

Town and Country Planning Act 1990
Appeal by Legal & General Affordable Homes
Site Address: Land rear of 248 Hart Road, Thundersley
Appeal Reference APP/M1520/W/22/3310483

List of Core Documents

22.03.2023

A. Submitted application

1.1 Application form

1.2 Submitted Plans

- 1.2.1 Location plan
- 1.2.2 Existing site plan (topography)
- 1.2.3 Constraints and opportunities plan
- 1.2.4 Preliminary levels
- 1.2.5 Block Plan
- 1.2.6 Access Strategy plan
- 1.2.7 Tree Protection Plan
- 1.2.8 Soft landscape plan
 - 1.2.8.1 Hard Landscape Plan
- 1.2.9 Dwelling type plan
- 1.2.10 Drainage Layout
- 1.2.11 Drainage Layout 2
- 1.2.12 Plots 1, 2, 10, 11, 21, 22, 40, 41 Elevations
- 1.2.13 Plots 1, 2, 10, 11, 21, 22, 40, 41 Floor plans
- 1.2.14 Plots 6, 19, 20, 28, 29, 32, 33, 42, 43 Elevations
- 1.2.15 Plots 6, 19, 20, 28, 29, 32, 33, 42, 43 Floor plans
- 1.2.16 Plots 7, 9 Elevations
- 1.2.17 Plots 7, 9 Elevations
- 1.2.18 Plots 7, 9 Floor plans
- 1.2.19 Plots 12, 14, 23, 25 Elevations
- 1.2.20 Plots 12, 14, 23, 25 Floor plans
- 1.2.21 Plots 12, 14, 23, 25 Elevations
- 1.2.22 Plots 15, 16, 38, 39 Elevations
- 1.2.23 Plots 15, 16, 38, 39 Floor plans
- 1.2.24 Plots 17, 18, 26, 27, 30, 31, 34, 35 Elevations
- 1.2.25 Plots 44 - 46 Elevations
- 1.2.26 Plots 36, 37 Elevations
- 1.2.27 Plots 36, 37 Floor plans

- 1.2.28 Plots 44 - 46 floorplan
- 1.2.29 Plots 44-46 Elevations
- 1.2.30 Materials and Boundary Treatments
- 1.2.31 Refuse and cycle storage
- 1.2.32 Illustrative Contextual Massing Visuals 1
- 1.2.33 Illustrative Contextual Massing Visuals 2
- 1.2.34 Illustrative Contextual Massing Visuals 3
- 1.2.35 CGI VISUALS 1
- 1.2.36 CGI VISUALS 2
- 1.2.37 CGI VISUALS 3
- 1.2.38 STREET SCENE
- 1.2.39 Revised drawings
- 1.2.40 Revised Layout

Submitted Reports

- 1.3.1 Planning Statement
- 1.3.2 Design and Access Statement
- 1.3.3 Construction Environment Management Plan
- 1.3.4 Construction Environment Management Plan
- 1.3.5 Preliminary Ecological Appraisal
- 1.3.6 Biodiversity Management Plan
- 1.3.7 Ecological Impact Assessment
- 1.3.8 Invasive Species Management Plan
- 1.3.9 Specification for soft landscape works and 10 year management plan
- 1.3.10 Ecology Letter
- 1.3.11 Desk top Study Part 1
- 1.3.12 Desk top Study Part 2
- 1.3.13 Geotechnical Data
- 1.3.14 Stage 2 Geo-environment Report
- 1.3.15 Flood Risk Assessment
- 1.3.16 SUDS proforma
- 1.3.17 Drainage design note
- 1.3.18 Transport Statement
- 1.3.19 Road Safety Audit
- 1.3.20 Noise assessment
- 1.3.21 Confirmation of applicability of Noise Assessment
- 1.3.22 Archaeology Report
- 1.3.23 Statement of Community Involvement
- 1.3.24 Social value statement

2. Statutory Consultee responses

- 2.1 LLFA 25.01.2021
 - 2.1.1 LLFA 17.02.2022
 - 2.1.2 LLFA 28.03.2022

2.2 Environment Agency

- 2.3 Highway Authority
- 2.4 Essex Infrastructure Officer
- 2.5 NHS
- 2.6 Anglian Water
- 2.7 CPBC Legal Services
- 2.8 CPBC Waste and Recycling
- 2.9 CPBC Environmental Health
- 2.10 Essex Bat Group

