ref.</b>	<b>Document Title</b>	<b>Prepared By</b>	<b>Document Ref.</b>	<b>Date</b>
<b>Plans and Documents Submitted as Part of the Appealed Planning Application</b>				
1.	Application Forms	Walsingham Planning		24 <sup>th</sup> December 2021
2.	Covering Letter	Walsingham Planning		24 <sup>th</sup> December 2021
3.	Site Location Plan	Edge Urban Design	L01	December 2021
4.	Land Use Parameter Plan	Edge Urban Design	P01	December 2021
5.	Access and Movement Parameter Plan	Edge Urban Design	P02	December 2021
6.	Building Heights Parameter Plan	Edge Urban Design	P03	December 2021
7.	Density Parameter Plan	Edge Urban Design	P04	December 2021
8.	Landscape and Open Space Parameter Plan	Edge Urban Design	P05	December 2021
9.	Illustrative Masterplan	Edge Urban Design	P06	December 2021
10.	Illustrative Masterplan (without annotations)	Edge Urban Design	P06	December 2021
11.	Design and Access Statement	Edge Urban Design		December 2021
12.	Statement of Community Involvement	Walsingham Planning		December 2021
13.	Transport Assessment	Hub Transport Planning		15 <sup>th</sup> December 2021
14.	Draft Travel Plan	Hub Transport Planning		20 <sup>th</sup> December 2021
15.	Landscape and Visual Impact Assessment	Tyler Grange		23 <sup>rd</sup> December 2021
16.	Flood Risk Assessment	BWB		20 <sup>th</sup> December 2021
17.	Ecological Impact Assessment	RammSanderson		December 2021
18.	BIA Metric 3.0			
19.	BIA Baseline Habitats Plan	RammSanderson		15 <sup>th</sup> December 2021
20.	BIA Proposed Habitats Visualisation Plan	RammSanderson		15 <sup>th</sup> December 2021
21.	Preliminary Arboricultural Impact Assessment	Tyler Grange		23 <sup>rd</sup> December 2021
22.	Heritage Impact Assessment	RPS		December 2021
23.	Desktop Archaeology	RPS		17 <sup>th</sup> December 2021
24.	Geophysical Survey Report	Magnitude Surveys		November 2021
25.	Phase 1 Land Contamination	BWB		August 2021
26.	Agricultural Land Quality	Soil Environmental Services Ltd		December 2021
27.	Air Quality Assessment	BWB		December 2021

<b>Table A – Planning Application</b>				
<b>Planning Application Documents Originally Submitted with the Planning Application</b>				
<b>Ref.</b>	<b>Document Title</b>	<b>Prepared By</b>	<b>Document Ref.</b>	<b>Date</b>

<b>Table B – Planning Application</b>				
<b>Additional/Updated Plans and Documents Submitted During Determination of Application</b>				
<i>Submission on 1<sup>st</sup> April 2022</i>				
1.	Sustainable Drainage Strategy	BWB		January 2022
2.	Utilities Assessment	BWB		January 2022
3.	Planning Statement	Walsingham Planning		March 2022
4.	Noise Impact Assessment	BWB		March 2022
5.	Environmental Statement	Wardell Armstrong		March 2022
6.	Environmental Statement Appendices	Wardell Armstrong		March 2022
7.	Environmental Statement Non-Technical Summary	Wardell Armstrong		March 2022
8.	Updated Covering Letter	Walsingham Planning		1 <sup>st</sup> April 2022
<i>Submission on 8<sup>th</sup> July 2022</i>				
9.	LLFA Further Consultation Response	BWB		7 <sup>th</sup> July 2022
<i>Submission on 15<sup>th</sup> July 2022</i>				
10.	Archaeological Evaluation Report	Oxford Archaeology		June 2022
11.	Design and Access Statement Addendum	Edge Urban Design		July 2022
12.	Access and Movement Parameter Plan	Edge Urban Design	P02 Rev A	6 <sup>th</sup> July 2022
13.	Landscape and Open Space Parameter Plan	Edge Urban Design	P05 Rev A	6 <sup>th</sup> July 2022
14.	Illustrative Masterplan	Edge Urban Design	P06 Rev A	6 <sup>th</sup> July 2022
15.	Illustrative Masterplan (without annotations)	Edge Urban Design	P06 Rev A	6 <sup>th</sup> July 2022
<i>Submission on 19<sup>th</sup> July 2022</i>				
16.	Technical Note 1 (Highways)	Hub Transport Planning		19 <sup>th</sup> July 2022

