|  |
| --- |
| **List of Core Documents** **Town and Country Planning Act 1990****Appeal by Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May****Land East of Ploughley Road, Ambrosden, OX25 2AD****Appeal Reference: APP/C3105/W/23/3327213****28 February 2024** |

| **Table A – Planning Application****Planning Application Documents Originally Submitted With The Planning Application** |
| --- |
|  | Application Forms, Savills Planning, September 2022 |
|  | Covering Letter, Savills Planning, September 2022 |
|  | Framework Masterplan, Barton Willmore now Stantec, FP-01, June 2022 |
|  | Aerial Red Line Plan, Barton Willmore now Stantec, PL-02 July 2022 |
|  | Parameter Plan – Land Use, Barton Willmore now Stantec, 9600, August 2022 |
|  | Parameter Plan – Scale, Barton Willmore now Stantec, 9601, August 2022 |
|  | Parameter Plan – Density, Barton Willmore now Stantec, 9602, August 2022 |
|  | Parameter Plan – Access, Barton Willmore now Stantec, 9603, August 2022 |
|  | Illustrative Landscape Strategy Plan, EDP, edp4579\_d025c, September 2022 |
|  | Geophysical Survey Report, Lefort Geophysics, 22-0017.02, June 2022 |
| 1.
 | Archaeology and Heritage Assessment, EDP, edp4579\_r002c, July 2022 |
|  | Arboricultural Impact Assessment, EDP, edp4579\_r009a, August 2022 |
|  | Ground Investigation Report, Clarke Bond, B05927-CLK-XX-XX-RP-GT-001, August 2022 |
|  | Design and Access Statement, Barton Willmore now Stantec, September 2022 |
|  | Ecological Appraisal, EDP, edp4579\_r001a, September 2022 |
|  | Flood Risk Assessment and Drainage Strategy, Clarke Bond, B05927-CLK-XX-XX-RP-FH-1001, September 2022 |
|  | Landscape and Visual Assessment, EDP, edp4579\_r005a, September 2022 |
|  | Planning Statement, Savills Planning, September 2022 |
|  | Transport Assessment, Clarke Bond, B05927-CLK-XX-XX-RP-TA-001 P02, September 2022 |
|  | Travel Plan, Clarke Bond, B05927-TP01 P02, September 2022 |

| **Table B – Planning Application****Planning Application Documents Submitted As Amendments to The Planning Application Prior to Determination of The Planning Application**  |
| --- |
|  | **Submitted 5 December 2022** |
|  | Letter, Savills Planning, 5 December 2022 |
|  | Framework Plan, Barton Willmore now Stantec, FP-01, June 2022 |
|  | Aerial Red Line Plan, Barton Willmore now Stantec, PL02, July 2022 |
|  | Archaeological Evaluation Report, Oxford Archaeology, AMPREV, October 2022 |
|  | Phase 2 Site Investigation Report, Clarke Bond, B05927-CLK-XX-XX-RP-GT-002 P01, November 2022 |
|  | Technical Note – LLFA Planning Comments Response, Clarke Bond, B05927-TN0002, November 2022 |
|  | Noise Assessment and Mitigation Scheme, LF Acoustics Consulting Engineers, November 2022 |
|  | **Submitted 8 December 2022** |
|  | Letter, Savills Planning, 8 December 2022 |
|  | **Submitted 11 January 2023** |
|  | Transport Assessment Addendum, Clarke Bond, B05927 P03, January 2023 |
|  | National Highways Consultation Response, Clarke Bond, B05927 P01, January 2023 |
|  | **Submitted 10 March 2023** |
|  | Letter, Savills Planning, 10 March 2023 |
|  | **Submitted 4 April 2023** |
|  | Letter, Savills Planning, 4 April 2023 |
|  | Framework Plan, Barton Willmore now Stantec, FP-01, June 2022 |
|  | Parameter Plan – Access, Barton Willmore now Stantec, 9603 Rev A, August 2022 |
|  | LVA Addendum, EDP edp4579\_r010a, February 2023 |
|  | Arboricultural Addendum Statement, EDP, edp4579\_r011b, February 2023 |
|  | Agricultural Land Classification and Considerations, Kernon , KCC3364, February 2023 |
|  | Design and Access Statement Addendum, Barton Willmore now Stantec, March 2023 |

