**Town and Country Planning Act 1990 (Section 78)**

**CORE DOCUMENTS LIST**

**Ashland Road West, Sutton-in-Ashfield**

**Appeal Reference:** **APP/W3005/W/21/3274818**

**Appellant: Bellway Homes Ltd**

**Local Planning Authority: Ashfield District Council**

August 2021

|  |  |
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| 1. CD1
 | **Application Documents and Plans (submitted as part of original application)** |
|  |  | Application Form (dated 6 March 2020) |
|  |  | Covering Letter (dated 6 March 2020) |
|  |  | Site Location Plan (ref. P19-1014 002 Rev A) |
|  |  | Topographical Survey (ref. S672/01 Rev C) |
|  |  | Topographical Survey (ref. S672/02 Rev C) |
|  |  | Illustrative Masterplan (ref. P19-1014 007 Rev B) |
|  |  | Planning Statement (by DLP Planning Ltd) (dated March 2020) |
|  |  | Design and Access Statement (by Pegasus Group) (dated March 2020) |
|  |  | Arboricultural Assessment (by FPCR) (dated Feb 2020) |
|  |  | Archaeological Desk Based Assessment (by University of Leicester Archaeological Services) (dated March 2020) |
|  |  | Flood Risk Assessment and Drainage Strategy (Rev A) (by EWE Associates) (dated Feb 2020) |
|  |  | Ecological Appraisal (by FPCR) (dated Feb 2020) |
|  |  | Ground Investigation Phase II Site Appraisal (by GRM Development Solutions) (dated Dec 2012) |
|  |  | Gas Completion Letter (by GRM Development Solutions) (dated 7 January 2013) |
|  |  | Letter of Reliance (by GRM Development Solutions) (dated 20 December 2018) |
|  |  | Review of Ground Investigation Phase II Site Appraisal Letter (by GRM Development Solutions) (dated 4 March 2020) |
|  |  | Landscape and Visual Assessment (by Golby + Luck) (dated Feb 2020) |
|  |  | Statement of Community involvement (by The Community Communication Partnership) |
|  |  | Transport Assessment (by ADC Infrastructure) (dated March 2020) |
|  |  | Travel Plan (by ADC Infrastructure) (dated March 2020) |
|  |  | Noise Assessment (by M-EC Acoustic Air) (dated Feb 2020) |
|  |  | Air Quality Assessment (by M-EC Acoustic Air) (dated Feb 2020) |
| 1. CD2
 | **Amended Plans and Documents (submitted after validation of application)** |
|  |  | Site Location Plan (ref. P19-1014 002 Rev B) |
|  |  | Illustrative Masterplan (ref. P19-1014 007 Rev G) |
|  |  | Access Junction Layouts (ref. ADC1032-DR-001-P10) |
|  |  | Proposed Pedestrian Improvements B6026 Huthwaite Road (ref. ADC1032-DR-002 Rev P1) |
|  |  | Flood Risk Assessment and Drainage Strategy (Rev D) (by EWE Associates) |
|  |  | FPCR letter in response to Delta Simons Consultation response, including Metric Exercise (dated August 2020) |
|  |  | Minerals Resource Assessment by GRM (dated May 2020) |
|  |  | Transport Assessment Addendum (by ADC) (October 2020) |
|  |  | ADC letter in response to NCC Highway Consultation response (dated 20 November 2020) |
|  |  | Technical Note H – Junction Capacity Analysis (by ADC) (February 2021) |
|  |  | FPCR letter in response to Delta-Simons (dated 6 Nov 2020) |
| 1. CD3
 | **Key Application Consultation Responses** |
|  |  | Nottinghamshire County Council – Rights of Way (19 March 2020) |
|  |  | Natural England (23 March 2020) |
|  |  | The Coal Authority (23 March 2020) |
|  |  | Ashfield District Council – Environmental Protection (25 March 2020) |
|  |  | Nottinghamshire County Council - Local Lead Flood Authority (27 March 2020) |
|  |  | Environment Agency (30 March 2020) |
|  |  | NHS – Estates Team (27 March 2020) |
|  |  | Ashfield District Council – Environmental Protection – Air Quality (3 April 2021) |
|  |  | Nottinghamshire County Council – Highways (8 April 2020) |
|  |  | Nottinghamshire County Council – Planning Policy (9 April 2020) |
|  |  | Ashfield District Council – Environmental Protection – Noise (undated) |
|  |  | Nottinghamshire County Council - Local Lead Flood Authority (17 April 2020) |
|  |  | Ashfield District Council - Landscaping (17 April 2020) |
|  |  | Ashfield District Council – Planning Policy (undated) |
|  |  | Independent Ecological Review (10 July 2020) |
|  |  | Nottinghamshire County Council – Education (27 July 2020) |
|  |  | Nottinghamshire County Council – Education (4 August 2020) |
|  |  | Highways England (14 August 2020) |
|  |  | Bolsover District Council (2 September 2020) |
|  |  | Sport England (3 November 2020) |
|  |  | Nottinghamshire County Council – Highways (10 November 2020) |
|  |  | Nottinghamshire County Council - Lead Local Flood Authority (20 November 2020) |
|  |  | Nottinghamshire County Council – Highways (7 January 2021) |
|  |  | Ashfield District Council – Landscaping (undated) |
|  |  | Sport England (1 March 2021) |
|  |  | Ashfield District Council – Drainage (3 March 2021) |
|  |  | Nottinghamshire County Council – Highways (1 March 2021) |
| 1. CD4
 | **Committee Report / Decision Notice** |
