

LAND AT UPNOR ROAD, UPNOR, MEDWAY
CORE DOCUMENTS SCHEDULE
APPEAL REF: APP/A2280/W/21/3276221

CD1 Appeal Documents

CD1/1	Appeal submitted to the Planning Inspectorate, 01 June 2021 – excluding application documents in Core Document List
CD1/2	LPA Appeal Questionnaire, including supporting document, relevant development plan policies, neighbourhood responses and comments from statutory consultees
CD1/3	Appellant's Statement of Case, dated 01 June 2021
CD1/4	LPA's Statement of Case July 2021
CD1/5	Statement of Common Ground, dated 26 August 2021
CD1/6	S106 with Medway Council
CD1/7	Proof of Evidence – Appellant Landscape
CD1/8	Proof of Evidence – Council Landscape
CD1/9	Proof of Evidence – Appellant Planning
CD1/10	Proof of Evidence – Council Planning
CD1/11	Landscape Statement of Common Ground
CD1/12	Schedule of Agreed Conditions
CD1/13	Highway Statement of Common Ground
CD1/14	Castle Street Community Statement of Case
CD1/15	Castle Street Community Proof of Evidence

CD2 Planning Application Documents

Original Submission		
CD2/1	Cover letter dated 19 June 2020	
CD2/2	Original Planning Application Form	
CD2/3	Ownership Certificates	
CD2/4	Design and Access Statement prepared by Clague Architects	
CD2/5	Planning Statement prepared by Esquire Developments	
CD2/6	Statement of Community Involvement prepared by Maxim PR	
CD2/7	Landscape and Visual Impact Assessment prepared by Barton Willmore Landscape	
CD2/8	Landscape Strategy prepared by HW & Co	
CD2/9	Ecology Appraisal prepared Aspect Ecology	
CD2/10	Transport Statement prepared by DHA Transport	
CD2/11	Flood Risk Assessment and drainage Report prepared Amazi Consulting and Infrastructure Design Ltd	
CD2/12	Odour Constraints Assessment Report prepared by Wood Environmental	
CD2/13	Built Heritage Statement prepared by RPS Heritage	
CD2/14	Desk Based Archaeology Report prepared SWAT Archaeology	
CD2/15	Phase 1 Desk Study and Phase 2 Investigation prepared by Leap Environmental	
CD2/16	Site Location Plan	29414A 01
CD2/17	Existing Site Block Plan	29414A 02
CD2/18	Existing Site Sections Sheet 1	29414A 03
CD2/19	Existing Site Sections Sheet 2	29414A 04
CD2/20	Proposed Site Plan	29414A 10
CD2/21	Proposed Site Plan Coloured	29414A 11
CD2/22	Proposed Parking Strategy Plan	29414A 12
CD2/23	Proposed Fire and Access Plan	29414A 13
CD2/24	Proposed Refuse Strategy	29414A 14

