

CORE DOCUMENTS LIST (20/04/2022)

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CD1.0 Planning Documents

- CD1.1 National Planning Policy Framework (NPPF)
- CD1.2 Countryside and Rights of Way Act 2000
- CD1.3 South Oxfordshire Local Plan 2035
- CD1.4 Chinnor Neighbourhood Plan 2011-2034
- CD1.5 Chinnor Neighbourhood Plan Basic Conditions Statement
- CD1.6 National Planning Practice Guidance “Housing for Older People and Disabled People” (Paragraph: 001 Reference ID: 63-001-20190626)
- CD1.7 National Planning Practice Guidance “Housing needs of different groups” (Paragraph: 008 Reference ID: 67-008-20190722)
- CD1.8 South Oxfordshire Design Guide (2016)
- CD1.9 Emerging Joint Design Guide
- CD1.10 Oxfordshire County Council’s Residential Road Design Guide (2003) – Second Edition (2015)
- CD1.11 Sports Facilities, Local Leisure Facilities and Playing Pitch Study: Final report Part 5: Open Spaces Strategy – Jan 2017
- CD1.12 Transport For New Developments Parking Standards For New Residential Developments

CD2.0 Housing Evidence

- CD2.1 Oxfordshire Strategic Housing Market Assessment (March 2014)
- CD2.2 Market Assessment of Housing Options for Older People
- CD2.3 Oxfordshire Market Position Statement 2019-2022
- CD2.4 Oxfordshire Market Position Statement Extra Care Housing Supplement 2019-2022
- CD2.5 South Oxfordshire Housing Land Supply Statement June 2021
- CD2.6 Housing in Later Life
- CD2.7 The business case for extra care housing in adult social care: an evaluation of extra care housing in East Sussex
- CD2.8 Action to Prevent Falls
- CD2.9 Making the Case for Retirement Villages
- CD2.10 Identifying the Health Gain from Retirement Housing
- CD2.11 Housing Markets in Old Age
- CD2.12 House of Commons Housing, Communities and Local Government Select Committee (2018) Housing for Older People
- CD2.13 All the Lonely People: Loneliness in Later Life
- CD2.14 Is social exclusion still important for older people?
- CD2.15 Improving housing with care choices for older people: an evaluation of extra care housing
- CD2.16 Healthier and Happier
- CD2.17 Future of Ageing Population
- CD2.18 Fixing our Broken Housing Market

CD3.0 Statement of Case

Appellant

CD3.1 Appellant Statement of Case

Local Planning Authority

CD3.2 LPA Statement of Case – South Oxfordshire District Council Statement of Case

CD4.0 Documents and Plans That Formed Part of The Application (Excluding Highways Documentation Which Is Included Below In Section CD H)

Documents

CD4.1 **Application Form**

- Application Form 15.02.21

CD4.2 **Planning Statement**

- Planning Statement prepared March 2021 (with accompanying Legal Opinion)

CD4.3 **Design and Access Statement**

- Design and Access Statement February 2021
- Design and Access Statement Addendum October 2021

CD4.4 **Landscape and Visual Impact Assessment**

- Landscape and Visual Impact Assessment with Appendices June 2021

CD4.5 **Ecological Appraisal**

- Ecological Appraisal June 2021

CD4.6 **Tree Survey and Arboricultural Impact Assessment**

- Tree Survey and Arboricultural Impact Assessment June 2021

CD4.7 **Energy and Sustainability Strategy**

- Energy and Sustainability Strategy March 2021

CD4.8 **Air Quality Report**

- Air Quality Report February 2021

CD4.9 **Assessment of Demand for Retirement Housing in Chinnor**

- Assessment of Demand for Retirement Housing in Chinnor March 2021

CD4.10 **Flood Risk Assessment**

- Flood Risk Assessment February 2021

CD4.11 **Foul Drainage and Utilities Assessment**

- Foul Drainage and Utilities Assessment February 2021

CD4.12 **Heritage Statement**

- Heritage Statement February 2021

CD4.13 **Contaminated Land Questionnaire**

- Contaminated Land Questionnaire February 2021

Plans

CD4.14 **Site Location Plan**

- Site Location Plan (drawing no. 3636.P.100 rev A)