<b>Table C – Validation, Planning Committee and Determination</b>	
<b>Validation Letters/Screening Opinion</b>	
1.	Acknowledgement Letter, dated 4 <sup>th</sup> April 2022
2.	Acknowledgement Letter, dated 15 <sup>th</sup> April 2022
3.	Acknowledgement Letter, dated 19 <sup>th</sup> May 2022

4.	Screen Opinion, dated 7 <sup>th</sup> January 2022
5.	Officer Advice offered at 2-hour MS Teams Meeting with Applicants/Appellants in respect to a Pre-Application submission Ref: 21/01745/PREAPP on 24 <sup>th</sup> June 2021
<b>Cherwell District Council's Determination of Planning Application</b>	
6.	Planning Committee Officer Report, 9 March 2023
7.	Supplement, Agenda Item Number: 10, dated 9 March 2023
8.	Planning Committee Minutes of Meeting 9 March 2023
9.	Summary of the Decisions Taken at the Meeting of Planning Committee held on 9 March 2023
10	21/04289/OUT Decision Notice
11	23/01503/OUT Decision Notice on duplicate application

<b>D – Consultation Responses</b>	
<b>Application Consultation Responses</b>	
1.	Building Control, dated 4 <sup>th</sup> May 2022
2.	CIL Regulation 122, prepared by Well-Being Directorate, dated 25 <sup>th</sup> April 2022
3.	A CDC Conservation Officer, dated 15 <sup>th</sup> August 2022 – including attachment.
	B CDC Conservation Officer, email dated 8 <sup>th</sup> September 2023
4.	A Dorchester Living, dated 6 <sup>th</sup> May 2022 (including documents 1 – 4)
	B Dorchester Living Email, dated 30 <sup>th</sup> June 2022
	C Dorchester Living, dated 11 <sup>th</sup> July 2022
5.	CDC Ecology Officer, dated 6 <sup>th</sup> Feb 2023
6.	Environment Agency, dated 22 <sup>nd</sup> June 2022
7.	CDC Environmental Health and Licensing Officer, dated 22 <sup>nd</sup> April 2022
8.	A Heyford Park Parish Council, dated 7 <sup>th</sup> May 2022
	B Heyford Park Parish Council, dated 22 <sup>nd</sup> November 2022
9.	CDC Housing Strategy and Development Team, dated 29 <sup>th</sup> June 2022
10.	CDC Land Drainage, dated 3 <sup>rd</sup> August 2022

