

APP/H1840/W/24/3347643**Orchard Farm, Pershore - Core Document Index List**

Reference Number	Document Title	Date Adopted / Published / Submitted
CD1	Planning Application Documents and Plans	
1.1	Application Form	13 October 2023
1.2	Certificate B – Bloor Homes	13 October 2023
1.3	Certificate B – WCC Highways	13 October 2023
1.4	Application Cover Letter	13 October 2023
1.5	Site Location Plan P22-2506_012-1 (now superseded)	13 October 2023
1.6	Site Plan P22-2506_DE_004-1 Rev C (now superseded)	13 October 2023
1.7	Illustrative Masterplan P22-2506_DE_0008 Rev G (now superseded)	13 October 2023
1.8	Land Use Parameter Plan P22-2506_DE_0010 Rev B (now superseded)	13 October 2023
1.9	Strategic Landscape Parameter Plan P22-2506_EN_0012_A_0001 (now superseded)	13 October 2023
1.10	Building Heights Parameters Plan P22-2506_DE_0013 Rev A (now superseded)	13 October 2023
1.11	Density Parameters Plan P22-2506_DE_0014 Rev A (now superseded)	13 October 2023
1.12	Illustrative Landscape Masterplan P22-2506_EN_0011_C_0001 (now superseded)	13 October 2023
1.13	Movement Strategy Plan P22-2506_DE_0015 Rev A (now superseded)	13 October 2023
1.14	Street Hierarchy Plan P22-2506_DE_0016 Rev A (now superseded)	13 October 2023
1.15	Placemaking Plan P22-2506_DE_0017 Rev A (now superseded)	13 October 2023
1.16	Character Areas Plan P22-2506_DE_0018 Rev A (now superseded)	13 October 2023
1.17	Public Open Space Typologies Plan P22-2506_DE_0019 Rev A (now superseded)	13 October 2023
1.18	Demolition Plan P22-2506_DE_0020 (now superseded)	13 October 2023
1.19	Indicative Phasing Plan P22-2506_DE_0021_1 (now superseded)	13 October 2023
1.20	Proposed Ghost Island Arrangement 50mph 227119_PD02 Rev N (now superseded)	13 October 2023
1.21	Proposed Emergency Access Route 227119_PD03 Rev B (now superseded)	13 October 2023
1.22	Proposed Tactile Paving Arrangement 227119_PD04 (now superseded)	13 October 2023
1.23	Proposed Footway Alignment 50mph 227119_SK02 Rev N (now superseded)	13 October 2023
1.24	Proposed Footway Alignment – End of Shared Route 227119_SK07 Rev C (now superseded)	13 October 2023
1.25	Proposed Footway Alignment Zebra Crossing 227119_SK09 (now superseded)	13 October 2023
1.26	Proposed Ghost Island Arrangement SPA 11.2m Refuse Vehicle 227119_AT_A01 Rev D (now superseded)	13 October 2023
1.27	Proposed Ghost Island Arrangement SPA Standard Design Vehicle 227119_AT_A02 Rev D (now superseded)	13 October 2023
1.28	Design and Access Statement (including Open Space Assessment)	13 October 2023
1.29	Planning Statement (including draft S106 Heads of Terms)	13 October 2023

1.30	Statement of Community Consultation and Engagement	13 October 2023
1.31	Affordable Housing Statement	13 October 2023
1.32	Housing Land Supply Assessment	13 October 2023
1.33	Transport Assessment	13 October 2023
1.34	Ecological Appraisal	13 October 2023
1.35	Framework Woodland Management Plan	13 October 2023
1.36	Biodiversity Net Gain Assessment	13 October 2023
1.37	Arboricultural Impact Assessment	13 October 2023
1.38	Flood Risk Assessment and Drainage Strategy (including Foul Sewerage Utilities Assessment)	13 October 2023
1.39	Water Management Statement	13 October 2023
1.40	Energy Statement	13 October 2023
1.41	Sustainability Statement (including Homes Quality Mark Pre-assessment)	13 October 2023
1.42	Whole Lifecycle Carbon Assessment	13 October 2023
1.43	Health Impact Assessment	13 October 2023
1.44	Heritage Assessment	13 October 2023