| **Table C – Planning Application****Planning Application Documents Submitted As Amendments to The Planning Application Post Submission of The Planning Appeal**  |
| --- |
|  | Framework Plan, Stantec, FP-01 revision B, October 2023 |
|  | Parameter Plan – Access, Stantec, 9603 revision B, October 2023 |
|  | Landscape and Ecology Management Framework, EDP, ed4579\_r015b, October 2023 |
|  | Biodiversity Net Gain Assessment and Metric, EDP, edp4579\_r013d, October 2023 |
|  42 A | Letter to Occupiers Owners from Savills, 2 November 2023 |
|  42 B | Letter to Ambrosden Parish Council from Savills, 2 November 2024 |

| **Table D – Planning Application****Planning Committee Documents, 13 July 2023** |
| --- |
| 43. | Agenda |
| 44. | Officer Report |
| 45. | Site Plan 1 |
| 46. | Site Plan 2 |
| 47. | Supplementary Information |
| 48. | Summary of the Decisions Taken at the Meeting of Planning Committee held on 13 July 2023 |
| 49. | Minutes |

| **Table E – Planning Application****Planning Decision** |
| --- |
| 50. | Decision Notice, 14 July 2023 |

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| --- |
| **Table F – Consultation Responses****Application Consultation Responses** |
| 1. | A | Ambrosden PC Comments, 21 October 2022 |
| B | Ambrosden PC Response Attachment, 21 October 2022 |
| C | Ambrosden PC Comments, 26 April 2023 |
| 2. | A | Buckinghamshire, Oxfordshire & Berkshire West Integrated Care Board (BOB ICB), 27 October 2022 |
|  | B | Buckinghamshire, Oxfordshire & Berkshire West Integrated Care Board (BOB ICB), 2 February 23 |
| 3. | CDC, Building Control, 15 November 2022 |
| 4. | CDC, Community Infrastructure, 2 November 2022 |
| 5. | CDC, Ecology, 26 January 2023 |
| 6. | A | CDC, Environmental Protection Officer, Email, 27 October 2022 |
| B | CDC, Environmental Protection Officer, Email, 14 September 2023 |
| 7. | CPRE Cherwell District, Email, 3 November 2022 |
| 8. | A | OCC, Archaeology, Email, 13 October 2022 |
| B | OCC, Archaeology, Email, 23 January 2023 |
| 9. | A | OCC Response, 3 November 2022 |
| B | OCC Response, 31 January 2023 |
| C | OCC Response, 28 April 2023 |
| 10. | Oxfordshire Newt Officer – NatureSpace, 27 September 2022 |
| 11. | A | National Highways, Holding Response, 20 December 2022 |
| B | National Highways, Holding Response, 20 December 2022 |
| 12. | Sport England, Email, 18 October 2022 |
| 13. | A | Thames Valley Police, 27 September 2022 |
| B | Thames Valley Police, 31 October 2022 |
| C | Thames Valley Police, Email, 31 October 2022 |
| 14. | A | Thames Water, Email, 31 October 2022 |
| B | Thames Water, Email, 31 October 2022 |