CD2/25	Proposed Site Mix	29414A 15
CD2/26	House Type Drawing - Plots 1, 2, 3, 4 & 5	29414A 30
CD2/27	House Type Drawing - Plots 6, 7 & 8	29414A 31
CD2/28	House Type Drawing - Plots 9, 10, 11, 12, 13 & 14	29414A 32
CD2/29	House Type Drawing - Plots 15 & 16	29414A 33
CD2/30	House Type Drawing - Plots 17 & 18	29414A 34
CD2/31	House Type Drawing - Plots 19, 20, 21 & 22	29414A 35
CD2/32	House Type Drawing - Plots 23, 27, 28, 29 & 65	29414A 36
CD2/33	House Type Drawing - Plots 24 & 30	29414A 37
CD2/34	House Type Drawing - Plots 25, 26, 69 & 70	29414A 38
CD2/35	House Type Drawing - Plots 31 & 32	29414A 39
CD2/36	House Type Drawing - Plots 33 & 52	29414A 40
CD2/37	House Type Drawing - Plots 34, 35, 49 & 50	29414A 41
CD2/38	House Type Drawing - Plots 51 & 55	29414A 42
CD2/39	House Type Drawing - Plots 36, 37, 60, 61, 71 & 72	29414A 43
CD2/40	House Type Drawing - Plots 53 & 54	29414A 44
CD2/41	House Type Drawing - Plots 56 & 57	29414A 45
CD2/42	House Type Drawing - Plots 59 & 64	29414A 46
CD2/43	House Type Drawing - Plot 58	29414A 47
CD2/44	House Type Drawing - Plot 75	29414A 48
CD2/45	House Type Drawing - Plots 62, 63, 73 & 74	29414A 49
CD2/46	House Type Drawing - Plots 66,67 & 68	29414A 50
CD2/47	House Type Drawing - Plots 38, 39, 40, 41, 42, 43 & 44	29414A 51
CD2/48	House Type Drawing - Plots 45, 46, 47 & 48	29414A 52
CD2/49	Garages and Car Ports	29414A 53
CD2/50	Proposed Street Scenes Sheet 1	29414A 60
CD2/51	Proposed Street Scenes Sheet 2	29414A 61
CD2/52	Bird's-Eye View	LN-LP-09 Rev C
Documents/Plans Supplied Post Submission		
CD2/53	E-mail to Medway 10 August 2020 enclosing Phase II Ecology Survey Results and Net Biodiversity Calculation	
CD2/54	E-mail to Medway dated 08 September enclosing Dormice Survey Results	
CD2/55	Email to Medway Council dated 11 September enclosing Landscape Technical Note	
CD2/56	Landscape Technical Note by BW Landscape	
CD2/57	Email to Medway Council dated 29 October 2020 enclosing planning balance, comparison table and landscape design response	
CD2/58	Landscape Comparison Table	
CD2/59	MC Landscape and Design response	
CD2/60	E-mail to KCC and Medway dated 02 November 2020 enclosing Palaeolithic Report Findings	
CD2/61	Palaeolithic Report	
CD2/62	Updated Road Safety Audit Nov 2020	
CD2/63	Cover Letter dated 04 December 2020	
CD2/64	Arboricultural Report	
CD2/65	Landscape Strategy Version 12	
CD2/66	Updated Landscape and Visual Appraisal	
CD2/67	Support letter from The Montessori Group	
CD2/68	Light Specification re. Public Right of Way	
CD2/69	Email to Medway Council confirming drawings to be determined	
Drawings for Determination		
CD2/70	Site Location Plan	29414A 01
CD2/71	Existing Site Block Plan	29414A 02
CD2/72	Existing Site Sections Sheet 1	29414A 03
CD2/73	Existing Site Sections Sheet 2	29414A 04

CD2/74	Proposed Site Plan	29414A 10 Rev A
CD2/75	Proposed Site Plan Coloured	29414A 11 Rev A
CD2/76	Proposed Parking Strategy Plan	29414A 12 Rev A
CD2/77	Proposed Fire and Access Plan	29414A 13 Rev A
CD2/78	Proposed Refuse Strategy	29414A 14 Rev A
CD2/79	Proposed Site Mix	29414A 15 Rev A
CD2/80	House Type Drawing – Plots 1, 2, 3, 4 & 5	29414A 30
CD2/81	House Type Drawing – Plots 6, 7 & 8	29414A 31
CD2/82	House Type Drawing – Plots 9, 10, 11, 12, 13 & 14	29414A 32
CD2/83	House Type Drawing – Plots 15 & 16	29414A 33
CD2/84	House Type Drawing – Plots 17 & 18	29414A 34
CD2/85	House Type Drawing – Plots 19, 20, 21 & 22	29414A 35
CD2/86	House Type Drawing – Plots 23, 27, 28, 29 & 62	29414A 36 Rev B
CD2/87	House Type Drawing – Plots 24 & 30	29414A 37
CD2/88	House Type Drawing – Plots 25, 26, 66 & 67	29414A 38 Rev A
CD2/89	House Type Drawing – Plots 31 & 32	29414A 39
CD2/90	House Type Drawing – Plots 33 & 51	29414A 40 Rev A
CD2/91	House Type Drawing – Plots 34, 35, 49 & 50	29414A 41 Rev A
CD2/92	House Type Drawing – Plots 50 & 54	29414A 42 Rev A
CD2/93	House Type Drawing – Plots 36, 37, 68 & 69	29414A 43 Rev B
CD2/94	House Type Drawing – Plots 52 & 53	29414A 44 Rev A
CD2/95	House Type Drawing – Plots 55 & 56	29414A 45 Rev A
CD2/96	House Type Drawing – Plots 61	29414A 46 Rev A
CD2/97	House Type Drawing – Plot 58	29414A 47 Rev A
CD2/98	House Type Drawing – Plot 72	29414A 48 Rev A
CD2/99	House Type Drawing – Plots 59, 60, 70 & 71	29414A 49 Rev B
CD2/100	House Type Drawing – Plots 63, 64 & 65	29414A 50 Rev A
CD2/101	House Type Drawing – Plots 38, 39, 40, 41, 42, 43	29414A 51 Rev A
CD2/102	House Type Drawing – Plots 44, 45, 46 & 47	29414A 52 Rev A
CD2/103	Garages and Car Ports	29414A 53
CD2/104	Nursery Elevations and Floor Plans	29414A 54
CD2/105	Proposed Street Scenes Sheet 1	29414A 60
CD2/106	Proposed Street Scenes Sheet 2	29414A 61
CD2/107	Bird's-Eye View	LN-LP-09 Rev C
CD2/108	Site Access	H08 Rev P8

