

A) Planning Application Documents & Plans

Core Document Ref	Document Name
CD A1	Application forms
CD A2	Planning Statement
CD A3	Sustainability Statement
CD A4	Affordable Housing Statement (TKP)
CD A5	Flood Risk Assessment & Drainage Strategy (IDOM)
CD A6	Phase 1 Ground Investigation (IDOM)
CD A7	Landscape and Visual Appraisal (FPCR)
CD A8	Ecological Appraisal (FPCR)
CD A9	Historic Environment Desk-Based Assessment (Orion)
CD A10	Arboricultural Assessment (FPCR)
CD A11	Noise Screening Report (Wardell Armstrong)
CD A12	Air Quality Screening Assessment (Wardell Armstrong)
CD A13	Energy Statement (Focus)
CD A14	3826_01A Site Location Plan (BHB Architects)
CD A15	3826_02H Proposed Site Layout (BHB Architects)
CD A16	3826_03G Proposed House Type Key Plan (BHB Architects)
CD A17	3826_04E Proposed Parking Strategy (BHB Architects)
CD A18	3826_05D Proposed Materials Plan (BHB Architects)
CD A19	3826_06D Boundaries Plan (BHB Architects)
CD A20	3826_07E Hard Landscaping Plan (BHB Architects)
CD A21	3826_10B House Type 2 (BHB Architects)
CD A22	3826_13B House Type 4 (BHB Architects)
CD A23	3826_14B House Type 5 (BHB Architects)
CD A24	3826_16B House Types 5 & 6 (Corner Turn) (BHB Architects)
CD A25	3826_17B House Type 8 (BHB Architects)
CD A26	3826_18A House Type 1 (BHB Architects)
CD A27	3826_19A House Type 3 (BHB Architects)
CD A28	3826-20A House Type 7(BHB Architects)
CD A29	FT Inbound (Rappor)
CD A30	PV Inbound (Rappor)
CD A31	3826-09A Solar Panel Location Plan (BHB Architects)

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Core Document Ref	Document Name
CD A32	Decision Notice
CD A33	Lowland committee report
CD A34	Transport Statement (Rappor)
CD A35	Construction Traffic Management Plan (Rappor)
CD A36	Design and Access Statement

B) Appellant's Evidence

Core Document Ref	Document Name
CD B1	Appellant's Statement of Case
CD B2	Planning Evidence (Rosie Dinnen, TKP)
• CD B2a	• Appendices Planning Evidence (Rosie Dinnen, TKP)
• CD B2b	• Appendix 6 – BNG metric (FPCR)
CD B3	Affordable Housing Evidence (Jamie Roberts, TKP)
• CD B3a	• Appendices Affordable Housing Evidence (Jamie Roberts, TKP)
CD B4	Five Year Housing Land Supply Evidence (Jeff Richards, Turley)
• CD B4a	• Appendices Five Year Housing Land Supply Evidence (Jeff Richards, Turley)
CD B5	Landscape Evidence (Tim Jackson, FPCR)
• CD B5a	• Appendices Landscape Evidence (Tim Jackson, FPCR)
CD B6	Heritage Evidence (Rob Bourn, Orion)
• CD B6a	• Appendix 1 Heritage Evidence (Rob Bourn, Orion)
• CD B6b	• Summary Heritage Evidence (Rob Bourn, Orion)
CD B7	Transport Rebuttal (Rappor)
CD B8	Drainage Rebuttal (M-EC)

C) Council's & Rule 6 Evidence

Core Document Ref	Document Name
CD C1	WODC Statement of Case
CD C2	WODC Proof of Evidence
• CD C2a	• Appendices WODC Proof of Evidence – Appendices 1a-1f
• CD C2b	• Appendices WODC Proof of Evidence – Appendices 1g-3

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• CD C2c	• Appendices WODC Proof of Evidence – Appendices 4-6c
CD C3	Rule 6 Statement of Case
• CD C3a	• Community Emergency Plan
• CD C3b	• Aston says no (to Terra) brochure
• CD C3c	• PC letter to OCC Transport Planning
• CD C3d	• OCC Transport Planning reply to PC
CD C4	Rule 6 Proof of evidence – R La Forte
• CD C4a	• Appendix 1: TPA Technical Note
• CD C4b	• Appendix 1: TPA Technical Note – Appendix A & B
• CD C4c	• Appendix 1: TPA Technical Note – Appendix C
• CD C4d	• Appendix 1: TPA Technical Note – Appendix D
CD C5	Rule 6 Proof of evidence – C Smith
• CD C5a	• Appendix 1
• CD C5b	• Appendix 2
• CD C5c	• Appendices 3-4
• CD C5d	• Appendix 5, pages 51-86
• CD C5e	• Appendix 5, pages 87-116
• CD C5f	• Appendix 5, pages 117-148
• CD C5g	• Appendices 6 & 7
• CD C5h	• Appendix 8
• CD C5i	• Appendices 9-14
CD C6	Rule 6 C Smith - Supplemental
CD C6a	• Appendix 1: Foul drainage analysis
CD C6b	• Appendix 2: Thames Water letter
CD C6c	• Appendix 3: Flood Risk Assessment

D) Statements of Common Ground

Core Document Ref	Document Name
CD D1	Planning Statement of Common Ground
CD D2	Housing Land Supply Statement of Common Ground
CD D3	Affordable Housing Statement of Common Ground
CD D4	Heritage Statement of Common Ground

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CD D5	Landscape Statement of Common Ground
CD D6	Highways Statement of Common Ground
CD D7	Drainage Statement of Common Ground