| **Table G – Planning Appeal** |
| --- |
| **Appeal administration** |
|  | Planning Appeal Form, 3 August 2023 |
| 1A | Appeal Start Date Letter, 22 August 2023 |
| 1B | Appeal Notification Letter  |
| 1C | List of Neighbours |
| 1D | List of Consultees |
| 1E | Appeal Site Notice |
| 1F | Appeal Questionnaire from the Council |
| **Statements of Case** |
|  | Appellant Statement of Case, August 2023  |
|  | Cherwell District Council Statement of Case, September 2023 |
| **Statements of Common Ground** |
|  | Overarching Statement of Common Ground |
|  | TBC - 5 Year Housing Land Supply Statement |
|  | TBC - Landscape Statement of Common Ground |
| **Proofs of Evidence – October 2023** |
|  | Appellant's Planning Proof of Evidence, October 2023 |
|  | Appellant’s Landscape Proof of Evidence, October 2023 |
|  | Appellant's Housing Land Supply Proof of Evidence, October 2023 |
|  | LPA’s Planning Proof of Evidence, October 2023 |
|  | LPA’s Landscape Proof of Evidence, October 2023 |
|  | LPA's Housing Land Supply Proof of Evidence, October 2023 |
| **Rebuttal Proofs – November 2023** |
|  | Rebuttal Proof of Evidence of Tom Webster, November 2023 |
|  | Rebuttal Proof of Evidence of Nicola Brown Relating to Landscape and Visual Matters, November 2023 |
|  | Rebuttal Proof of Evidence on Five Year Supply of Housing on Behalf of Cherwell District Council by Jon Goodall, November 2023 |
|  | Rebuttal Proof of Evidence: Nicola Brown by Ben Connolley, November 2023 |
| **Evidence – February 2024** |
|  | Appellant’s Planning Proof of Evidence |
| Appellant’s Planning Proof of Evidence - Appendices |
|  | Supplementary Landscape Proof of Evidence - Ben Connolley |
|  | Updated Proof of Evidence of Ben Pycroft - Housing Land Supply |
| Updated Appendices to Ben Pycroft Proof of Evidence |
| Updated Summary Proof of Evidence of Ben Pycroft - Housing Land Supply |
|  | Supplementary Planning Proof of Evidence of Tom Webster |
|  | Supplementary Planning Proof of Evidence of Jon Goodall |
|  | Supplementary Rebuttal Landscape Proof Nicola Brown v2 |
| **Planning Obligation Associated Documents** |
|  | Cherwell District Council Compliance Statement in Respect of Planning Obligations, January 2024 + Addendum, 1 March 2024 |
|  | Cherwell District Council Playing Pitch and Outdoor Sport Strategy, February 2023 |
| 1.
 | Cherwell District Council Built Indoor Sports Facilities, Draft Needs Assessment, May 2023 |
| **Planning Conditions** |
| 1. Conditions Table 27.02.24.
 |
| **Suggested Walking Routes** |
|  | Suggested Walking Route On Site Plan, Stantec, PL 04, 13 September 2023 |
|  | TBC – Suggested Walking Route Off-site |
| **Case Management Conference Note** |
|  | Inspector’s Pre-Conference Note |
|  | Case Management Conference Note |
| **Final Planning Obligation** |
|  | Agreed s106 Agreement |

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| **Table H - National Planning Policy and Guidance**  |
|  | National Planning Policy Framework, September 2023 |
|  | National Planning Practice Guide (electronic version only) <https://www.gov.uk/government/collections/planning-practice-guidance> |
|  | National Design Guide, January 2021 |
|  | Housing Delivery Test Rule Book, July 2018 |
|  | Housing Delivery Test Measurement Technical Note<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note> |
|  | National Planning Policy Framework – December 2023 |
|  | Housing Delivery Test: 2022 Measurement<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement> |
|  | Housing Delivery Test: 2022 Measurement Technical Note, December 2023<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement/housing-delivery-test-2022-measurement-technical-note> |
|  | Plans containing strategic policies Updated 22 January 2024 Guidance <https://www.gov.uk/government/publications/local-plan-monitoring-progress/plans-containing-strategic-policies>  |