3. Officers Report

4. Decision Notice

B. Planning Appeal

- 1. Appeal Form
- 2. Statements of Case
 - 2.1 Appellants Statement of Case and Appendices
 - 2.1.1 Appellants Statement of Case Appendix 4
 - 2.2 Planning Authority Statement of Case
 - 2.2.1 LPA Statement of Case - Appendices
- 3. Agreed Statement of Common Ground
- 4. Schedule of conditions
- 5. Planning Obligation
- 6. CIL Compliance Statement

C. Local Planning Policy and Guidance

- 1 Adopted Local Plan
 - 1.1 Saving Direction
 - 1.2 NPPF Conformity Check
- 2 Castle Point Developer Contributions SPD
- 3 Residential Design Guidance SPD (Castle Point Borough Council 2008)
 - 3.1 Adoption-Statement-for-the-Residential-Design-Guidance-Supplementary-Planning-Document-November-2012
- 4 Parking Standards : Design and Good Practice. (Essex County Council and EPOA 2009)

D. Housing Land Supply

- 1. Castle Point Annual Monitoring report 01.04.2021 – 31.03.2022

E. Evidence base

- 1. Addendum to the South Essex Strategic Housing Market Assessment (SHMA) (2017)

2. Strategic Housing Land Availability Assessment (SHLAA) 2018 Update Volume 3 Mapping Report
3. Strategic Housing Land Availability Assessment (SHLAA) Review 2018 Volume 2 Site Schedules
4. Castle Point Green Belt Review Part 1 (2018)
5. Castle Point Green Belt Review Part 2 (2019)

F. Withdrawn Local Plan

1. Post Hearing letter dated 06.09.2021
2. Inspectors report dated 03.03.2022
3. Main modifications to Local Plan
4. Minute of decision to withdraw the New Local Plan (15 June 2022)

G. Miscellaneous

1. Local Plan Development Scheme (November 2022)
2. Labour Market Profile - Nomis - Official Census and Labour Market Statistics
3. CPBC CIL Examination Document CPBC05B - Appendix 4 Schedule of Infrastructure Requirements
4. Report on the Examination of the Castle Point Borough Council Community Infrastructure Levy Draft Charging Schedule
5. Noise Technical Note (March 2023)

H Essex Coast RAMS Strategy

1. Essex Coast RAM Strategy
2. Essex Coast RAMS SPD May 2020
3. Essex Coast RAMS Adoption Statement December 2020
4. Standard Data Form Southend and Benfleet SPA
5. Standard Data Form Blackwater Estuary

I Other Planning Decisions

- 1 CC-CPT-52-22 Application Form (Cedar Hall School)
- 2 CC-CPT-52-22 Applicant Planning Statement (Cedar Hall School)
- 3 CC-CPT-52-22 Proposed Elevations (Cedar Hall School)
- 4 CC-CPT-52-22 Proposed Site Plan (Cedar Hall School)
- 5 CC-CPT-52-22 CPBC Planning Consultation Response (Cedar Hall School)
- 6 CC-CPT-52-22 CPBC Environmental Health Consultation Response (Cedar Hall School)
- 7 Officer Report (ECC) (Cedar Hall School)
- 8 CC-CPT-52-22 Decision Notice (Cedar Hall School)
- 9 Appeal Decision - Rhoda Road Thundersley Castle Point
 - 9.1 Rhoda Road Site Location Plan
 - 9.2 Rhoda Road Site Layout Plan
- 10 Appeal Decision - Burley-in-Wharfdale
 - 10.1 Burley-in-Wharfdale Site Location Plan

- 10.2 Burley-in-Wharfdale Parameter Plan
- 11 Appeal Decision – Little Chalfont, Buckinghamshire
 - 11.1 Little Chalfont Site Location Plan
 - 11.2 Little Chalfont Indicative Parameters Plan
- 12 Appeal Decision - Kennel Lane Billericay Basildon
 - 12.1 Kennel Lane, Billericay Location Plan
 - 12.2 Kennel Lane, Billericay Illustrative Site Layout Plan