11.		CDC Landscape, dated 11 <sup>th</sup> May 2022
12.	A	Lower Heyford Parish Council, dated 8 <sup>th</sup> May 2022
	B	Lower Heyford Parish Council, dated 8 <sup>th</sup> March 2023
13.		Mid-Cherwell Neighbourhood Plan Forum, dated 6 <sup>th</sup> May 2022
14.		Middleton Stoney Parish Council, dated 7 <sup>th</sup> March 2023
15.		Natural England, dated 28 <sup>th</sup> April 2022
16.		Nature Space, dated 22 <sup>nd</sup> April 2022
17.		National Highways, dated 2 <sup>nd</sup> September 2022
18.	A	Oxford Clinical Commissioning Group, dated 27 <sup>th</sup> June 2022
	B	Oxford Clinical Commissioning Group Email and Spreadsheet, dated 25 <sup>th</sup> April 2022
	C	Oxford Clinical Commissioning Group, dated 27 <sup>th</sup> June 2022
19.	A	Oxford County Council, Combined Response (Transport, LLFA, Education, Infrastructure, Archaeology and Waste Management) dated 20 <sup>th</sup> May 2022
	B	Oxford County Council Response (LLFA), 22 <sup>nd</sup> July 2022
	C	Oxford County Council Response (Archaeology), 18 <sup>th</sup> January 2023
	D	Oxford County Council, Combined Response (Archaeology), 3 <sup>rd</sup> March 2023
20.		CDC Planning Policy, Conservation and Design Team CDC, dated 12 <sup>th</sup> May 2022
21.		CDC Recreation & Leisure, dated 25 <sup>th</sup> April 2022
22.		Somerton Parish Council, dated 30 <sup>th</sup> June 2022
23.	A	Thames Valley Police dated 10 <sup>th</sup> June 2022
	B	Thames Valley Police, dated 22 <sup>nd</sup> April 2022
24.		Thames Water: Development Planning Department, dated 11 <sup>th</sup> April 2022

<b>Table E – Planning Appeal</b>	
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<b>Appeal administration</b>	
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1.	Planning Appeal Form, 27 July 2023
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<b>Statements of Case</b>	
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2.	Appellant Statement of Case, July 2023
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3.	Cherwell District Council Statement of Case, September 2023
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4.	Dorchester Living, September 2023
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<b>Table E – Planning Appeal</b>		
5.		Mid Cherwell Neighbourhood Plan Forum, September 2023 [No longer a Rule 6 Party]
<b>Case Management Conference Note</b>		
6.		Case Management Conference Note
<b>Statements of Common Ground</b>		
7.		Overarching Planning Statement of Common Ground – 2 October 2023
8.		Addendum Planning Statement of Common Ground
9.		TBC - 5 Year Housing Land Supply Statement
10.		Landscape Statement of Common Ground
11.		TBC - Heritage Statement of Common Ground
12.		TBC - Highways Statement of Common Ground
<b>Proofs of Evidence</b>		
13.	A	Appellant's Housing Land Availability Proof
	B	Appellant's Housing Land Availability Proof Appendices
	C	Appellant's Housing Land Availability Proof Summary
14.	A	Appellant's Landscape Proof
	B	Appellant's Landscape Proof Plans and Appendices
	C	Appellant's Landscape Proof Summary
15.	A	Appellant's Heritage Proof
	B	Appellant's Heritage Proof Appendices
	C	Appellant's Heritage Proof Summary
16.	A	Appellant's Highways Proof
	B	Appellant's Highways Proof Appendices (Parts 1 and 2)
17.	A	Appellant's Planning Proof
	B	Appellant's Planning Proof Appendices
18.	A	Council's Housing Land Availability Proof
	B	Council's Housing Land Availability Proof Appendices
19.		Council's Landscape Proof
20.		Council's Heritage Proof
21.	A	Council's Planning Proof
	B	Council's Planning Proof Summary
22.		Dorchester's Rule 6 Highways Proof
23.	A	Dorchester's Rule 6 Planning Proof
	B	Dorchester's Rule 6 Planning Proof Summary
<b>Rebuttal Proofs</b>		
24.		TBC
<b>Planning Obligations</b>		
25.		TBC
<b>Draft Conditions</b>		
26.		Draft Conditions, if the appeal is allowed & outline planning permission is granted

<b>Table E – Planning Appeal</b>	
<b>Suggested Walking Routes</b>	
27.	TBC
<b>CIL Compliance Statements</b>	
28.	Oxfordshire County Council
29.	Cherwell District Council

<b>Table F - National Planning Policy and Guidance</b>	
1.	National Planning Policy Framework, September 2023
2.	National Planning Practice Guide (electronic version only) <a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a>
3.	National Design Guide, January 2021
4.	Housing Delivery Test Rule Book, July 2018
5.	Housing Delivery Test Measurement Technical Note <a href="https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note">https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note</a>
6.	The Planning (Listed Building and Conservation Areas) Act 1990