CD3 Medway Council Documents and Decision Notice

CD3/1	Officers Delegated Report
CD3/2	Medway Council Decision Notice dated 26 February 2021
CD3/3	Landscape and Urban Design Consultee Comments to application
CD3/4	Statutory Consultation Responses
CD3/5	Email from Medway to Appellant dated 06 December 2019

CD4 National Planning Policies and Guidance

CD4/1	National Planning Policy Framework February 2021
CD4/2	National Planning Practice Guidance (extracts) <ul style="list-style-type: none"> • Housing and Economic Needs Assessment • Housing Supply and Delivery • Natural Environment
CD4/3	Building Better, Building Beautiful Commission Report, January 2020

CD4/4	National Design Guide
CD4/5	All Party Parliamentary Group for SME House Builders : Report On Ways To Improve The Planning System In The UK 2020
CD4/6	Guidelines for Landscape and Visual Impact Assessment (GVLIA) 3rd Edition – digital resource only

CD5 Medway Council Local Planning Policies Guidance (extracts where appropriate) and Regional Documents

CD5/1	Medway Local Plan Saved Policies (2003)
CD5/2	Medway Council Local Plan Proposals Map
CD5/3	Local Plan Development Consultation Strategy 2018
CD5/4	Hoo Peninsula Consultation Document
CD5/5	Hoo: New Routes to good growth
CD5/6	Developer Contributions & Obligations SPD (May 2018) – Updated April 2021
CD5/7	Medway Council Annual Monitoring Report – Dec 2020
CD5/8	Housing Delivery Test 2020
CD5/9	Medway Council Delivery Test Action Plan August 2021
CD5/10	Medway Council SHLAA Assessments 2015 and 2019
CD5/11	Strategic Assessment Management and Mitigation Medway Council Interim Policy Statement
CD5/12	Medway Housing Design Standards (Interim)
CD5/13	Medway Landscape Character Assessment 2011
CD5/14	A Building Height Policy For Medway 2006
CD5/15	Kent Landscape Character Assessment 2004
CD5/16	Kent Design Guide
CD5/17	Medway Council Strategic Housing Market Assessment 2015
CD5/18	Medway Housing Strategy 2018 - 2022

CD6 Relevant Appeal Decisions/Judgments

CD6/1	Appeal Decision - Land at Gibraltar Farm App. Ref APP/A2280/W/16/3143600 dated 6 March 2017
CD6/2	Land at Station Road, Rainham App Ref. APP/A2280/W/15/3002877 dated 07 December 2015
CD6/3	Land to the North of Brompton Farm Road App Ref : APP/A2280/W/18/3214163 dated 13 June 2019
CD6/4	Land at Orchard Kennels, Rainham App Ref: APP/A2280/W/19/3240339 dated 30 July 2020
CD6/5	Land at Town Road, Cliffe Woods App Ref APP/A2280/W/17/3175461 dated 8 November 2018 (subsequently quashed)
CD6/6	Oxton Farm v Harrogate Borough Council v D Noble Limited [2020] EWCA Civ 805
CD6/7	Secretary of State for Communities and Local Government v Hopkins Homes Ltd [2016] EWCA Civ 168
CD6/8	Gladman Developments Ltd v Daventry District Council & Anor [2016] EWCA Civ 1146
CD6/9	Kings Lynn and West Norfolk v Secretary of State for Communities and Local Government [2015] EWHC 2464
CD6/10	Gladman Developments Limited v SSHCLG [2021] EWCA Civ 104

CD7 Other

CD7/1	Manor Farm Committee Report Application Ref MC/21/0302
CD7/2	The Bacon Review – August 2021

CD7/3	Manor Farm Application Ref MC/21/0302 LVIA
CD7/4	Updated Arboricultural Method Statement – September 2021

17 September 2021
