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CD1.10 (Parts 1 and 2) Built Heritage Addendum including Appendix 1 (Historic England List Entry For Newell Hall) and OS Maps (1871-9, 1899 and 1972)

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CD2.4 Preliminary Ecological Appraisal and Bat Report – 3152697

CD2.5 Manual for Managing Trees on Development Sites

CD2.6 Proposed Access Arrangement Ref. 1910018-01 A

CD2.7 Proposed Floor Plan Ref. 19-J2858 – 102 B

CD2.8 Proposed Signage Amendments Ref. 1910018-02 A

CD2.9 Proposed Site Plan Ref. 19-J2858 – 101 04

CD2.10 Proposed Visualisations Ref. 19-J2858 – SK03 A

CD2.11 Proposed Pedestrian Infrastructure Ref. 1910018-03

CD2.12 Tree Protection Plan Ref. 19156-BT2

CD3 Committee Report and Decision Notice

CD3.1 Officer's Report 19/00632/OUT, Land adjacent to Newell Hall, Warfield Street

CD3.2 Decision Notice 19/00632/OUT, Land adjacent to Newell Hall, Warfield Street

[This section does not include consultation responses in respect of the application. Where relevant, consultation responses can be added to the relevant subject-specific sections at CD8-CD13]

CD4 The Development Plan

CD4.1 Saved Policies of the Bracknell Forest Borough Local Plan, 2002

CD4.2 Bracknell Forest Core Strategy Inspector's Report

- CD4.3 Bracknell Forest Core Strategy Inspector's Report Annexes 1 and 2
- CD4.4 Retained Policy NRM6 of the South East Plan, 2009
- CD4.5 Bracknell Forest Site Allocations Local Plan, 2013
- CD4.6 Bracknell Forest Borough Policies Map 2, Warfield and Winkfield North 2013
- CD4.7 Character Area Assessments Supplementary Planning Document, 2010: Introduction
- CD4.8 Character Area Assessments Supplementary Planning Document 2010: Chapter 4 Northern Villages Study Area
- CD4.9 Warfield Supplementary Planning Document, 2012
- CD4.10 SADPD Strategic Housing Site Options Landscape Capacity Study, Kirkham Landscape Planning Ltd, April 2010
- CD4.11 Warfield Area 1 Masterplan
- CD4.12 Bracknell Forest Core Strategy Development Plan Document (2008)

CD5 Emerging Development Plan and Evidence Base

Emerging Local Plan

- CD5.1 Bracknell Local Plan Housing Background Paper, October 2019
- CD5.2 Comprehensive Local Plan Issues and Options Document, June 2016
- CD5.3 Draft Bracknell Forest Local Plan revised growth strategy, 2019

Draft Neighbourhood Plan

- CD5.4 Warfield Neighbourhood Plan, Submission Version, October 2018
- CD5.5 Warfield Character Areas Study, Warfield Neighbourhood Plan

Emerging Local Plan: Landscape Documents

- CD5.6 Bracknell Forest Landscape Character Assessment (LCA) by LUC (September 2015)
- CD5.7 Bracknell Forest Landscape Recommendations In Relation To Landscape Designations Gaps And Green Belt Villages Report, LUC (September 2015)
- CD5.8 Bracknell Forest Landscape Recommendations Report Addendum LUC (November 2017)
- CD5.9 Landscape Sensitivity Appraisal of Potential Housing and Employment Sites in Bracknell Forest LUC (February 2018)

CD5.10 Landscape Sensitivity Appraisal of Potential Housing and Employment Sites in Bracknell Forest Executive Summary LUC (August 2018)

CD5.11 Landscape Sensitivity Appraisal Additional Sites Addendum LUC (2018)

CD5.12 Landscape Additional Sites Addendum LUC (August 2019)
Emerging Local Plan: Housing Needs

CD5.13 Bracknell Forest Housing Needs Assessment, July 2020

CD5.14 Warfield Neighbourhood Plan Local Landscape Appraisal (January 2017)

CD6 Relevant Appeal Decisions

CD6.1 APP/G2435/A/14/2228806: Land at Money Hill, Land North of Wood Street, Ashby-De-La-Zouch (15 February 2016) plus extract of relevant Development Plan policies and copy of Appeal site layout plan