E) Development Plan & Policy Documents

Core Document Ref	Document Name
CD E1	West Oxfordshire Local Plan
CD E2	Developer Contributions SPD
CD E3	West Oxfordshire Design Guide
CD E4	Affordable Housing SPD
CD E5	Submission Draft Area Action Plan - Oxfordshire Cotswolds Garden Village (Salt Cross Garden Village), August 2020
CD E6	Salt Cross Garden Village – Phasing Report, 8 March 2022
CD E7	Report on the Examination of the Salt Cross Garden Village Area Action Plan, 1 March 2023
CD E8	Report on the Examination of the West Oxfordshire Local Plan 2031, August 2018
CD E9	Local Development Scheme, April 2023
CD E10	Residential Road Design Guide (2003) – Second Edition (2015)
CD E11	Oxfordshire Street Design Guide (2021)
CD E12	Parking Standards for New Residential Developments (December 2011)
CD E13	Parking Standards for New Developments (October 2022)
CD E14	Oxfordshire Cycling Design Standards (Summer 2017)
CD E15	West Oxfordshire District Council Strategic Flood Risk Assessment SFRA update Report

F) Housing

Core Document Ref	Document Name
CD F1	Housing Land Supply Statement (November 2022)
CD F2	West Oxfordshire Preventing Homelessness Strategy
CD F3	Oxfordshire Strategic Housing Market Assessment (2014)
CD F4	Oxfordshire Growth Needs Assessment (2021)
CD F5	Housing and Economic Needs Assessment (2022)

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CD F6	Housing Land Supply Statement (December 2021)
CD F7	West Oxfordshire Council Plan (2023 to 2027)
CD F8	Ducklington Appeal SoCG
CD F9	Woodstock appeal SoCG

G) Landscape

Core Document Ref	Document Name
CD G1	Guidelines for Landscape and Visual Impact Assessment (3rd edition) (GLVIA3)
CD G2	National Character Area 108 Upper Thames Clay Vales EXTRACTS
CD G3	West Oxfordshire Landscape Assessment 1998 EXTRACTS

H) Heritage

Core Document Ref	Document Name
CD H1	Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)
CD H2	Historic England (HE) Good Practice Advice in Planning Note 3 (GPA 3) 'The Setting of Heritage Assets' 2017 (Second Edition)
CD H3	Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)

I) Relevant Appeal Decisions and Legal Judgements

Core Document Ref	Document Name
CD I1	Land North of Cote Road, Aston (APP/D3125/W/17/3171012)
CD I2	Land at Witney Road, Ducklington (APP/D3125/W/22/3297487)
CD I3	Land West of Wroslyn Road, Freeland (ref. APP/D3125/W/22/3301202)
CD I4	Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137

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CD I5	Bedford Borough Council v Secretary of State for Communities and Local Government & Nuon UK Ltd ([2013] EWHC 2847 (Admin))
CD I6	The Forge Field Society and others v Sevenoaks District Council [2014] EWHC 1895 (Admin)
CD I7	Catesby Estates Ltd v Peter Steer [2019] 1 P&CR 5, McFarlane, Lindblom, Asplin LJJ
CD I8	R (James Hall and Company Ltd) v City of Bradford MDC [2019] EWHC 2899 (Admin), HHJ Belcher
CD I9	Land at Colwell Green, Witney (APP/D3125/W/22/3307358) May 2023
CD I10	Land east of Barns Lane, Burford – Appeal decision (3293656)
CD I11	Woolpit, Suffolk (Ref. APP/W3520/W/18/3194926), September 2018
CD I12	Ardleigh, Colchester (Ref. APP/P1560/W/17/3185776), September 2018
CD I13	Little Sparrows, Sonning Common, Oxfordshire (APP/Q3115/W/20/3265861), June 2021
CD I14	London Road, Woolmer Green (Ref. APP/C1950/W/17/3190821), October 2018
CD I15	Bures Hamlet, Essex (Ref. APP/Z1510/W/18/3207509), March 2019
CD I16	Southfield Road, Gretton (Ref. APP/U2805/W/18/3218880) August 2019
CD I17	Land at Farleigh Farm, Backwell (Ref. APP/D0121/W/21/3285624), June 2022
CD I18	Land off Dene Road, Cotford St Luke (APP/W3330/W/22/3304839) February 2023
CD I19	Land West of Langton Road, Norton (APP/Y2736/W/15/3136237) July 2016
CD I20	Land off Back Lane, Sowerby (APP/G2713/W/20/3258099) October 2021
CD I21	Highgate Hill, Hawkhurst (APP/M2270/W/21/3282908) March 2022
CD I22	Pulley Lane, Droitwich Spa (APP/H1840/A/13/2199085) July 2014
CD I23	Davison v Elmbridge BC [2019] EWHC 1409 (Admin)
CD I24	Judgement: Suffolk Coastal DC v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) [2017] UKSC 37

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J) Miscellaneous

Core Document Ref	Document Name
CD J1	The Economic Footprint of UK House Building (HBF Lichfields)
CD J2	C753 CIRIA SuDS Manual
CD J3	Land North of Cote Road, Aston, Committee report 20 July 2015 (ref. 15/01550/OUT)
CD J4	Land between Saxel Close & Aston Village Hall Aston December 2014 (13/1494/P/OP)
CD J5	North Street Farm House, Aston, Committee report 19 January 2015 (ref. 14/02062/FUL)
CD J6	Pre-application planning response

K) Planning Application consultation responses

Core Document Ref	Document Name
CD K1	OCC Education, Highways, drainage response (20.05.22)
CD K2	OCC Education and Highways response (10.08.22)
CD K3	OCC Education and Highways response (5.10.22)
CD K4	Thames Water
CD K5	Planning Policy Officer response
CD K6	Housing development officer response
CD K7	Conservation Officer