<b>Table G – Adopted Local Planning Policy, Guidance and Evidence</b>	
1.	Cherwell Local Plan 2011 – 2031 (Part 1) (adopted 20th July 2015).
2.	Cherwell Local Plan 1996 Saved Policies (adopted November 1996).
3.	Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (adopted 7th September 2020)
4.	Mid Cherwell Neighbourhood Plan (Made May 2019)
5.	RAF Upper Heyford Conservation Area Appraisal, 2006
6.	CDC Developer Contributions SPD, February 2018
7.	Cherwell Residential Design Guide SPD, 2018
8.	CDC Housing & Economic Land Availability Assessment (HELAA), 2018
9.	Cherwell Housing Land Supply Statement, February 2023
10.	Oxfordshire Local Transport Plan: Connecting Oxfordshire 2015-2031
11.	Regulation 10A Review of the Cherwell Local Plan 2011-2031 Part 1
12.	Cherwell Local Plan 2011 – 2031 (Part 1) (adopted 20th July 2015) - Inspector's Report and Schedule of Main Modifications. Cherwell Local Plan 2011 – 2031 (Part 1) (adopted 20th July 2015) - Inspector's Report and Schedule of Main Modifications.
13.	Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need Inspector's Report and Schedule of Main Modifications – 6 August 2020
14.	Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs DELIVERY TOPIC PAPER JANUARY 2019
15.	Cherwell Local Plan (Part 1) Partial Review Transport Topic Paper (PR102) (ITP, January 2019)

16.	Cherwell Local Plan Part 1 Partial Review - Proposed Submission Sustainability Appraisal Report (LUC, June 2017)
17.	Cherwell Local Plan Part 1 Partial Review - Proposed Submission Sustainability Appraisal - Non-Technical Summary (LUC, June 2017)
18.	Vale of White Horse Local Plan Part 1
19.	Vale of White Horse Local Plan Part 1 Inspector's Report
20.	Vale of White Horse Local Plan Part 2 (Whole Document)
21.	Vale of White Horse Local Plan Part 2 Inspector's Report
22.	VOWH Local Plan 2031 Detailed Policies and Additional Sites TOPIC PAPER no.2 Site Selection (October 2017)

**Table H – Emerging Local Planning Policy, Guidance and Evidence**

1.	Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023 including Appendices
2.	Interim Duty to Cooperate Statement, September 2023
3.	Report to Inform Habitats Regulations Assessment, AECOM, August 2023
4.	Health and Equality Impact Assessment, Savills, August 2023
5.	Sustainability Appraisal (SA) of the Cherwell Local Plan Review, Interim SA Report, Non-Technical Summary, AECOM, September 2023
6.	Consultation Statement, September 2023 including Appendices
7.	Representation Form
8.	Cherwell Landscape Sensitivity Assessment Final Report, The Environment Partnership, September 2022
9.	Cherwell Green and Blue Infrastructure (GBI) Strategy Final Report, LUC, November 2022
10.	Cherwell District Level 1 Strategic Flood Risk Assessment, WHS, November 2022 including Appendices
11.	Oxfordshire Councils Growth Needs Assessment: Executive Summary Phase 1 Report, Phase 2 report, Covid Addendum, July 2021
12.	Heyford Parish Profile, Parish Local Plan Review Site Submissions
13.	Housing and Economic Needs Assessment Final Report, December 2022
14.	Housing and Economic Needs Assessment, Errata Note, June 2023
15.	Cherwell Local Plans Infrastructure Update 2022, 01/04/2021 – 31/03/2022, LP (2015) IDP, LPPR (2020) Infrastructure Schedule, February 2023
16.	Connecting Oxfordshire: Local Transport Plan 2015 – 2031, Banbury, Bicester, Carterton, Science Vale Cycle Strategy and Witney Area Strategies, Updated 2016
17.	Infrastructure Delivery Plan, Report to Support Local Plan Review Regulation 18 Consultation, Draft Report, LUC, November 2022