CD4.15 **Site Plan**

- Site Plan (drawing no. 3636.P.101 rev T)
- CD4.16 **Site Access Arrangement**
- Site Access Arrangement (drawing no. J32-5511-PS-001 rev B)
- CD4.17 **Internal Visibilities**
- Internal Visibilities (drawing no. J32-5511-PS-005 rev A)
- CD4.18 **Car Parking Arrangement**
- Car Parking Arrangement (drawing no. 3636.P.110 rev G)
- CD4.19 **Vehicle Tracking Assessment (Refuse Vehicle)**
- Vehicle Tracking Assessment (Refuse Vehicle) (drawing no. J32-5511-PS-002 rev A)
- CD4.20 **Vehicle Tracking Assessment (Large Car)**
- Vehicle Tracking Assessment (Large Car) (drawing no. J32-5511-PS-003 rev A)
- CD4.21 **Vehicle Tracking Assessment (Internal)**
- Vehicle Tracking Assessment (Internal) (drawing no. J32-5511-PS-004 rev A)
- CD4.22 **Vehicle Tracking Assessment**
- Vehicle Tracking Assessment (drawing no. J32-5511-PS-006 rev A)
- CD4.23 **Conceptual Schematic Layout**
- Conceptual Schematic Layout (drawing no. 3636.P.102 rev M)
- CD4.24 **Proposed Land Use Plan**
- Proposed Land Use Plan (drawing no. 3636.P.105 rev C)
- CD4.25 **Proposed Building Heights Plan**
- Proposed Building Heights Plan (drawing no. 3636.P.107 rev D)
- CD4.26 **Proposed Access and Movement Plan**
- Proposed Access and Movement Plan (drawing no. 3636.P.108 rev A)
- CD4.27 **Proposed Green Infrastructure Plan**
- Proposed Green Infrastructure Plan (drawing no. 3636.P.109 rev C)
- CD4.28 **Proposed Development Area Plan**
- Proposed Development Area Plan (drawing no. 3636.P.114)
- CD4.29 **Landscape Masterplan**
- Landscape Masterplan (drawing no. P21-024601 rev J)
- CD4.30 **Landscape Strategy**
- Landscape Strategy (drawing no. P21-024608)
- CD4.31 **View Corridors**
- View Corridors (drawing no. 3636.P-112)
- CD4.32 **Proposed Density Plan**
- Proposed Density Plan (drawing no. 3636.P.106 rev B)

CD5.0 Consultee Comments to The Original Application (Excluding Oxfordshire County Council Comments Which Are Included Below In Section CD H)

Air Quality Comments

CD5.1 Air Quality Officer Comments 06/04/2021

CD5.2 Air Quality Officer Comments 16/09/2021

Aston Rowant Parish Council Comments

CD5.3 Aston Rowant Parish Council Comments 24/04/2021

Mike Andrew's Comments (Energy)

