

## **CORE DOCUMENTS LIST**

**APPEAL REF: APP/C1055/W/24/3356476**

**(Application ref: 23/01631/OUT)**

**Land to the West of Royal Hill Road, Spondon**

Outline application for residential development including access arrangements – up to 90 dwellings

### **CD1 Planning Application Documents and Plans**

#### **Planning Application Documents**

- 1.01 – Application Form
- 1.02 – Arboricultural Survey
- 1.03 – Ecological Appraisal
- 1.04 – BNG Assessment and Metric
- 1.05 – Flood Risk Assessment
- 1.06 – Sustainable Drainage Statement
- 1.07 – Transport Assessment
- 1.08 – Travel Plan
- 1.09 – Economics Benefit Statement
- 1.10 – Economic Benefits Infographic
- 1.11 – Planning Statement
- 1.12 – Design and Access Statement
- 1.13 – Landscape Visual Impact Assessment
- 1.14 – Statement of Community Involvement
- 1.15 – Health Impact Assessment
- 1.16 – Illustrative Masterplan (Ref P19\_2639\_DE\_001F)

- 1.117 – Site Location Plan (Ref P19\_2639\_DE\_003\_B\_01)
- 1.18 – Illustrative Landscape Masterplan (Ref P19\_2639\_EN\_007)
- 1.19 – Site Access Arrangement (Ref RHR-BWB-GEN-XX-DR-TR-101-S2-P2)
- 1.20 – Vehicle Tracking (Ref RHR-BWB-GEN-XX-DR-TR-110-S2-P1)
- 1.21 – Footway Link Details (Ref RHR-BWB-GEN-XX-DR-TR-102)

## **CD2 Consultee Responses**

- 2.01 – Transport Planning (2023 12 21)
- 2.02 – Noise EHO (2023 12 29)
- 2.03 – Cllr J Smale (2023 12 31)
- 2.04 – Highways Drainage (2024 01 05)
- 2.05 – Highways Development Control (2024 01 05)
- 2.06 – Air Quality EHO (2024 01 08)
- 2.07 – Contaminated Land EHO (2024 01 08)
- 2.08 – CPRE (2024 01 24)
- 2.09 – Natural Environment (2024 02 23)
- 2.10 – Derbyshire Wildlife Trust (2024 02 23)
- 2.11 – Highways Development Control (2024 03 26)
- 2.12 – Transport Planning (2024 03 26)
- 2.13 – Highways Development Control (2024 04 24)
- 2.14 – Implementation – Draft HoT (2023 12 14)
- 2.15 – Implementation – Draft HoT (2024 01 09)

## **CD3 Decision Notice, Committee Report and Minutes**

- 3.01 – Decision Notice (7th June 2024)
- 3.02 – Officer's Committee Report (23rd May 2024)
- 3.03 – Planning Control Committee Minutes (23rd May 2024)

## **CD4 The Development Plan**

4.01 – Derby City Local Plan Part 1 – Core Strategy (2017)

4.02 – City of Derby Local Plan Review (2006)

## **CD5 Supplementary Planning Documents and Guidance Documents**

5.01 – Planning Obligations Supplementary Planning Document (August 2018)

5.02 – Planning Obligations SPD Appendix B (24 / 25)

## **CD6 Relevant Appeal Decisions**

6.01 – APP/C1055/W/15/3132386 – Land at Acorn Way

6.02 – APP/C3620/W/23/3324631 – Land at Sondes Place Farm

6.03 – APP/L3815/W/16/3165228 – Land at the Corner of Oving Road and A27

6.04 – APP/Q3115/W/19/3230827 – Oxford Brookes University, Wheatley Campus

6.05 – APP/Y2736/W/15/3136233 & APP/Y2736/W/15/3136237 – Land to the West of Langton Road

6.06 – APP/R3650/W/23/3332590 – Land at Coombebury Cottage

6.07 – APP/P/4605/W/183192918 – North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham

6.08 – APP/R/1038/W/173192255 – Land at Deerlands Road, Wingerworth

6.09 – APP/C/3430/W/183213147 – Land off Stafford Road, Penkridge

6.10 – APP/W/3005/W/243350529 – Land at junction of Newark Road and Coxmoor Road, Sutton-in-Ashfield

## **CD7 Relevant Judicial Authorities**

7.01 – Monkhill Ltd v SSHCLG [2019] EWHC 1993 (Admin)

7.02 – Monkhill Ltd v SSHCLG [2021] EWCA Civ 74

7.03 – Wavendon Properties Limited v SSHCLG [2019] EWHC 1524 (Admin)

7.04 – Oxton Farm v Harrogate BC [2020] EWCA Civ 805

7.05 – Bloor Homes East Midlands Limited v SSCLG [2014] EWHC 754 (Admin)

7.06 – Suffolk Coastal DC v Hopkins Homes Ltd [2017] UKSC 37

7.07 – Gladman Developments Ltd v SSHCLG [2021] EWCA Civ 104

7.08 – Peel Investments (North) Ltd v SSCLG [2020] EWCA Civ 1175

## **CD8 Appeal Documents**

- 8.01 – Signed Statement of Common Ground (28/2/2025)
- 8.02 – Appellant’s Statement of Case
- 8.03 – Derby City Council Statement of Case
- 8.04 – Draft S106 Planning Obligations
- 8.05 – Signed Statement of Common Ground Housing (14/03/2025)
- 8.06 – CIL Compliance Statement