<b>Table H – Emerging Local Planning Policy, Guidance and Evidence</b>	
18.	Local Plan Review 2040 Transport Assessment, Integrated Transport Planning Ltd, December 2022
19.	A Greener Cherwell Local Plan, Strategic GBI Framework for Potential Sites within the draft Cherwell 2040 Local Plan, June 2023

<b>Table I – Housing Needs and Land Supply</b>	
1.	Cherwell District Council Housing Land Supply Statement, February 2023
2.	Cherwell District Council's Annual Monitoring Report, April 2022
3.	Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014
4.	Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014, Appendices
5.	Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014, Summary – Key Findings on Housing Need
6.	Cherwell District Council Annual Monitoring Report 2021 (01/04/2020 – 31/03/2021)
7.	Appeal Ref: APP/C3105/W/22/3309489 Land West Of Chinalls Close Adj To Banbury Road, Finmere: Appellant's note to the Inspector confirming their acceptance that the Council has a Five Year Housing Land Supply position of 5.03 years.
8.	APP/C3105/W/23/3315849 - Land at North West Bicester, Charlotte Avenue, Bicester OX27 8BP Topic Statement of Common Ground on Housing Land Supply Matters
9.	APP/C3105/W/22/3309489 -Land West of Chinalls Close, Adjacent to Banbury Road, Finmere (the 'Appeal Site') Housing Land Supply SocG
10	Land East of Grove Planning Inspectorate Ref: APP/V3120/W/22/3310788 LPA Proof of Evidence of Thomas Rice MRTPI in relation to Housing Land Supply February 2023

<b>Table J – Landscape</b>	
1.	Guidelines on Landscape and Visual Impact Assessment (GLVIA3)
2.	Landscape Institute's TGN 06/19 <a href="https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf">https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf</a>
3.	Oxfordshire Wildlife and Landscape Study
4.	Landscape Institute's TGN 02-21
5.	Ouseley Judgement - Stroud DC v SSCLG [2015] EWHC 488 (Admin)
6.	St Austell Judgement - Appeal Ref: APP/D0840/A/14/2222789
7.	Cherwell District Council 'Category A' Villages, Village Analysis, WYG, March 2016

8.	Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment, WYG, June 2017
9.	Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment, WYG, June 2017, Appendices
10.	Upper Heyford Landscape Sensitivity and Capacity Assessment 2014
11.	Cherwell Landscape Character Assessment 1995
12.	The Non-Statutory Cherwell Local Plan 2011
13.	Cherwell District Council Countrywide Design Summary, June 1998

**Table K – Heritage**

1.	Historic England's 'Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (second edition, December 2017)
2.	Cocroft, D. Former RAF Upper Heyford, Cherwell Oxfordshire: A reassessment of the flying field Conservation Area (2017)
3.	Former RAF Upper Heyford Conservation Plan (ACTA, Oxford Archaeology & The Tourism Company; 2005)
4.	Upper Heyford Scheduling Description
5.	Historic England's Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

**Table L – Highways**

1.	Manual for Streets (MfS) 1
2.	LTN 1/20 Cycle Infrastructure Design (2020)
3.	Heyford Park Transport Assessment prepared by Peter Brett, Dorchester Hybrid Permission, including appendices (2018)

**Table M – Relevant Planning Appeal Decisions and Legal Judgements**

1.	Appeal Ref: APP/C3105/W/22/3301485, Land North West of Station Road, Launton, Oxfordshire, 3 November 2022
2.	Appeal Ref: APP/C3105/W/20/3255419, Land off Berry Hill Road, Adderbury, OX17 3HF, 10 September 2021
3.	Appeal A Ref: APP/C3105/W/19/3242236, Land South of Clifton Road, Deddington OX15 0TP Appeal B Ref: APP/C3105/W/20/3247698, Land South of Clifton Road, Deddington OX15 0TP