CD5.4 Mike Andrew's Comments 08/04/2021

CD5.5 Mike Andrew's Comments 24/08/2021

CD5.6 Mike Andrew's Comments 06/09/2021

CD5.7 Mike Andrew's Comments 15/09/2021

Chilterns Conservation Board

CD5.8 Chilterns Conservation Board Comments 04/05/2021

Chinnor Parish Council Comments

CD5.9 Chinnor Parish Council Comments 15/04/2021

CD5.10 Chinnor Parish Council Comments 10/08/2021

CD5.11 Chinnor Parish Council Comments 11/11/2021

Conservation Officer (South and Vale) Comments

CD5.12 Conservation Officer Comments 27/04/2021

CD5.13 Conservation Officer Comments 14/10/2021

Contaminated Land Officer Comments

CD5.14 Contaminated Land Officer Comments 25/03/2021

CD5.15 Contaminated Land Officer Comments 20/04/2021

CD5.16 Contaminated Land Officer Comments 01/10/2021

Countryside Officer (South and Vale) Comments

CD5.17 Countryside Officer Comments 12/04/2021

CD5.18 Countryside Officer Comments 11/10/2021

Crowell Parish Council Comments

CD5.19 Crowell Parish Council Comments 16/04/2021

Drainage Officer (South and Vale) Comments

CD5.20 Drainage Officer Comments 21/04/2021

CD5.21 Drainage Officer Comments 01/10/2021

Environment Protection Team Comments

CD5.22 Environment Protection Team Comments 16/04/2021

CD5.23 Environment Protection Team Comments 01/10/2021

CD5.24 Environment Protection Team Comments 03/12/2021

Forestry Officer (South and Vale) Comments

CD5.25 Forestry Officer Comments 10/05/2021

CD5.26 Forestry Officer Comments 04/10/2021

Historic England (South East) Comments

CD5.27 Historic England Comments 29/03/2021

Housing Officer Comments

CD5.28 Housing Officer Comments 13/04/2021

CD5.29 Housing Officer Comments 15/10/2021

CD5.30 Housing Officer Comments 16/02/2022

Landscape Architect (South and Vale) Comments

CD5.31 Landscape Architect Comments 19/04/2021

CD5.32 Landscape Architect Comments 30/09/2021

CD5.33 Landscape Architect Comments 16/11/2021

CD5.34 Landscape Architect Comments 10/01/2022

NHS Comments

CD5.35 NHS Comments 29/10/2021

CD5.36 NHS Comments 31/01/2021

South Oxfordshire District of CPRE Comments

CD5.37 South Oxfordshire District of CPRE Comments 20/04/2021

CD5.38 South Oxfordshire District of CPRE Comments 27/07/2021

CD5.39 South Oxfordshire District of CPRE Comments 07/08/2021

Thames Water Development Control Comments

CD5.40 Thames Water Development Control Comments 15/04/2021

Urban Design Officer (South and Vale) Comments

CD5.41 Urban Design Officer Comments 10/05/2021

CD6.0 Third Party Consultation Responses to The Original Application and The Appeal

Third Party Consultation Responses to The Original Application

CD6.1 The Cross Keys Practice Comments 04/03/2022

CD6.2 Unity Health Comments 16/02/2022

CD6.3 Mr Ronald P Radnedge 30/07/2021

CD6.4 Fiona and Neil Lambert 30/03/2021

CD6.5 Fiona and Neil Lambert 28/07/2021

CD6.6 Carolyn and Nick Potter 30/03/2021

CD6.7 Carolyn and Nick Potter 28/07/2021

CD6.8 A Davern 12/04/2021

CD6.9 A Davern 27/07/2021

CD6.10 Mrs L Davern 24/04/2021

CD6.11 Mrs L Davern 26/07/2021

CD6.12 Mrs C 25/07/2021

CD6.13 Diane and Steve Eyre 10/04/2021

CD6.14 Diane and Steve Eyre 25/07/2021

CD6.15 Diane and Steve Eyre 13/01/2022

CD6.16 Robert Dobbs 25/03/2021

CD6.17 Robert Dobbs 23/07/2021

CD6.18 Nigel Peters 12/04/2021

CD6.19 Nigel Peters 20/07/2021

CD6.20 Gordon Archer 19/07/2021

CD6.21 Clive Plummer 28/04/2021

CD6.22 Clive Plummer 19/07/2021

CD6.23 Paul and Carol Garraway 07/04/2021

CD6.24 Paul and Carol Garraway 18/07/2021

CD6.25 Paul and Carol Garraway 19/07/2021

CD6.26 Janet Tinnion 17/07/2021

CD6.27 Anthony Banham 25/03/2021

CD6.28 Anthony Banham 02/05/2021
CD6.29 Keith and Wendy Jarvis 28/04/2021
CD6.30 Keith Webley 22/04/2021
CD6.31 M & R Allan 20/04/2021
CD6.32 Graham Bull 19/04/2021
CD6.33 Antonio Acacio 19/04/2021
CD6.34 Malcolm Behenna 19/04/2021
CD6.35 Diana Noel 17/04/2021
CD6.36 Max Bond 16/04/2021
CD6.37 Jo Tower 16/04/2021
CD6.38 John & Susanna Cooper 14/04/2021
CD6.39 Rupert and Kate Rowland-Clark 14/04/2021
CD6.40 John Bucktrout 13/04/2021
CD6.41 Maxine Pickard 13/04/2021
CD6.42 Francis George Tyler 12/04/2021
CD6.43 C. White 12/04/2021
CD6.44 Claire 11/04/2021
CD6.45 Jeremy Peters 09/04/2021
CD6.46 Mr & Mrs Ware 11/04/2021
CD6.47 Tony and Sandra Colangelo 11/04/2021
CD6.48 Michelle and Ben 08/04/2021
CD6.49 Marion Johnson 06/04/2021
CD6.50 Brian Veronica Collier 05/04/2021
CD6.51 Annabel 04/04/2021
CD6.52 Valerie Amies 31/03/2021
CD6.53 Barbara Bestwick 29/03/2021
CD6.54 Gary Williams 25/03/2021
CD6.55 Chris Davies 25/03/2021
CD6.56 J M Bell 25/03/2021
CD6.57 Sally Beeston 25/03/2021