CD6.2 APP/K3415/A/14/2224354: Land off Watery Lane, Curborough, Lichfield (13 February 2017) plus extract of development plan for Watery Lane and copy of site layout for Watery Lane

CD6.3 APP/X1545/W/15/3009772: Land at Southminster Road, Burnham-on-Crouch (2 April 2017) plus extract of development plan for Southminster Road and copy of appeal site layout plan

CD6.4 APP/N1730/W/17/3167135: Land at Netherhouse Copse, Fleet (6 October 2017) plus extract of Hart District Development Plan (for both Netherhouse Copse & Crondall decisions (DB25)) and copy of appeal site layout plan

CD6.5 APP/R0335/W/17/3182713: Land north of Newhurst Gardens, Warfield (8 March 2018) and copy of layout plan for application on land north of Newhurst Gardens

CD6.6 APP/E2530/W/17/3181823: Land at South side of Kettering Road, Stamford, Linc PE92JS (9 March 2018)

CD6.7 APP/N1730/W/17/3185513: Land at Broden Stables, Redlands Lane, Crondall, Farnham GU10 5RF (23 August 2018) and copy of appeal site layout plan

CD6.8 APP/W3520/W/18/3194926: Land on east side of Green Road, Woolpit, Suffolk (28 September 2018) plus extract of Development Plan for Woolpit and copy of site layout for Woolpit

CD6.9 APP/R1038/W/17/3192255: Land at Deerlands Road, Wingerworth (19 November 2018) plus extract of NE Derbyshire Development Plan and copy of appeal site layout plan

CD6.10 APP/F4410/W/17/3169288: Land at Edenthorpe, Doncaster (5 February 2019) plus extract of Doncaster Development Plan and copy of appeal site layout plan

CD6.11 APP/W3520/W/18/3209219: Land north of Church Road Bacton, Stowmarket, Suffolk (30 July 2019) plus extract of Mid Suffolk Core Strategy, Core Strategy DPD, Mid Suffolk Local Plan 1998 and copy of appeal site layout plan

CD6.12 APP/R0335/W/18/3210759: White Gates, Long Hill Road, Ascot SL5 8RD, dated 1st October 2019

CD6.13 APP/Q3115/W/19/3220425: Land to the east of Reading Road, Lower Shiplake (14 October 2019)

CD6.14 APP/R0335/W/18/3206527: Land at Beaufort Park, South Road, Bracknell, Berkshire RG40 3DN (22 October 2019)

CD6.15 APP/R0335/W/19/3228697 & APP/R0335/W/19/3231875: Land north of Tilehurst Lane and west of South Lodge, Binfield, Bracknell, and Land at Tilehurst Lane, Binfield, RG42 5JS, (25 October 2019)

CD6.16 APP/0335/W/18/3217574: Scotland House, Forest Road, Newell Green, Warfield, Bracknell (6 November 2019)

CD6.17 APP/R0335/W/19/322 6828: Land adjacent to the Elms, Warfield Park, Bracknell (19 November 2019)

CD6.18 APP/R0335/W/19/322 9885: Westwood House, Swinley Road, Ascot (17 December 2019)

CD6.19 Appeal Decision West Malling, Kent, reference APP/H2265/W/18/3202040 (19 December 2018)

CD6.20 Appeal Decision (APP/C3810/W/19/3227374) Land to the rear of Bairds Farm Shop, Crookthorn Lane, Littlehampton BN17 5SN (21 January 2020)

CD6.21 Appeal Decision (APP/X0360/W/18/3213163: Land at Finchampstead, Wokingham (11 June 2019)

CD6.22 Appeal Decision APP/R0335/W/19/3223724: Sandhurst Lodge, Wokingham Road

CD6.23 Appeal Decision APP/H2265/W/18/3202040 Land to the rear 237 – 259 London Road, West Malling (19 December 2018)

CD6.24 Appeal Decision APP/N1730/W/18/3203638: Land at Southwood, Thackham's Lane, Hartley Wintney (5 April 2019)

CD6.25 Appeal Decision APP/X2220/W/18/3213086 Land at Churchfield Farm, Sholden, Deal (4 July 2019)