1.45	Geophysical Survey	13 October 2023
1.46	Air Quality Assessment and Monitoring Report	13 October 2023
1.47	Noise Assessment	13 October 2023
1.48	Agricultural Land Assessment	13 October 2023
1.49	Mineral Resource Assessment	13 October 2023
1.50	Landscape and Visual Impact Assessment	13 October 2023
1.51	Electricity Capacity Assessment	13 October 2023
CD2	Planning Application Documents submitted after validation	
<i>Additional material submitted to WDC on 1 February 2024:</i>		
2.1	LVIA Figure 7A: Winter Viewpoint Photographs P22-2506_EN_00014 - _0001	1 February 2024
2.2	Landscape File Note in response to Landscape Officer consultee response, 12 January 2024	1 February 2024
2.3	Amended Agricultural Land Classification Report, December 2023	1 February 2024
2.4	Agricultural Land Classification Report Clarification Letter, 8 January 2024	1 February 2024
2.5	Bat Survey Addendum 1, December 2023	1 February 2024
2.6	Planning Statement Addendum note responding to December 2023 NPPF, January 2024	1 February 2024
2.7	Revised Illustrative Masterplan P22-2506_DE_0008 Rev H (now superseded)	1 February 2024
2.8	Revised Movement Strategy Plan P22-2506_DE_0015 Rev B (now superseded)	1 February 2024
2.9	Revised Street Hierarchy Plan P22-2506_DE_0016 Rev B (now superseded)	1 February 2024
2.10	Revised Placemaking Plan P22-2506_DE_0017 Rev B (now superseded)	1 February 2024
2.11	Revised Character Areas Plan P22-2506_DE_0018 Rev B (now superseded)	1 February 2024
2.12	Revised Public Open Space Typologies Plan P22-2506_DE_0019 Rev B (now superseded)	1 February 2024
2.13	Revised Indicative Phasing Plan P22-2506_DE_0021 Rev A (now superseded)	1 February 2024

<i>Additional material submitted to WDC on 14 May 2024:</i>		
2.14	Bat Survey Addendum 2, March 2024	14 May 2024
2.15	Shadow Habitats Regulations Assessment (sHRA), including Appropriate Assessment, April 2024	14 May 2024
2.16	Updated Biodiversity Net Gain Assessment, April 2024 (including BNG metric)	14 May 2024
2.17	Correspondence issued to Natural England, 1 May 2024	14 May 2024
2.18	Updated Flood Risk Assessment, May 2024	14 May 2024
2.19	Illustrative Landscape Sections P22-2506_EN_0015_C_0001, May 2024	14 May 2024
2.20	Trial Trenching Report, May 2024	14 May 2024
2.21	Highways Microsimulation Modelling Review Response, March 2024	14 May 2024
2.22	Stage 1 Road Safety Audit, March 2024	14 May 2024
2.23	Note responding to WCC Highways Comments, 9 May 2024	14 May 2024
2.24	227119_PD14 Rev A Overview Plan of Proposed Right Turn Facility -85kph	14 May 2024
2.25	227119-PD14.1 Rev A Proposed Footway Alignment	14 May 2024
2.26	227119-PD14.2 Rev A Proposed Emergency Access Route	14 May 2024
2.27	227119-PD14.3 Rev A Proposed Footway Alignment End of Shared Route	14 May 2024
2.28	227119-PD14.4 Rev A Proposed Right Turn Facility - General Arrangement and Visibility Assessment	14 May 2024
2.29	227119-PD14-AT01 Rev A Swept Path Analysis – Refuse Vehicle	14 May 2024
2.30	227119-PD14-AT02 Rev A Swept Path Analysis – Bus	14 May 2024
2.31	227119-PD14-AT03 Rev A Swept Path Analysis – Pantechnicon	14 May 2024
2.32	227119-PD14-AT04 Rev A Swept Path Analysis – Fire Appliance	14 May 2024
2.33	P22-2506_DE_0004_E_1 Planning Application Boundary	14 May 2024
2.34	Revised Illustrative Masterplan P22-2506_DE_0008 Rev M (now superseded)	14 May 2024
2.35	Revised Land Use Parameters Plan P22-2506_DE_0010 Rev F (now superseded)	14 May 2024