	Both decisions dated 19 October 2020
4.	Appeal Ref: APP/C3105/W/19/3229631, OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, Oxfordshire OX15 5QW, 23 December 2019
5.	Appeal Ref: APP/C3105/W/19/3233293, Land to the West of Northampton Road, Weston-on-the-Green OX25 3RQ, 17 December 2019
6.	Appeal Ref: APP/C3105/W/19/3228169, Land at Merton Road, Ambrosden, OX25 2NP, 9 September 2019
7.	Appeal Ref: APP/C3105/W/18/3204920, Fringford Cottage, Main Street, Fringford OX27 8DP, 24 January 2019
8.	Appeal Ref: APP/C3105/W/17/3188671, Land off Blackthorn Road, Launton OX26 5DA, 18 September 2018
9.	Appeal Ref: APP/C3105/W/17/3189420, Land at Heatherstone Lodge, Banbury Road, Finmere MK18 4AJ, 29 August 2018
10.	Appeal Ref: APP/C3105/W/17/3187461, Land at Station Road, Cropredy, Banbury, 17 May 2018
11.	Appeal Ref: APP/C3105/W/17/3169168, Heatherstone Lodge, Banbury Road, Finmere MK18 4AJ, 14 June 2017
12.	Appeal Ref: APP/C3105/W/16/3158925, Land to the west of Northampton Road, Weston on the Green, Oxfordshire, 8 February 2017
13.	Appeal Ref: APP/C3105/W/15/3130576, Land north of Green Lane and east of The Hale, Chesterton, Oxfordshire, 11 February 2016
14.	Appeal Ref: APP/C3105/W/19/3222428, Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN, 30 October 2019
15.	Appeal Ref: APP/C3105/W/14/3001612, Land off Lince Lane, Kirtlington, OX5 3HE, 27 August 2015
16.	Appeal Ref: APP/C3105/W/22/3309489: Land North of Banbury Road, Finmere, MK18 4BW, 31 October 2023
17.	Appeal Ref: APP/C3105/W/23/3315849: Land at North West Bicester, Charlotte Avenue, Bicester, OX27 8BP, 25 July 2023 – Housing Land Supply SoCG
18.	Other Appeals that are currently being heard and may have decisions made before this Inquiry is heard. For example: APP/C3105/W/23/3325113 – Milcombe – 35 dwellings by Abbeymill Homes; APP/C3105/W/23/3324704 – Hempton – 9 dwellings by Rainier Development; and APP/C3105/W/23/3327213 – Ambrosden – 120 dwellings by Archstone & Bellway Homes
19.	Telford Judgement
20.	Appeal decision 3311483, Land off Fulwell Road, Finmere, 17 July 2023
21.	APP/J1860/W/22/3313440 – Land At (OS 8579 4905), south of Post Office Lane, Kempsey, Worcestershire (14 August 2023) (the calculation of local housing need with reference to the most recently published assessment)
22.	Appeal decision 3304685 – North Lodge, Malvern Hills
23.	Appeal decisions 3300301 and 3316416 – Collett's Green, Malvern Hills