CD6.26 Appeal Decision APP/Q3115/W/19/3220425 Land to the east of Reading Road, Lower Shiplake (14 October 2019)

CD6.27 Appeal Decision APP/C3810/W/19/3227374 Land to the Rear of Bairds Farm Shop, Crookthorn Lane, Littlehampton (21 January 2020)

CD6.28 Appeal Decision, (APP/D2320/W/20/3247136) Land at Pear Tree Lane, Euxton, Chorley (11 August 2020)

CD7 Relevant Judgments

National Planning Policy Interpretation Cases

CD7.1 Bloor Homes Limited v Secretary of State for Communities and Local Government [2014] EWHC 745 (Admin); [2017] PTSR 128

CD7.2 Suffolk Coastal District Council v Hopkins Developments Ltd [2017] UKSC 37; [2017] 1 WLR 1865

CD7.3 Gladman Developments v SSHCLG & Central Bedfordshire Council [2019] EWHC 127 (Admin); [2019] PTSR 1302

CD7.4 Wavendon Properties Limited vs SSHCLG and Milton Keynes Council [2019] EWHC 1524 (Admin); [2019] PTSR 2077

CD7.5 Eastleigh Borough Council v SSHCLG [2019] EWHC 1862 (Admin)

CD7.6 Monkhill v SSHCLG [2019] EWHC 1993 (Admin) | [2020] PTSR 416

CD7.7 Peel Investments North Ltd v SSHCLG [2019] EWHC 2143 (Admin) | [2020] P.T.S.R. 503

CD7.8 Gladman Developments Ltd v SSHCLG and Uttlesford [2020] EWHC 518 (Admin); [2020] PTSR 993

CD7.9 R (Oxton Farm) v Harrogate Borough Council [2020] EWCA Civ 805

CD7.10 Canterbury City Council v SSHCLG; Crondall Parish Council v SSHCLG [2019] EWHC 1211 (Admin)

Heritage Cases

CD7.11 (Parts 1 and 2) Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 1 and 66

CD7.12 South Lakeland DC v SSE [1992] 2 AC 141

CD7.13 East Northamptonshire v SSCLG [2014] EWCA Civ 137; [2015] 1 WLR 45

CD7.14 Forge Field v Sevenoaks [2014] EWHC 1895 (Admin)

CD7.15 Jones v Mordue [2015] EWCA Civ 1243; [2016] 1 WLR 2682

CD7.16 Catesby v Steer [2018] EWCA Civ 1697

CD7.17 Dill v SSHCLG [2020] UKSC 20; [2020] 1 WLR 2206

Other judgments of relevance:

CD7.18 Beaulieu Homes Southern Ltd. V SSCLG & Bracknell Forest Council [CO/4963/2019]

Other, added post 03 09 20

CD7.19 Peel Investments (North) Ltd v SSHCLG [2020] EWCA Civ 1175

CD7.20 British Railways Board v SSE 1993 WL 963747 (1993)

CD7.21 Satnam Millenium v SSHCLG [2019] EWHC 2631 (Admin)

CD8-CD13 Other Documents by Subject Matter

CD8 Planning

CD8.1 Planning Statement of Common Ground

CD8.2 Bracknell Forest Council Planning Committee Report: 18/00758/FUL Land at Tilehurst Lane, Binfield

CD8.3 Land at Tilehurst Lane Council's Delegated Report (18/00765/FUL)

CD8.4 Planning Committee Report for application 18/00655/OUT at Beaufort Park, Bracknell, dated October 2018

CD8.5 Extract from South East Plan (paragraphs 7.6-7.8)

CD8.6 White Paper: Planning for the Future. MHCLG, August 2020

CD8.7 Changes to the current planning system. Consultation on changes to planning policy and regulations. MHCLG, August 2020

CD8.8 Planning SoCG(A) to Tilehurst Lane Appeal

CD9 Housing Need

CD9.1 Housing Need Statement of Common Ground

CD9.2 All the Lonely People: Loneliness is Later Life, Age UK, September 2018

CD9.3 Homes for Later Living: Healthier and Happier Report, Home Builders' Federation, September 2019

CD9.4 Too Little, Too Late, June 2020, prepared by Professor Les Mayhew and published by the Centre for the Study of Financial Innovation (CSFI)