2.36	Revised Site Location Plan P22-2506_DE_0012 Rev A (now superseded)	14 May 2024
2.37	Revised Building Heights Parameters Plan P22-2506_DE_0013 Rev B (now superseded)	14 May 2024
2.38	Revised Density Parameters Plan P22-2506_DE_0014 Rev B (now superseded)	14 May 2024
2.39	Revised Movement Strategy Plan P22-2506_DE_0015 Rev C (now superseded)	14 May 2024
2.40	Revised Street Hierarchy Plan P22-2506_DE_0016 Rev C (now superseded)	14 May 2024
2.41	Revised Placemaking Plan P22-2506_DE_0017 Rev C (now superseded)	14 May 2024
2.42	Revised Character Areas Plan P22-2506_DE_0018 Rev C (now superseded)	14 May 2024
2.43	Revised Public Open Space Typologies Plan P22-2506_DE_0019 Rev C (now superseded)	14 May 2024
2.44	Revised Demolition Plan P22-2506_DE_0020 Rev A (now superseded)	14 May 2024
2.45	Revised Indicative Phasing Plan P22-2506_DE_0021 Rev B (now superseded)	14 May 2024
2.46	Revised Illustrative Landscape Masterplan P22-2506_EN_0011_E_0001 (now superseded)	14 May 2024
2.47	Revised Strategic Landscape Parameter Plan P22-2506_EN_0012_B_0001 (now superseded)	14 May 2024
2.48	Agricultural Land Addendum Letter, April 2024	14 May 2024
2.49	Updated Design and Access Statement, May 2024	14 May 2024

2.50	Ecological Appraisal Addendum, April 2024	14 May 2024
2.51	Updated Air Quality Assessment and Monitoring Report, April 2024	14 May 2024
2.52	Updated Arboricultural Impact Assessment, April 2024	14 May 2024
2.53	Updated Heritage Statement, April 2024	14 May 2024
2.54	Updated Mineral Resource Assessment, April 2024	14 May 2024
2.55	Updated Sustainability Statement, April 2024	14 May 2024
2.56	Updated Energy Statement, April 2024	14 May 2024
2.57	Landscape and Visual Impact Assessment Addendum, April 2024	14 May 2024
<i>Further Submissions, June 2024</i>		
2.58	Flood Risk and Drainage Response Note, 5 June 2024, submitted in response to LLFA comments received 4 June 2024	5 June 2024
2.59	Flood Risk and Drainage Response Note, 18 June 2024, submitted in response to WDC Emergency Planning Team comments received 12 June 2024.	18 June 2024
CD3	Appellant Appeal Submission Documents	
3.1	Appeal Form	8 July 2024
3.2	Certificate B	8 July 2024
3.3	Planning Statement of Case	8 July 2024
3.4	Planning Statement of Case Appendix A – Pre-notification of Appeal 10 June 2024	8 July 2024
3.5	Planning Statement of Case Appendix B – Key Consultee Responses	8 July 2024
3.6	Planning Statement of Case Appendix C – LVIA Viewpoint Photographs 1-21	8 July 2024
3.7	Planning Statement of Case Appendix D – Arboricultural Impact Assessment	8 July 2024
3.8	Planning Statement of Case Appendix E – Correspondence with Natural England	8 July 2024
3.9	Planning Statement of Case Appendix F – Tiddesley Wood Path Serviceability Assessment	8 July 2024
3.10	5YHLS Statement of Case	8 July 2024
3.11	Affordable Housing Statement of Case	8 July 2024
3.12	Design Statement of Case	8 July 2024
3.13	Ecology Statement of Case	8 July 2024
3.14	Education Statement of Case	8 July 2024
3.15	Flood Risk and Drainage Statement of Case	8 July 2024
3.16	Highways Statement of Case	8 July 2024
3.17	Landscape Statement of Case	8 July 2024
3.18	Draft Planning Statement of Common Ground	8 July 2024
3.19	Draft Affordable Housing Statement of Common Ground	8 July 2024
3.20	Draft Highways Statement of Common Ground	8 July 2024
3.21	Draft Ecology and Biodiversity Statement of Common Ground	8 July 2024
3.22	Draft Landscape Statement of Common Ground	8 July 2024
