

Planning Appeal on land east of Rayleigh Road, Thundersley APP/M1520/W/24/333879 (Castle Point planning application reference 23/0085/OUT)

CORE DOCUMENTS LIST

CD 1	Application Documents
1.1	Application form
1.2	Design and Access Statement
1.3	Site location plan
1.4	Planning Statement
1.5	Site Access Drawings
1.6	Land Use and Vehicular Access Parameter Plan
1.7	Non-vehicular Access Parameter Plan
1.8	Multi-functional Open Space Parameter Plan
1.9	Building Scale Parameter Plan
1.10	Phasing Plan
1.11	Flood Risk Assessment
1.12	Transport Assessment
1.13	Travel Plan
1.14	Ecological Impact Assessment
1.15	Biodiversity Net Gain Metric (appendix 6)
1.16	Habitats Regulations Assessment
1.17	Biodiversity Net Gain Design Stage Report



1.18	Built Heritage Statement
1.19	Desk Based Archaeological Assessment
1.20	Landscape and Visual Impact Assessment
1.21	Arboricultural Impact Assessment
1.22	Air Quality Assessment
1.23	Noise Impact Assessment
1.24	Utilities Appraisal Report
1.25	Energy Statement
1.26	Health Impact Assessment
1.27	Statement of Community Involvement
1.28	Infiltration Assessment
1.29	Phase 1 Ground Conditions Assessment
1.30	Preliminary Ground Investigation Technical Note
1.31	Section 106 Draft Heads of Terms
1.32	Application Covering Letter
1.33	Application Submission Schedule



CD 2	Documents submitted post application validation (predetermination)
2.1	Updated Ecological Surveys Addendum
2.2	Letter to Case Officer regarding planning appeal at 248 Hart Road, Thundersley (dated 8 June 2023)
2.3	Letter to Case Officer regarding planning appeal at Manor Trading Estate, Benfleet (dated 8 June 2023)
2.4	SES Ecology response to Essex Wildlife Trust
2.5	Letter to Case Officer dated 9 August 2023
2.6	Agricultural Land Classification Survey
2.7	eDNA Update Surveys
2.8	Updated submission schedule (requested by Case Officer)
2.9	Letter to Case Officer dated 20 September 2023
2.10	Arcadia Approach Extract
2.11	Updated Section 106 Draft Heads of Terms
2.12	Energy Statement Addendum
2.13	APP/C2741/W/21/3282598 – land to the east of New Lane, Huntington, York, 17 October 2023
2.14	Suggested draft planning conditions



CD 3	Relevant Correspondence with Castle Point Borough Council
3.1	Liam Ryder – Sophie Adams – updated Ecological Impact Assessment Survey Addendum – 21 April 2023
3.2	Liam Ryder – Terrence Garner – agree extension of time – 25 May 2023
3.3	Liam Ryder – Terrence Garner – 248 Hart Road, Thundersley appeal decision – 8 June 2023
3.4	Liam Ryder – Terrence Garner – Manor Trading Estate, Benfleet appeal decision – 8 June 2023
3.5	Liam Ryder – Terrence Garner – SES response to EWT – 8 June 2023
3.6	Liam Ryder – Terrence Garner – agree extension of time – 4 July 2023
3.7	Liam Ryder – Terrence Garner – EHO Response – 24 July 2023
3.8	Liam Ryder – Terrence Garner – agree extension of time – 4 August 2023
3.9	Liam Ryder – Terrence Garner – letter regarding application – 9 August 2023
3.10	Liam Ryder – Terrence Garner – submission of agricultural land classification survey – 10 August 2023
3.11	Liam Ryder – Terrence Garner/Stephen Garner – overview of meeting – 10 August 2023
3.12	Terrence Garner – Liam Ryder – confirm report writing deadline – 16 August 2023
3.13	Terrence Garner – Liam Ryder – confirm consultee responses received to date – 17 August 2023
3.14	Terrence Garner – Liam Ryder – Essex County Council Highways response – 17 August 2023
3.15	Liam Ryder – Terrence Garner – confirm whether Place Services instructed – 17 August 2023