CD9.5 More Choice Greater Voice, A toolkit for producing a strategy for accommodation with care for older people February 2008

CD9.6 Bracknell Forest Housing Needs Assessment, Icenl Projects, July 2020

CD9.7 Household Projections 2014-based Methodological Report, ONS

CD9.8 Older Persons Accommodation and Support Strategy, Bracknell Forest Council, 2011

CD9.9 Bracknell Forest Joint Commissioning Strategy for Dementia 2014 to 2019, Bracknell Forest Council and Bracknell and Ascot CCG

CD9.10 Bracknell Forest – Local System Review Report – Health and Wellbeing Board, Care Quality Commission, 2018

CD9.11 Housing our Ageing population: Positive Ideas, Making Retirement Living A Positive Choice, 2016

CD9.12 Care Homes for the elderly: Where are we now?, Grant Thornton, 2018

CD9.13 Government response to the second report of the sessions 2017-19 of the Housing, Communities and Local Government Select Committee inquiry into Housing for Older People, HM Government, 2018

CD9.14 The House of Lords – Tackling Intergenerational Unfairness, House of Lords, April 2019

CD9.15 Planning for an Ageing Population – Local Authority provision for retirement living and care homes, Irwin Mitchell, 2020

CD10 Landscape

CD10.1 Landscape Statement of Common Ground

CD10.2 Guidelines for Landscape and Visual Impact Assessment, Edition 3, Landscape Institute 2013, pages 8, 9, 100, 101, 102, 103, 156, 157, 158, 159

CD10.3 Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (Scottish Natural Heritage and the former Countryside Agency, 2002)

CD10.4 Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges, Entec UK Limited (August 2006)

CD10.5 (Parts 1, 2, 3 and 4) Photo Visualisation

CD11 Heritage

CD11.1 Heritage Statement of Common Ground

[The Heritage Witnesses will agree a full list of relevant maps, as per Statement of Common Ground]

CD11.2 Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016); Updated second edition, 2019, provided in the Core Documents library

- CD11.3 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
- CD11.4 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b);
- CD11.5 Historic England Good Practice Advice in Planning Note 4: Tall Buildings (Historic England, 2015c).
- CD11.6 Historic England Advice Note 7: Local Listing 2012 (Historic England, 2012);
- CD11.7 Historic England Advice Note 10: Listed buildings and curtilage (Historic England, 2018)
- CD11.8 Historic England Advice Note 12: Statements of Significance (Historic England, 2019)
- CD11.9 Historic England’s publication Conservation Principles (Historic England, 2009)
- CD11.10 Historic England’s Conservation Principles (Historic England, 2009)
- CD11.11 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places (MHCLG, 2019)
- CD11.12 Hugh Barty-King, 2001 Warfield: A Thousand years of Berkshire History.
- CD11.13 Extract: Kelly’s Directory for Warfield Parish for 1899
- CD11.14 Extract: from 1923 Victoria County History
- CD11.15 Extract: Berkshire Records Office Catalogue Ref: RD/E/SB5/262/1-2 (Philips and Powis Aircraft Ltd)
- CD11.16 Extract: Berkshire Records Office Catalogue Ref: RD/E/SB5/48/1-5 (Sir Tresham Lever)

CD12 Trees

- CD12.1 Trees/Arboricultural Statement of Common Ground
- CD12.2 British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- CD12.3 Tree Preservation Order No. 1260
- CD12.4 Guidance – Tree Preservation Orders and Trees in Conservation Areas
- CD12.5 Keen Consultants – Tree Information
- CD12.5 (a) Keen Tree Impact Assessment Report 19/00055/OUT
- CD12.5 (b) Keen Tree Protection Plan 19/00055/OUT
- CD12.6 Forestry Commission Leaflet - Managing Ash Dieback in England

CD12.7 Tree Council – Toolkit for Ash Dieback

CD12.8 About the NFI (National Forest Inventory)

CD13 Biodiversity/Ecology

CD13.1 Bracknell Forest Biodiversity Action Plan 2018 – 2023

CD13.2 SPA Position Statement

CD13.3 Appropriate Assessment undertaken by LPA

CD13.4 Email confirmation from NE that accept AA