CD6.58 Stephen Gunn 24/03/2021

CD6.59 Linda Harvey 24/03/2021

CD6.60 TKO Beacher 24/03/2021

CD6.61 Gemma Rouse 24/03/2021

CD6.62 Joe Rouse 24/03/2021

Third Party Consultation Responses to The Appeal

CD6.63 Pamela Coull 05/02/2022

CD6.64 Fiona Lambert 09/02/2022

CD6.65 Robert Dobbs February 2022

CD6.66 Carolyn Potter 31/01/2022

CD6.67 Keith Webley 26/01/2022

CD7.0 Relevant Appeal Decisions and Legal Judgements

Appeal Decisions

- CD7.1 Land at Crowell Road, Chinnor (appeal ref. APP/Q3115/W/17/3188694)
- CD7.2 Little Sparrows, Sonning Common (appeal ref. APP/Q3115/W/20/3265861)
- CD7.3 Land at Lady Grove, Didcot (appeal ref. APP/Q3115/W/21/3272377)
- CD7.4 Parkside, Henley-on-Thames
- CD7.5 Mulberry House, Henley-on-Thames
- CD7.6 Farleigh Fields, Backwell
- CD7.7 Land at Windacres Farm, Rudgwick
- CD7.8 Entech House, Woolmer Green
- CD7.9 Land on East side of Green Road, Woolpit
- CD7.10 Land off Colchester Road, Bures Hamlet
- CD7.11 Land off Darnhull, Winsford
- CD7.12 Land to the East of Newport Road, Woburn Sands
- CD7.13 Land off Audlem Road, Stapeley
- CD7.14 Land North East of Becket's Grove, Wymondham
- CD7.15 Land at Caddywell Lane/Burwood Lane, Great Torrington
- CD7.16 Land at Tappers Farm, Bodicote
- CD7.17 Land adjacent to the north side of Natland Mill Beck Lane
- CD7.18 Land off Popes Lane, Sturry
- CD7.19 Homebase Site, Bath
- CD7.20 Chelford House, Harpenden
- CD7.21 Homebase, Walton-on-Thames
- CD7.22 Site of The Rise and Three Neighbouring Properties, Lymington
- CD7.23 Former Fleet Policy Station, Fleet
- CD7.24 Royal Cambridge Home, East Molesey

Legal Judgements

- CD7.25 Court of Appeal Judgement of *Hallam Land Management Ltd vs Secretary of State for Communities and Local Government et al* [2017] EWHC 2865 (Admin)

CD7.26 High Court Judgement of *Wainhomes (South West) Holdings Ltd and the Secretary of State for Communities and Local Government et al [2013] EWHC 597 (Admin)*

CD8.0 Planning Committee Documents

CD8.1 Officers Committee Report 22/02/2022

CD9.0 Appeal Documents

CD9.1 Appeal Form

CD9.2 Appeal Notification Letter

CD9.3 Appeal Notification List

CD9.4 **Affordable Allocations Plan**

- Affordable Allocations Plan (drawing no. 3636.SK1403 rev C)

CD9.5 **Open Space Plan**

- Open Space Plan (drawing no. 363.P.113 rev A)

CD9.6 S106

- Draft Heads of Terms

CD9.7 Highways Technical Note February 2022

CD10.0 Pre-application discussions

CD10.1 Pre-application response 15/12/2020

CD11.0 Email Correspondence

CD11.1 Email from LPA confirming open space 17/03/2022

CD11.2 Email from LPA confirming offsite affordable housing contribution 29/03/2022

CD11.3 Email from LPA confirming affordable housing tenure 31/03/2022

CD H – Highways Evidence

CDH.1 Transport Statement February 2021

CDH.2 Oxfordshire County Council comments 30/04/2021

CDH.3 Highways Technical Note June 2021

CDH.4 Oxfordshire County Council comments 21/12/2021 (issued 11/01/2022)

CDH.5 Oxfordshire County Council comments 03/03/2022