3.16	Liam Ryder – Terrence Garner – submit eDNA surveys/GCN Technical Note – 23 August 2023
3.17	Liam Ryder – Terrence Garner – agree extension of time – 1 September 2023
3.18	Terrence Garner – Liam Ryder – request confirmation of EoT – 7 September 2023
3.19	Liam Ryder – Terrence Garner – EoT clarifications – 7 September 2023
3.20	Liam Ryder – Terrence Garner – query re: committee report – 13 September 2023
3.21	Terrence Garner – Liam Ryder – identified concerns with application – 19 September 2023
3.22	Terrence Garner – Liam Ryder – request clarifications regarding plans for approval – 19 September 2023
3.23	Liam Ryder – Terrence Garner – confirmation of relevant plans – 19 September 2023
3.24	Terrence Garner – Liam Ryder – confirm application concerns – 20 September 2023
3.25	Liam Ryder – Terrence Garner – letter in response to identified concerns – 20 September 2023
3.26	Terrence Garner – Liam Ryder -Place Services Sport and Recreation responses – 21 September 2023
3.27	Liam Ryder – Terrence Garner – query re: committee report writing timeframe – 27 September 2023
3.28	Liam Ryder – Stephen Garner – updated regarding application – 2 October 2023
3.29	Liam Ryder – Terrence Garner – agree extension of time – 10 October 2023
3.30	Liam Ryder – Terrence Garner – ecology clarifications – 16 October 2023



3.31	Terrence Garner – Liam Ryder – historic landscape Place Services response - 23 October 2023
3.32	Liam Ryder – Terrence Garner – HRA query – 23 October 2023
3.33	Terrence Garner – Liam Ryder – response re: HRA query – 24 October 2023
3.34	Liam Ryder – Terrence Garner – further response re: HRA – 24 October 2023
3.35	Liam Ryder – Terrence Garner – submit Huntington Appeal Decision – 27 October 2023
3.36	Liam Ryder – Terrence Garner – updated Section 106 Draft Heads of Terms – 27 October 2023
3.37	Terrence Garner – Liam Ryder – Place Services ecology response – 30 October 2023
3.38	Liam Ryder – Terrence Garner – submit Energy Statement Addendum – 30 October 2023
3.39	Terrence Garner – Liam Ryder – request extension of time – 2 November 2023
3.40	Liam Ryder – Terrence Garner – draft condition schedule – 3 November 2023
3.41	Liam Ryder – Terrence Garner – updated draft conditions schedule – 3 November 2023
3.42	Terrence Garner – Liam Ryder – confirm committee report writing deadline missed – 6 November 2023
3.43	Terrence Garner – Liam Ryder – refuse discussion regarding missed report writing deadline – 6 November 2023
3.44	Liam Ryder – Stephen Garner – advise committee report not complete – 6 November 2023
3.45	Liam Ryder – Terrence Garner – request meeting – 6 November 2023



3.46	Terrence Garner – Liam Ryder – further correspondence – 8 November 2023
3.47	Terrence Garner – Liam Ryder – confirm committee date – 9 November 2023
3.48	Terrence Garner – Liam Ryder – request extension of time – 16 November 2023
3.49	Terrence Garner – Liam Ryder – confirm recommendation of refusal – 28 November 2023
3.50	Liam Ryder – Terrence Garner – confirm applicant happy to pay RAMS contribution – 1 December 2023
3.51	Liam Ryder – Terrence Garner – request confirmation committee report complete – 4 December 2023
3.52	Terrence Garner – Liam Ryder – confirm report complete and request extension of time – 5 December 2023
3.53	Liam Ryder – Terrence Garner – confirm no further extensions of time – 6 December 2023
3.54	Liam Ryder – Terrence Garner – request confirmation regarding Castle Point Local Housing Needs Assessment – 6 December 2023

CD 4	Consultee Responses (Neighbour Responses not provided by Castle Point Borough Council)
4.1	Adult Social Care – 1 March 2023
4.2	Essex Police – 1 March 2023
4.3	Housing Development Finance Officer (affordable housing) – 1 March 2023
4.4	Street Scene - Waste – 9 March 2023
4.5	Legal Services – 10 March 2023