24.	High Court Judgment – Gladman vs SoSCBCUDC
25.	High Court Judgment – Crane v SoSCLG EWHC 425:
26.	Appeal decision 3194926 – Green Road, Woolpit
27.	Appeal decision 3189592 – Thornbury
28.	Appeal decision 3214377 – Station Road, Babergh
29.	Appeal decisions 2197532 and 2197529 – Audlem Road
30.	Appeal decision 3227970 – Cox Green Road
31.	Appeal decision 3284485 – Station Road, North Dorset
32.	Appeal decision 3270721 – Madgwick Lane, Chichester
33.	Appeal decision 3169314 – Woburn Sands
34.	Appeal decision 2212671 – Darnhall School Lane, Winsford
35.	Appeal decision 3180729 – Gleneages Way
36.	Appeal decision 3216104 – Popes Lane, Sturry
37.	Appeal decision 3292721 – Spruce Close, Exeter
38.	Appeal decision 3265861 – Little Sparrows, Sonning Common
39.	Appeal decision 3301202 – Wroslyn Road, West Oxfordshire
40.	Appeal decision 3310788 - Land East of Grove, Grove, OX12 7FS, 441052, 190896
41.	Appeal decision 3273305 – Land at Ash Manor, Ash Green Road, Ash, Guildford
42.	R (Corbett) v Cornwall Council [2020] EWCA 508
43.	High Court Judgment - Tewkesbury Borough Council v SSHCLG [2021] EWHC 2782 (Admin)
44.	APP/W3520/W/18/3214324 - Poplar Hill, Stowmarket IP14 2EJ (Relevant to the calculation of local housing need and the assessment of deliverable supply including whether sites without Reserved Matters approval at the base-date should be included in the supply where subsequent events demonstrate that the Council's assumptions in assessing deliverability at the base-date were well-founded (Paragraphs 58 to 63).
45.	APP/J1860/W/21/3289643 - Land at Leigh Sinton Farms, Leigh Sinton Road (B4503), Leigh Sinton, Malvern (The application of NPPF paragraph 74 and the relevance of the HDT in determining the housing requirement against which supply should be assessed and the area over which this should be applied) (Paragraphs 39-50)
46.	APP/G1630/W/23/3314936 - Truman's Farm, Manor Lane, Gotherington, Gloucestershire GL52 9QX (the calculation of local housing need and the application of NPPF2021 paragraph 74 and the treatment of supply identified to contribute towards unmet needs in relation to the calculation of LHN and the five-year requirement)

47.	APP/J4423/W/20/3262600 - Former Loxley Works, Storrs Bridge Lane, Loxley, Sheffield, S6 6SX (The calculation of local housing need using the most recent inputs)
48.	APP/G1630/W/21/3284820 - Part Parcel 0025, Hill End Road, Twyning, Gloucestershire, GL20 6JD, 389971, 237249 (The application of NPPF2021 paragraph 74 and the treatment of supply identified to contribute towards unmet needs in relation to the calculation of LHN and the five-year requirement) (Paragraphs 38-50)
49.	APP/P4605/W/18/3192918 - Land at Site of Former North Worcestershire Golf Club Ltd, Hanging Lane – Secretary of State Decision (Definition of 'deliverable' in the context of 5YHLS – paragraphs 14.37 and 14.39)
50.	APP/V0510/W/20/3245551 - Land Between 27 and 39 Sutton Road, Witchford (24 September 2020) (the calculation of local housing need using the most recent inputs)

**Table N – Planning History**

1.	Appeal decision APP/C3105/A/02/1082800 – Land at Former RAF Upper Heyford, 23 June 2003
2.	RAF Upper Heyford Comprehensive Planning Brief, 5 March 2007
3.	Appeal Decision APP/C3105/A/08/2080594 – Heyford Park, Camp Road (The Lead Appeal), 11 January 2010
4.	Inspector's Report APP/C3105/A/08/2080594 – Heyford Park, Camp Road (The Lead Appeal), 20 July 2009
5.	Dorchester Hybrid Composite Parameter Plan, Drawing 1926-0631 08 Rev: AM, 10 June 2022
6.	Dorchester Hybrid Building Heights Parameter Plan, Drawing P16-0631_08-2 Rev: J, 1 July 2020
7.	Dorchester Hybrid Design and Access Statement, Reference P16-0631_81G, March 2020
8.	Dorchester Hybrid Officer's Report, 9 November 2020
9.	Dorchester Group Committee Report, 12 April 2011
10.	Dorchester Group Decision Notice, 22 December 2011
11.	Pye Homes Decision notice - for 31 units (ref. 21/03523/OUT)
12.	Pye Homes Illustrative Layout - for 31 units (ref. 21/03523/OUT)
13.	Pye Homes Decision notice - for 89 units (ref. 15/01357/F)
14.	Pye Homes Site Plan - for 89 units (ref. 15/01357/F)