3.23	Draft Landscape Statement of Common Ground Tables 1 and 2	8 July 2024

CD4	Key Correspondence Prior to Appeal Submission	
4.1	Pre-notification of appeal 10 June 2024	10 June 2024
4.2	Notification of Appeal cover letter 10 June 2024	10 June 2024
4.3	081223 Extension of Time letter	8 December 2023
4.4	190124 Extension of Time letter	19 January 2024
4.5	210224 Extension of Time letter	21 February 2024
4.6	240424 Extension of Time letter	24 April 2024
4.7	Minutes of meeting between WDC and Appellant, 7 December 2023	7 December 2023
4.8	TN06:Technical Note issued in advance of meeting between Appellant, Natural England and WWT	18 April 2024
4.9	Sylvan letter to WWT	21 August 2024
4.10	Minutes of meeting with Natural England and WWT, 19 April 2024	19 April 2024
4.11	Sylvan letter to WWT (duplicate CD4.9)	28 June 2024
CD5	Appeal Documents	
5.1	LPA Statement of Case	22 August 2024
5.2	Collated Interested Party Responses	22 August 2024
5.3	Stage 1 RSA and Designer's Response – Zebra Crossing on Defford Road	10 September 2024
5.4	LPA email regarding minor amendment to RfR 5	27 September 2024
5.5	P22-2506_DE_008-1R Revised Illustrative Masterplan	7 October 2024
5.6	P22-2506_DE_0010_G_1 Land Use Parameters Plan	7 October 2024
5.7	P22-2506_DE_0013_C_1 Building Heights Parameters Plan	7 October 2024
5.8	P22-2506_DE_0014_C_1 Density Parameters Plan	7 October 2024
5.9	P22-2506_DE_0015_D_1 Movement Strategy Plan	7 October 2024
5.10	P22-2506_DE_0016_D_1 Street Hierarchy Plan	7 October 2024
5.11	P22-2506_DE_0017_D_1 Placemaking Plan	7 October 2024
5.12	P22-2506_DE_0018_D_1 Character Areas Plan	7 October 2024
5.13	P22-2506_DE_0019_D_1 Public Open Space Typologies Plan	7 October 2024
5.14	P22-2506_DE_0021_C_1 Indicative Phasing Plan	7 October 2024
5.15	P22-2506_EN_0010_C_0001 Strategic Landscape Parameters	7 October 2024
5.16	P22-2506_EN_0011_F_0001 Illustrative Landscape Masterplan	7 October 2024
5.17	Sylvan Letter to WWT regarding mitigation approach	4 October 2024
5.18	SLR Note detailing WCC Highways' evolving position	22 October 2024
5.19	227119_PD16 Area for safeguarding for a potential footway / cycle route between Orchard Farm and Holloway	22 October 2024
CD6	Adopted Development Plan	
6.1	South Worcestershire Development Plan	February 2016
6.2	Worcestershire Minerals Local Plan 2018 - 2036	July 2022
CD7	National Planning Policy and Guidance	

7.1	National Planning Policy Framework	December 2023
7.2	National Planning Practice Guidance	September 2023
7.3	Local Transport Note 1/20 Cycle Infrastructure Design	27 July 2020
7.4	Design Manual for Roads and Bridges GG 119 – Road Safety Audit	January 2020
7.5	Design Manual for Roads and Bridges CD 123 – Geometric design of at-grade priority and signal-controlled junctions	November 2021
7.6	TRICS Consortium Limited - TRICS Good Practice Guide	2021
7.7	Chartered Institution of Highways and Transportation - Planning for Walking	April 2015
7.8	Ancient woodland, ancient trees and veteran trees: advice for making planning decisions	14 January 2022
7.9	Planning for Ancient Woodland: Planners' Manual for Ancient Woodland and Veteran Trees	July 2019
7.10	Sites of Special Scientific Interest (SSSIs) in England: their historical development and prospects in a changing environment	June 2022
CD8	Supplementary Planning Documents and other Local Guidance	
8.1	Worcestershire County Council Streetscapes Design Guide	July 2022