| **Table I – Adopted Local Planning Policy, Guidance and Evidence** |
| --- |
|  | Cherwell Local Plan 2011 – 2031 (Part 1) (adopted 20th July 2015). |
|  | 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) Partial Review - Oxford's Unmet Housing Need Inspector's Report and Schedule of Main Modifications |
|  | Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (adopted 7th September 2020)  |
|  | Partial Review of the Cherwell Local Plan 2011‐2031 (Part 1):Oxford's Unmet Housing Needs DELIVERY TOPIC PAPER JANUARY 2019 |
|  | Cherwell Local Plan (Part 1) Partial Review Transport Topic Paper (PR102) (ITP, January 2019) |
|  | Report on the Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need 6 August 2020 |
|  | Cherwell Local Plan 1996 Saved Policies (adopted November 1996). |
|  | Cherwell District Council Developer Contributions Supplementary Planning Document, February 2018 |
|  | Oxfordshire Local Transport Plan: Connecting Oxfordshire (2015- 2031) |
|  | Cherwell Residential Design Guide SPD 2018 |
|  | Housing Economic Land Availability Assessment (HELAA) 2018 |
|  | Regulation 10A Review of the Cherwell Local Plan 2011-2031 Part 1  |
|  | Cherwell Local Plan Part 1 Partial Review - Proposed Submission Sustainability Appraisal Report (LUC, June 2017)  |
|  | Cherwell Local Plan Part 1 Partial Review - Proposed Submission Sustainability Appraisal - Non-Technical Summary (LUC, June 2017) |
|  | Vale of White Horse Local Plan Part 1  |
|  | Vale of White Horse Local Plan Part 1 Inspector’s Report |
|  | Vale of White Horse Local Plan Part 2 (Whole Document) |
|  | Vale of White Horse Local Plan Part 2 Inspector’s Report |
|  | VOWH Local Plan 2031 Detailed Policies and Additional SitesTOPIC PAPER no.2Site Selection (October 2017) |
|  | Land East of Grove Planning Inspectorate Ref: APP/V3120/W/22/3310788LPA Proof [Cherwell Appeal - 5YHLS SoCG - DRAFT- September 2023 (002)](https://dlpconsultants-my.sharepoint.com/%3Aw%3A/g/personal/jon_goodall_dlpconsultants_co_uk/EUcjFcr5jUFCo1YCrYJmBvcBQKMeS1YXdbCmZd3_Vlgr3Q)of Evidence of Thomas Rice MRTPI in relation to Housing Land SupplyFebruary 2023 |
|  | Bleak Houses – Childrens’ Commissioner, 2019  |
|  | Denied the Right to a Safe Home – Exposing the Housing Emergency – Shelter, 2021  |
|  | Unlocking Social Housing: How to fix the rules that are holding back building – Shelter, 2022  |
|  | First Homes Interim Policy Guidance Note 2021  |
|  | Housing Strategy 2019 to 2024  |
|  | Homelessness and Rough Sleeping Strategy 2021 to 2026  |
|  | Cherwell District Council Business Plan 2022 to 2023  |
|  | Cherwell Annual Monitoring Report 2022  |
| 1.
 | Cherwell District Council’s Playing Pitch and Outdoor Sports Strategy (February 2023) |
|  | Cherwell District Council’s Built and Indoor Sports Facilities Assessment (May 2023) |
|  | Cherwell District Council Business Plan 2023 to 2024 |
|  | West Oxfordshire Local Plan 2031 |
|  | West Oxfordshire Local Plan 2031 Inspector’s Report and Schedule of Main Modifications |
|  | West Oxfordshire Local Plan 2031 Regulation 10A Review September 2023 |
|  | West Oxfordshire Housing Land Supply Position Statement 2023 - 2028 |
|  | South Oxfordshire Local Plan 2035  |
|  | South Oxfordshire Local Plan 2035 Inspector’s Report and Schedule of Main Modifications |
|  | “A Countywide Approach to Meeting the Unmet Housing Need of Oxford” Report to Oxfordshire Growth Board 26 September 2016 |
|  | Memorandum of Co-Operation Between the Local Authorities in the Oxfordshire Housing Market Area – Meeting the Objectively Assessed Need for Housing in Oxfordshire  |
|  | Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing NeedExamination Hearings STATEMENT OF COMMON GROUND – February 2019 |
|  | Housing Land Supply Statement for the Vale of White Horse June 2021 |
|  | Housing Land Supply Statement for the Vale of White Horse November 2022 |