|  |  | Committee Report |
|  |  | Decision Notice (dated 23 March 2021) |
| 1. CD5
 | **The Development Plan** |
|  |  | National Planning Policy Framework (2021) |
|  |  | National Planning Policy Guidance - Planning for Higher Densities |
|  |  | ‘Saved’ policies of the Ashfield Local Plan Review (2002) – Complete Document |
|  |  | Policy ST1 (Development) |
|  |  | Policy ST2 (Main Urban Areas) |
|  |  | Policy ST3 (Named Settlements) |
|  |  | Policy ST4 (The Remainder of the District) |
|  |  | Policy HG3 (Housing Density) |
|  |  | Policy HG4 (Affordable Housing) |
|  |  | Policy HG5 (New Residential Development) |
|  |  | Policy HG6 (Public Open Space) |
|  |  | Policy EV2 (The Countryside) |
|  |  | Policy EV4 (Mature Landscaped Areas) |
|  |  | Policy EV5 (SSSI) |
|  |  | Policy EV6 (Local Nature Reserves) |
|  |  | Policy EV8 (Trees and Woodlands) |
|  |  | Policy TR2 (Cycling Provision) |
|  |  | Policy TR6 (Developer Contributions) |
|  |  | Ashfield Residential Design Guide SPD (November 2004) |
|  |  | Residential Car Parking Standards (2014) |
| 1. CD6
 | **Inquiry Information and Evidence** |
|  |  | Pre-Notification of Appeal |
|  |  | Appellant’s Planning Appeal Form |
|  |  | Owner Notifications |
|  |  | Appellant’s Appeal Statement of Case (DLP) |
|  |  | Appellant’s Appeal Statement of Case - Appendices (DLP) |
|  |  | LPA’s Appeal Form |
|  |  | LPA Appeal Statement of Case |
|  |  | LPA Appeal Statement of Case – Annex 2 |
|  |  | Signed Statement of Common Ground (July 2021) |
|  |  | N/A |
| 6.10a |  | N/A |
|  |  | Proof of Evidence of Jim Lomas (Planning – Density & Planning Balance) on behalf of Appellant |
| 6.11a |  | Proof of Evidence of Jim Lomas (Planning – Density & Planning Balance) on behalf of Appellant – Executive Summary |
|  |  | Proof of Evidence of Kurt Goodman (Ecology) on behalf of Appellant (including Executive Summary) |
| 6.12a |  | Proof of Evidence of Kurt Goodman (Ecology) on behalf of Appellant – Appendices |
| 6.12b |  | Proof of Evidence of Kurt Goodman (Ecology) on behalf of Appellant – Appendix 2 – Updated Badger Report (Confidential) – Available on Request to Consultees Only |
|  |  | Proof of Evidence of Gary Holliday (Landscape) on behalf of Appellant (including Executive Summary) |
| 6.13a |  | Proof of Evidence of Gary Holliday (Landscape) on behalf of Appellant – Appendices |
|  |  | Proof of Evidence of Bob Wollard (Planning – Density, Landscape and Planning Balance) on behalf of LPA |
| 6.14a |  | Proof of Evidence of Bob Wollard (Planning – Density, Landscape and Planning Balance) on behalf of LPA – Appendix 1 Gladman Court of Appeal |
| 6.14b |  | Proof of Evidence of Bob Wollard (Planning – Density, Landscape and Planning Balance) on behalf of LPA – Appendix 2 FPCR Letter |
| 6.14c |  | Proof of Evidence of Bob Wollard (Planning – Density, Landscape and Planning Balance) on behalf of LPA – Appendix 3 APPA3010W203265803 Decision |
| 6.14d |  | Proof of Evidence of Bob Wollard (Planning – Density, Landscape and Planning Balance) on behalf of LPA – Executive Summary |
|  |  | Proof of Evidence of Andrew Baker (Ecology) on behalf of LPA |
| 6.15a |  | Proof of Evidence of Andrew Baker (Ecology) on behalf of LPA – Executive Summary |
|  |  | CIL Compliance Statement |
|  |  | Final Draft S106 Agreement |
| 6.17a |  | Final Draft Unilateral Undertaking  |
|  |  | Final Comments on the Later Interested Party Comments Received (Jim Lomas on behalf of the Appellant) |
|  |  | Rebuttal by Andrew Baker (Ecology) on behalf of LPA |
|  |  | Kurt Goodman Additional Clarification - Ecology |
| **CD7** | **Additional Items** |
|  |  | Ashfield District Council Housing Land Monitoring Report (August 2020) |
|  |  | Strategic Housing Land Availability Assessment (November 2016) – Site Ref S55 Extract (Land off Ashland Road West) |
|  |  | Withdrawn Publication Local Plan (September 2016) |
|  |  | Brierley Forest Park Management Plan (2017) |
|  |  | Extract from National Character Area 30 Southern Magnesian Limestone |
|  |  | Extract from Greater Nottingham Landscape Character Assessment - ML021 Brierley Forest Park |
|  |  | Biodiversity Metric 3.0 User Guide |
|  |  | Defra BNG Impact Assessment |
|  |  | Great Crested Newts Mitigation Guidelines (English Nature) |
|  |  | Bats and Artificial Lighting in the UK Guidance Notes (Bat Conservation Trust) |
|  |  | A Cross-Sector Guide for Implementing the Mitigation Hierarchy (The Biodiversity Consultancy) |
|  |  | The UK Habitat Classification |
|  |  | Extracts from the LVA and Indicative Layout - Land to the North of Bigsby Road, Retford |
|  |  | Broomhill Farm, Hucknall - Decision Notice |
|  |  | Broomhill Farm, Hucknall – S106 Agreement |
|  |  | Land at Brickhill Street, South Caldecotte - Appeal Decision (net gain 10%) |
|  |  | Draft Ashfield Local Plan (2020-2038) |