4.6	Environmental Health Officer (Noise)– 20 March 2023
4.7	Green Infrastructure – 21 March 2023
4.8	Essex Badger Protection Group – 28 March 2023
4.9	Natural England (initial response)– 28 March 2023
4.10	Lead Local Flood Authority – 29 March 2023
4.11	Essex County Council Infrastructure – 3 April 2023
4.12	NHS
4.13	Natural England (update) – 4 May 2023
4.14	Essex Wildlife Trust – 9 May 2023
4.15	Essex County Council Highways – 17 August 2023
4.16	Environmental Health Officer (Air Quality) – 6 September 2023
4.17	CPBC Sport and Recreation – 21 September 2023
4.18	Natural England – Agricultural Land Classification – 12 October 2023
4.19	Place Services – Historic Landscape – 23 October 2023
4.20	Place Services – Ecology – 27 October 2023
4.21	Natural England (full response) – 2 November 2023

CD 5	Decision notice and Committee Report
5.1	Decision notice (22 June 2023)
5.2	Delegated Officer's Report (14 June 2023)



CD 6	Planning Policy Documents
6.1	Green Belt Review Part One (2018)
6.2	Green Belt Review Part Two (2018)
6.3	Green Belt Review Part Two Addendum (2021)
6.4	Green Belt Topic Paper (2018)
6.5	Strategic Housing Land Availability Assessment (Nov 2018)
6.6	Large Sites Capacity Assessment, Rev D, (December 2019)
6.7	South Essex Councils (SEC) Vision and Priorities, Housing, extracted May 2024
6.8	SEC Vision and Priorities, Housing, Homes England Partnership, extracted May 2024
6.9	South Essex Councils (SEC) Joint Committee Meeting 24 th February 2024, Agenda Item 5.
6.10	Basildon, Local Plan – latest news and updates, extracted May 2024
6.11	Basildon Housing Delivery Test Action Plan, June 2023
6.12	Basildon 5 Year Land Supply Report, June 2023
6.13	Brentwood 5 Year Land Supply Report, October 2022
6.14	Rochford Authority Monitoring Report 2022-2023
6.15	Southend Local Plan, Refining the Plan Options 2021, 2.3i – Requirement for New Homes, extracted May 2024
6.16	Thurrock Local Plan, Initial Proposals Document, Section 5 extract, December 2023



6.17	Thurrock Local Plan, Five Year Housing Land Supply Position Statement, July 2016
6.18	Thurrock Planning Policy Monitoring, Housing Completions 2022/23, extracted May 2024
6.19	South Essex Housing Needs Assessment, June 2022
6.20	Castle Point Authority Monitoring Report 2021-2022
6.21	Castle Point Cabinet 15 June 2022 Agenda Item 8 Report on Notice of Motion regarding the Castle Point Local Plan
6.22	Castle Point Local Housing Need Assessment, Opinion Research Services, December 2023
6.23	Local Housing Need (LHN) Proof of Evidence of Jonathan Lee, on behalf of Central Bedfordshire Council, 11 May 2021
6.24	Green Belt Landscape Assessment (2010)
6.25	Castle Point borough guidance for assessing planning applications in the green belt in Castle Point (Nov 2023)
6.26	Statement of Common Ground associated with EIP (signed April/May 2021)
6.27	Castle Point Developers Contributions Guidance, Supplementary Planning Document (SPD), Affordable Housing, March 2023.
6.28	Castle Point Developers Contributions Guidance, Supplementary Planning Document (SPD), Healthcare Facilities, March 2023
6.29	Castle Point Developers Contributions Guidance, Supplementary Planning Document (SPD), Highways, Travel, Education, Libraries, Flooding & Drainage Infrastructure, March 2023
6.30	Castle Point Developers Contributions Guidance, Supplementary Planning Document (SPD), Playing Pitches and Indoor Built Facilities, March 2023
6.31	Castle Point Local Plan Proposals Map (1998)
6.32	Essex Landscape Character Assessment Final Report 2003
CD 7	Withdrawn Castle Point Local Plan (2018-2033)
7.1	Report on the Examination of the New Castle Point Local Plan, The Planning Inspectorate, 3 rd March 2022



7.2	Castle Point Ordinary Council 23 rd March 2022, Agenda Item 11, Appendix 3, Final Local Plan
7.3	Castle Point Ordinary Council 23 rd March 2022, Agenda Item 11, Adoption of the Castle Point Local Plan
7.4	Inspector's post hearings letter, 6 September 2021