|  **Table J – Emerging Local Planning Policy, Guidance and Evidence** |
| --- |
| 30 | Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023 |
| 31 | Appendix 1 Retained Policies List |
| 32 | Appendix 2 Indicative Site Development Templates |
| 33 | Appendix 3 Housing: Developable and Deliverable Supply |
| 34 | Appendix 4 Green Belt: Indicative Boundary Changes |
| 35 | Appendix 5 Indicative Safeguarded Infrastructure Maps |
| 36 | Appendix 6 Biodiversity Green Infrastructure |
| 37 | Appendix 7 Local Green Space |
| 38 | Appendix 8 Nature Recovery Networks |
| 39 | Appendix 9 Conservation Target Areas |
| 40 | Appendix 10 Primary Shopping Area Maps |
| 41 | Appendix 11 Airport Safeguarded Areas |
| 42 | Appendix 12 Local Plan Reference List |
| 43 | Appendix 13: Glossary<https://www.cherwell.gov.uk/info/275/local-plan-review-2040/1131/appendix-13-glossary> |
| 44 | Public Notice, September 2023 |
| 45 | Interim Duty to Cooperate Statement, September 2023 |
| 46 | Report to Inform Habitats Regulations Assessment, AECOM, August 2023 |
| 47 | Health and Equality Impact Assessment, Savills, August 2023 |
| 48 | Sustainability Appraisal (SA) of the Cherwell Local Plan Review, Interim SA Report, Non-Technical Summary, AECOM, September 2023 |
| 49 | Consultation Statement, September 2023 |
| 50 | Consultation Statement Appendices 1 to 22 |
| 51 | Representation Form |
| 52 | Cherwell Landscape Sensitivity Assessment Final Report, The Environment Partnership, September 2022 |
| 53 | Cherwell Green and Blue Infrastructure (GBI) Strategy Final Report, LUC, November 2022 |
| 54 | Cherwell District Level 1 Strategic Flood Risk Assessment, WHS, November 2022 |
| 55 | Cherwell District Level 1 Strategic Flood Risk Assessment, WHS, November 2022, Appendices 1 to 7 |
| 56 | Oxfordshire Councils Growth Needs Assessment: Executive Summary Phase 1 Report, Phase 2 report, Covid Addendum, July 2021 |
| 57 | Ambrosden Parish Profile, Ambrosden Parish Local Plan Review Site Submissions |
| 58 | Housing and Economic Needs Assessment Final Report, December 2022 |
| 59 | Housing and Economic Needs Assessment, Errata Note, June 2023 |
| 60 | Cherwell Local Plans Infrastructure Update 2022, 01/04/2021 – 31/03/2022, LP (2015) IDP, LPPR (2020) Infrastructure Schedule, February 2023 |
| 61 | Connecting Oxfordshire: Local Transport Plan 2015 – 2031, Banbury, Bicester, Carterton, Science Vale Cycle strategy and Witney Area Strategies, Updated 2016 |
| 62 | Infrastructure Delivery Plan, Report to Support Local Plan Review Regulation 18 Consultation, Draft Report, LUC, November 2022 |
| 63 | Local Plan Review 2040 Transport Assessment, Integrated Transport Planning Ltd, December 2022 |
| 64 | A44 A4260 Corridor Study Report and Appendices A to CJ64 - A44 A4260 Corridor Study Appendices D to F |
| 65 | A Countywide Approach to Meeting the Unmet Housing Need of Oxford Report to Oxfordshire Growth Board 26 September 2016 |

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| **Table K – Housing Needs and Land Supply** |
|  | Cherwell District Council Housing Land Supply Statement, February 2023 |
|  | Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014  |
|  | Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014, Appendices |
|  | Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014, Summary – Key Findings on Housing Need |
|  | Cherwell District Council Annual Monitoring Report 2021 (01/04/2020 – 31/03/2021) |
|  | 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. |
|  | 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 |
|  | APP/C3105/W/22/3309489 -Land West of Chinalls Close, Adjacent to Banbury Road, Finmere (the ‘Appeal Site’) Housing Land Supply SocG |
|  | Cherwell District Housing Land Supply Position Statement (Update) January 2023 |
|  | Cherwell District Annual Monitoring report 2022 (01/04/2021 – 31/03/2022) |
|  | Cherwell District Annual Monitoring Report 2023 (01/04/2022 – 31/03/2023) |
|  | Draft S106 Agreement Bankside Phase 2 (Banbury 4) |
|  | Minutes of August 2023 Meeting Bankside Phase 2 (Banbury 4) |
|  | Regulation 18 Representations obo Promoter Bankside Phase 2 (Banbury 4) |
|  | Email Correspondence re Salt Way East November 2023 |
|  | Hanwell Fields Manor Oak Homes Sales Particulars |
|  | Hanwell Fields Manor Oak Homes 23 October Proforma Covering Email |
|  | Hanwell Fields Manor Oak Homes 23 October 2023 Proforma |
|  | Bloor Banbury Rise Covering Email 13 October 2023 |
|  | Bloor Banbury Rise site plan (1) |
|  | Land at Deerfields Farm Covering Email |
|  | Hook Norton Deanfield Homes Pre-App Meeting Covering Email |
|  | Hook Norton Deanfield Homes Pre-App Response |
|  | Kidlington Grange Email regarding S106 progression |
|  | Phasing Statement Salt Way East (Wykham Park) |
|  | Not used |
|  | Greencore Homes Grange Farm North West Of Station Cottage Station Road Launton Exhibition Banners  |
|  | Drayton Lodge July 2023 Covering Email and Details of Construction Traffic Management Plan |
|  | Drayton Lodge July March Covering Email and Details of Proposed Landscape Management Plan |
|  | Email Correspondence re Drayton Lodge Development Expectations November 2023 |
|  | PR9 – CDC Position on Reasons for Refusal 09-02-2024. |