8.2	South Worcestershire Design Guide SPD	March 2018
8.3	Affordable Housing SPD	October 2016
8.4	Developer Contributions SPD	July 2018
8.5	South Worcestershire Council's Open Space Assessment	May 2019 (Amended March 2021)
8.6	South Worcestershire Infrastructure Study	October 2019
8.7	South Worcestershire Infrastructure Delivery Plan	September 2022
8.8	Planning for Health SPD	September 2017
8.9	Water Management and Flooding SPD	July 2018
8.10	Worcestershire Strategic Housing Market Assessment Update	November 2021
8.11	Strategic Housing and Employment Land Availability Assessment	December 2019
CD9	Emerging Development Plan and relevant Evidence Base	
9.1	South Worcestershire Development Plan Review Regulation 19 Publication Document	November 2022
9.2	South Worcestershire Development Plan Review Regulation 18 Preferred Options Consultation Document	November 2019
CD10	Background Documents	
10.1	South Worcestershire Councils' Five Year Housing Land Supply Report	December 2022
10.2	Addendum to the South Worcestershire Councils' Five Year Housing Land Supply Report	April 2023
10.3	South Worcestershire Councils' Five Year Housing Land Supply Report	December 2023
10.4	Addendum to the South Worcestershire Councils' Five Year Housing Land Supply Report	April 2024
10.5	Worcestershire Landscape Character Assessment	2012
10.6	Guidelines for Landscape and Visual Impact Assessment, third Edition (GLVIA3)	April 2013
10.7	Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations	May 2021

10.8	Land off Holloway Road LVIA (MHP Design Ltd) (application ref: W/24/00270/FUL)	February 2024
10.9	Wychavon Brownfield Land Register 2023	2023
10.10	Wildlife and Countryside Act	October 1981
10.11	Natural Environment and Rural Communities Act	March 2006
10.12	Environment Act	November 2021
10.13	Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations	February 2024
10.14	Conservation of Species and Habitats Regulations	November 2017
10.15	Natural England's Guidance for Suitable Alternative Natural Green Spaces (SANGS)	August 2021
10.16	Government Circular 06/2005	August 2005
10.17	BS42020: Biodiversity	2013
10.18	Guidelines for Ecological Impact Assessments (ECIA)	2013
10.19	Bats and artificial lighting in the UK Guidance Note – Institution of Lighting Professionals and Bat Conservation Trust	08/2018
10.20	Conservation of Species and Habitat Regulations – Regulation 70(3)	2017
10.21	EN Report 649 – Dogs, Access and Nature Conservation	2005
10.22	CIEEM Bat Mitigation Guidelines. Chartered Institute of Ecology and Environmental Management	December 2023
10.23	Gibbons et al 1993. Breeding Birds criteria	1993
10.24	DEFRA Biodiversity Metric Tool Guidance	2024
10.25	SSSI citation documents from Natural England regarding ash-maple woodland types. Natural England condition assessment reports on Tiddesley Wood (March 2024, July 2021) regarding woodland condition and species extinction	2021
10.26	Mammal Review Article, Predation of Wildlife by Domestic Cats <i>Felis catus</i> in Great Britain (Woods et al.	2003
10.27	Baker, P. J., Molony, S. E., Stone, E., Cuthill, I. C., & Harris, S. (2008). Cats about town: Is predation by free-ranging pet cats <i>Felis catus</i> likely to affect urban bird populations? <i>Ibis</i> , 150, 86-99.	2008
10.28	English Nature Report 649 – Dogs, Access, and Nature Conservation (2005), discussing the impacts of dogs on woodland environments	2005