### **Plans Submitted since Commencement of the Planning Appeal**

- 8.07 – Revised Access Drawing (Ref RHR-BWB-GEN-XX-DR-TR-101-S2-P3 Proposed Access)
- 8.08 – Revised Illustrative Masterplan (Ref P19\_2639\_DE\_001\_J\_01)
- 8.09 – Landscape Buffer Plan (Ref P19\_2639\_DE\_022\_C\_01)

### **Consultation on Revised Plans**

- 8.10 – Notification of Planning Inquiry and Reconsultation Letter (18th Feb 2025)
- 8.11 – List of Neighbours Notified

### **Site Notices and Public Notices regarding Inquiry and Consultation**

- 8.12 – Site Notice Posted
- 8.13 – Newspaper Public Notice

### **Recommended Conditions**

- 8.14 – Recommended Conditions

### **Section 106 Agreement (April 2025)**

- 8.15 – Draft Section 106 Agreement (April 2025)

## **CD9 Planning Matters**

- 9.01 – Derby Green Wedge Review (October 2012)
- 9.02 – Core Strategy Inspector's Report (December 2016)
- 9.03 – Local Development Scheme (December 2015)

- 9.04 – Derby Housing Land Capacity Position Paper (October 2024)
- 9.05 – South Derbyshire Local Plan Part 1 (June 2016)
- 9.06 – Derby Local Plan Review Assessment (December 2021)
- 9.07 – DCC Cabinet Report – Preparing a New Local Plan (December 2021)
- 9.08 – Derby Authorities Monitoring Report 2022–2023
- 9.09 – Housing Delivery Test Results (December 2024)
- 9.10 – Derby and South Derbyshire Local Housing Needs Assessment (December 2023)
- 9.11 – Standard Method Calculation (December 2024)
- 9.12 – Derby Housing Land Supply Statement (January 2025)
- 9.13 – South Derbyshire District Council Reg 19 Local Report (February 2025)
- 9.14 – Building Homes We Need (Rt Hon Angela Rayner MP – Statement)
- 9.15 – Planning Overhaul to reach 1.5 million Homes – Rt Hon Kier Starmer PM – Statement)
- 9.16 – Bleak Houses (Children Commissioner – August 2019)
- 9.17 – Denied the Right to a Safe Home (Shelter – May 2021)
- 9.18 – Unlocking Social Housing (Shelter – April 2022)
- 9.19 – Derby City Council Housing Strategy 2022–2029
- 9.20 – Derby City Council Homelessness and Rough Sleeper Strategy 2020–2025
- 9.21 – Derby City Council Council Plan 2022–2025
- 9.22 – 'Biggest building boom' in a generation through planning reforms (March 2025)
- 9.23 – Angela Rayner MP LPA Letter (January 2025)
- 9.24 – Matthew Pennycook MP Letter (July 2025)
- 9.25 – PM speech on Plan for Change\_ 5 December 2024 – GOV.UK
- 9.26 – Thousands to benefit from the security of a safe home – GOV.UK
- 9.27 – Chancellor Rachel Reeves is taking immediate action to fix the foundations of our economy – GOV.UK
- 9.28 – The King's Speech 2024
- 9.29 – Derby City Council Five-Year-Housing-Supply-Contributing-Sites 2024

- 9.30 – “Building the Homes We Need” Written Ministerial Statement (12 December 2024)
- 9.31 – Derby HMA Strategic Housing Market Assessment 2013
- 9.32 – Turning the Tide on Rising Homelessness and Rough Sleeping; The Kerslake Commission, September 2023
- 9.33 – Spondon Local Plan Proposals Map

## **CD10 Landscape Matters**

- 10.01 – NCA38: Nottinghamshire, Derbyshire and Yorkshire Coalfields (Natural England, 2013)
- 10.02 – East Midlands Regional Landscape Character Assessment – extract (East Midlands Landscape Partnership, 2010)
- 10.03 – Landscape Character of Derbyshire (Derbyshire County Council, 2014)
- 10.04 – ODPM – Strategic gap and green wedge policies in structure plans: main report (2001)

## **CD11 Proofs of Evidence**

- 11.01 – Appellant's Planning Proof of Evidence
- 11.02 – Appellant's Affordable Housing Proof of Evidence
- 11.03 – Appellant's Landscape Proof of Evidence
- 11.04 – Appellant's Planning Summary Proof of Evidence
- 11.05 – Council's Proof of Evidence
- 11.06 – Council's Summary Proof of Evidence

## **CD12 Inquiry Documents**

- 12.01 – Letter from Jonathan Davies MP
- 12.02 – Chris Young KC Opening Statement (on behalf of the Appellant)
- 12.03 – Hugh Richards KC Opening Statement (on behalf of the Council)
- 12.04 – Cllr Jonathan Smale Interested Party Statement
- 12.05 – Cllr John Wright Interested Party Statement
- 12.06 – Mr Kevin Palmer Interested Party Statement
- 12.07 – Derby City Council Local Development Scheme (Feb 2025)

12.08 – Bus Provision Note Agreed Position

12.09 – Revised Recommended Conditions

12.10 – Hugh Richards KC Closing Submissions (on behalf of the Council)

12.11 – Chris Young KC Closing Submissions (on behalf of the Appellant)

12.12 – Written Costs Application (Appellant)

12.13 – S106 Agreement (Inquiry Version)