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| **Table L – Landscape** |
|  | Guidelines on Landscape and Visual Impact Assessment (GLVIA3) |
|  | Landscape Institute’s TGN 06/19 <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf> |
|  | Oxfordshire Wildlife and Landscape Study Clay Vale Landscape Character Type |
|  | Oxfordshire Wildlife and Landscape Study Pasture Hills Landscape Character Type |
|  | Landscape Institute’s TGN 02-21 |
|  | Ouseley Judgement - Stroud DC v SSCLG [2015] EWHC 488 (Admin) |
|  | St Austell Judgement - Appeal Ref: APP/D0840/A/14/2222789 |
|  | Cherwell District Council ‘Category A’ Villages, Village Analysis, WYG, March 2016 |
|  | Ambrosden Village Analysis, 2-1C, 2-2, 2-3B, 2-4C, 2-5B, 2-6 |
|  | Ambrosden Parish Profile 2021 |
|  | Historic Landscape Characterisation APPD1 |
|  | Oxfordshire Strategic Housing Market Assessment Final Report, GL Hearn, April 2014, Summary – Key Findings on Housing Need |
|  | Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment, WYG, June 2017 |
|  | Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment, WYG, June 2017, Appendices |
|  | Cherwell District Council, Countryside Design Summary SPD, June 1998 |
|  | Natural England NCA 108: Upper Thames Clay Vales |
|  | Symmetry Park, Bicester, Environmental Statement, Volume 1 Main Report, PBA Peter Brett, May 2016 |