10.29	Mathews, F., Kubasiewicz, L. M., Gurnell, J., Harrower, C. A., McDonald, R. A., & Shore, R. F. (2018). A Review of the Population and Conservation Status of British Mammals. <i>Mammal Review</i> , 48(1), 1–17.	2018
10.30	Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) August 2024	August 2024
CD11	Statements of Common Ground	
11.1	Planning Statement of Common Ground	22 August 2024
11.2	Affordable Housing Statement of Common Ground	22 August 2024
11.3	Biodiversity Statement of Common Ground	22 August 2024
11.4	Highways Statement of Common Ground (now superseded)	29 August 2024

11.5	Landscape Statement of Common Ground	29 August 2024
11.6	Landscape Statement of Common Ground – Tables 1 and 2	30 September 2024
11.7	Housing Land Supply Statement of Common Ground	4 October 2024
11.8	Updated Highways Statement of Common Ground	10 October 2024
CD12	Key Consultee Responses	
12.1	Natural England	30 November 2023
12.2	Natural England	28 June 2024
12.3	Landscape Officer	27 November 2023
12.4	Landscape Officer	12 February 2024
12.5	Landscape Officer	21 May 2024
12.6	Landscape Officer	02 July 2024
12.7	Landscape and Natural Heritage Officer	24 January 2024
12.8	Landscape and Natural Heritage Officer	25 June 2024
12.9	Landscape and Natural Heritage Officer	05 July 2024
12.10	Worcestershire Wildlife Trust	22 November 2023
12.11	Worcestershire Wildlife Trust	20 February 2024
12.12	Worcestershire Wildlife Trust	28 June 2024
12.13	Tree and Landscape Officer	23 January 2024
12.14	Woodland Trust	17 January 2024
12.15	Worcestershire County Highway Authority	8 February 2024
12.16	Worcestershire County Highway Authority	17 April 2024
12.17	Worcestershire County Highway Authority	01 July 2024
12.18	Head of Projects and Emergency Planning	10 November 2023
12.19	Head of Projects and Emergency Planning	26 June 2024
12.20	Policy team	08 November 2023
12.21	Policy team	06 March 2024
12.22	Worcestershire Childrens Services (Education)	09 November 2023
12.23	Housing	21 November 2023
12.24	NHS Primary Care	14 November 2023
12.25	Pershore Town Council	22 November 2023
12.26	Pershore Town Council	16 February 2024
12.27	Pershore Town Council	08 June 2024
12.28	Natural England	29 July 2024
12.29	WCC Highways	27 September 2024 (not received by Appellant until 7 October 2024)

CD13	Case Management Documents (PINS)	
13.1	Inspector's Note from CMC	24 September 2024
CD14	Relevant Appeal Decisions and Legal Decisions	
14.1	APP/J1860/W/22/3313440 Kempsey, Worcestershire	14 August 2023
14.2	APP/Y3940/W/21/3278256 Malmesbury	5 January 2022
14.3	Monkhill Ltd v Secretary of State for Housing, Communities and Local Government (2021) EWCA Civ 74; (2021) PTSR 1432 (2021) 1 WLUK 326 (CA(Civ Div))	2021
14.4	APP/H1840/W/23/3320041 (Tibberton)	15 September 2023
14.5	APP/J1860/W/22/3295623 (Callow End)	15 November 2022
14.6	APP/P1940/W/22/3311477 and APP/P1940/W/22/3311479 (Sarratt)	3 May 2024
14.7	APP/H1840/W/23/3333144 (Purshall Green Farm, Droitwich)	25 September 2024
14.8	APP/H1840/W/23/3333122 (Bishampton)	16 August 2024
14.9	APP/H1840/W/22/3299691 (Tagwell Road, Droitwich)	25 October 2022
14.10	APP/J1860/W/24/3339553 (Lower Broadheath)	2 October 2024
14.11	APP/H1840/W/24/3339724 (Foredraught Lane, Tibberton)	25 September 2024
14.12	APP/H1840/W/24/3340097 (Badsey)	13 September 2024
14.13	APP/J1860/W/24/3340042 (Hallow)	22 August 2024
14.14	APP/H1840/W/23/3332817 (Crowle Green)	19 August 2024
14.15	APP/J1860/W/23/3326243 (Abberley)	7 December 2023