| **Table M – Relevant Planning Appeal Decisions and Legal Judgements** |
| --- |
|  | Appeal Ref: APP/C3105/W/22/3301485, Land North West of Station Road, Launton, Oxfordshire, 3 November 2022 |
|  | Appeal Ref: APP/C3105/W/20/3255419, Land off Berry Hill Road, Adderbury, OX17 3HF, 10 September 2021 |
|  | Appeal A Ref: APP/C3105/W/19/3242236, Land South of Clifton Road, Deddington OX15 0TPAppeal B Ref: APP/C3105/W/20/3247698, Land South of Clifton Road, Deddington OX15 0TPBoth decisions dated 19 October 2020 |
|  | 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 |
|  | Appeal Ref: APP/C3105/W/19/3233293, Land to the West of Northampton Road, Weston-on-the-Green OX25 3RQ, 17 December 2019 |
|  | Appeal Ref: APP/C3105/W/19/3228169, Land at Merton Road, Ambrosden, OX25 2NP, 9 September 2019 |
|  | Appeal Ref: APP/C3105/W/18/3204920, Fringford Cottage, Main Street, Fringford OX27 8DP, 24 January 2019 |
|  | Appeal Ref: APP/C3105/W/17/3188671, Land off Blackthorn Road, Launton OX26 5DA, 18 September 2018 |
|  | Appeal Ref: APP/C3105/W/17/3189420, Land at Heatherstone Lodge, Banbury Road, Finmere MK18 4AJ, 29 August 2018 |
|  | Appeal Ref: APP/C3105/W/17/3187461, Land at Station Road, Cropredy, Banbury, 17 May 2018 |
|  | Appeal Ref: APP/C3105/W/17/3169168, Heatherstone Lodge, Banbury Road, Finmere MK18 4AJ, 14 June 2017 |
|  | Appeal Ref: APP/C3105/W/16/3158925, Land to the west of Northampton Road, Weston on the Green, Oxfordshire, 8 February 2017 |
|  | Appeal Ref: APP/C3105/W/15/3130576, Land north of Green Lane and east of The Hale, Chesterton, Oxfordshire, 11 February 2016 |
|  | Appeal Ref: APP/C3105/W/19/3222428, Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN, 30 October 2019 |
|  | Appeal Ref: APP/C3105/W/14/3001612, Land off Lince Lane, Kirtlington, OX5 3HE, 27 August 2015 |
|  | High Court Judgement – Gladman vs SoSCBCUDC  |
|  | High Court Judgement – Crane v SoSCLG EWHC 425:  |
|  | APP/V3120/W/22/3310788 - Land East of Grove, Grove, OX12 7FS, 441052, 190896  |
|  | APP/C3105/W/23/3315849 - Land at North West Bicetser, Charlotte Avenue, Bicester OX27 8BP  |
|  | 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). |
|  | 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) |
|  | 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) |
|  | 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) |
|  | 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) |
|  | 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) |
|  | 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) |
|  | 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) |
|  | Appeal decision 3194926 – Green Road, Woolpit |
|  | Appeal decision 3189592 – Thornbury  |
|  | Appeal decision 3214377 – Station Road, Babergh |
|  | Appeal decision 3304685 – North Lodge, Malvern Hills |
|  | Appeal decisions 3300301 and 3316416 – Collett’s Green, Malvern Hills |
|  | Appeal decisions 2197532 and 2197529 – Audlem Road |
|  | Appeal decision 3227970 – Cox Green Road  |
|  | Appeal decision 3284485 – Station Road, North Dorset |
|  | Appeal decision 3270721 – Madgwick Lane, Chichester |
|  | Appeal decision 3169314 – Woburn Sands |
|  | Appeal decision 2212671 – Darnhall School Lane, Winsford |
|  | Appeal decision 3180729 – Gleneages Way |
|  | Appeal decision 3216104 – Popes Lane, Sturry |
|  | Appeal decision 3292721 – Spruce Close, Exeter |
|  | Appeal decision 3265861 – Little Sparrows, Sonning Common |
|  | Appeal decision 3301202 – Wroslyn Road, West Oxfordshire  |
|  | Appeal decision 3304839, Land at Dene Road, Cotford St Luke, 9 February 2023  |
|  | Appeal decision 2208318, Sketchley House, Burbage, 18 November 2014  |
|  | Appeal decision 3230827, Oxford Brookes University, Wheatley Campus, 23 April 2020  |
|  | Appeal decision 3136233, Langton Road, Norton, 22 July 2016  |
|  | Appeal decision 3282908; Hawkhurst, Kent, 22 March 2022  |
|  | Appeal decision 3297487, Land at Witney Road, Ducklington, 9 January 2023  |
|  | Appeal decision 3191477, Land East of Park Land, Coalpit Heath, 6 September 2018  |
|  | Appeal decision 2199085, Pulley Lane, Droitwich Spa, 2 July 2014  |
|  | Appeal decision 2226552, Land at Sibford Road, Hook Norton, 7 December 2015  |
|  | Appeal decision 3278536, Land north of Station Road, Hook Norton, 18 August 2022 |
|  | Telford Judgement  |
|  | Appeal decision 3311483, Land off Fulwell Road, Finmere, 17 July 2023  |
|  | Tewkesbury Borough Council v SSHCLG [2021] EWHC 2782 (Admin) |
|  | Appeal decision 3309489, Land north of Banbury Road, Finmere, MK18 4BW |
|  | Appeal decision 3324251, Land Adj to Wise Crescent, Opposite The Laurels, Fringford OX27 8DZ |
|  | Appeal decision 3325113, Milcombe – 35 dwellings by Abbeymill Homes |
|  | Appeal decision 3324704, Hempton Road, nr Deddington |
|  | Appeal decision 3327581, Land North of Ells Lane, Bloxham |
|  | Appeal decision 3323268, Land west of Thame Road, Chinnor |

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| **Table N – Misc** |
|  | Heyford Park (ref. 21/04289/OUT) Committee Report |
|  | Ambrosden Village Survey |
|  | Adjoining And South West Of B4011 Allectus Avenue Ambrosden (Ref: 22/01976/OUT)  Committee Report |
|  | Adjoining And South West Of B4011 Allectus Avenue Ambrosden (Ref: 22/01976/OUT) Decision Notice |
|  | Sarah Reid KC and Constanze Bell, Advice, 11 January 2024 |
|  | Douglas Edwards KC, Advice, 30 January 2023 [should be 2024] |
|  | Sarah Reid KC, Advice, 7 February 2024 |
|  | Statement of Common Ground between Cherwell District Council and Hollins Strategic Land, Land north of Berry Hill Road, Adderbury, reference: 3255419, June 2021 |
|  | Sarah Reid KC, Supplemental Advice, 8 February 2024 |
|  | Adjoining And South West Of B4011 Allectus Avenue Ambrosden (Ref: 22/01976/OUT)  S106 Agreement |
|  | Douglas Edwards KC, Advice, 27 February 2024  |

**End of Core Documents List**