CD 8	Appeal decisions
8.1	Land rear of 248 Hart Road, Thundersley (APP/M1520/W/22/3310483), allowed 26 May 2023
8.2	Land east of Manor Trading Estate (APP/M1520/W/22/3310794), dismissed 9 May 2023
8.3	Land north and south of Chiswell Green Lane, Chiswell Green, St Albans (APP/B1930/W/22/3313110 & APP/B1930/W/22/3312277), allowed 22 March 2024
8.4	Land north of Kennel Lane, Billericay (APP/V1505/W/22/3298599), allowed 9 December 2022
8.5	Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire (APP/N1920/W/23/3329947), allowed 25 March 2024
8.6	Land at Sondes Place Farm, Westcott Road, Dorking (APP/C3620/W/32/3324631), allowed 28 November 2023
8.7	Roundhouse Farm, Land off Bullens Green Lane, Colney Heath (APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926), allowed 14 June 2021
8.8	Land south of Dunton Road, Basildon (APP/V1505/W/23/3325933), allowed 11 December 2023
8.9	Haydock Point - Land at A580 / A49 - Ref: APP/H4315/W/20/3256871
8.10	Leverhulme – Various Sites Lead Ref. APP/W4325/W/22/3313729 all dismissed 13 September 2023
8.11	Burstons Garden Centre St Albans APP/ B1930/W/19/3235642



8.12	Land south of Jotmans Lane, Benfleet (APP/M1520/A/14/2216062) dismissed 21 April 2017
8.13	Land rear of 301 Rayleigh Road Thundersley (APP/M1520/W/19/3240145) dismissed 12 August 2020
8.14	Land rear of 17-49 Church Lane, Sarratt (APP/P1940/W/22/3311477) and land adjacent to 97 Church Lane, Sarratt (APP/P1940/W/22/3311479), allowed 3 May 2024
8.15	Wyndley Garden Centre, Warwick Road, Knowle, APP/Q4625/W/21/3285876, appeal allowed 25 March 2022

CD 9	Signed Statement of Common Ground
9.1	Signed Statement of Common Ground (3 May 2024)
9.2	Signed Statement of Common Ground Addendum (17 May 2024)

CD 10	Inquiry Documents
10.1	Pre-Case Management Conference Note
10.2	Post-Case Management Conference Notes
10.3	Local Authority Proof Phillip Hughes (Planning)
10.4	Local Authority Proof Appendices of Phillip Hughes
10.5	Appellant Proof Andrew Smith (Landscape & Visual)
10.6	Appellant Proof Appendices of Andrew Smith
10.7	Appellant Proof James Donagh (Housing Needs Summary)
10.8	Appellant Proof James Donagh (Housing Need)
10.9	Appellant Proof Appendices of James Donagh



10.10	Appellant Proof Liam Ryder (Green Belt and Other Matters)
--------------	---

CD 11	Statements of Case
11.1	Appellant's Statement of Case
11.2	CPBC's Statement of Case

CD 12	Case Law
12.1	Timmins and Anr and Gedling Borough Council [2014] EWHC 654 (Admin)
12.2	<i>R (Lee Valley RPA) v Epping Forest DC</i> [2016] EWCA Civ 404
12.3	<i>Turner v SSCLG</i> [2016] EWCA Civ 466
12.4	<i>R (Samuel Smith Old Brewery (Tadcaster) & Ors v N. Yorks CC</i> [2020] UKSC 3
12.5	<i>Euro Garages Limited v Secretary of State for the Environment</i> [2018] EWHC 175
12.6	<i>SoS CLG, Reigate and Banstead BC, Tandridge DC and Redhill Aerodrome Ltd</i> [2014] EWCA Civ 1386
12.7	<i>R (Chelmsford) v First Secretary of State and Draper</i> [2003] EWHC 2978
12.8	<i>R (Basildon District Council) v First Secretary of State and Temple</i> [2004] EWHC 2759 (Admin)
12.9	<i>Wychavon District Council v Secretary of State and Butler</i> [2008] EWCA Civ 692
12.10	<i>St Albans v Hunston Properties Ltd and Anor</i> EWCA Civ. 1610
12.11	<i>Cawrey Ltd and SoSCLG and Hinkley and Bosworth BC</i> [2016] EWHC 1198 (Admin)



12.12	Borough of Telford and Wrekin v SoSCLG & Anr [2016] EWHC 3073 (Admin)
12.13	Ward v Secretary of State [2024] EWHC 676 (Admin)
12.14	<i>R (on the application of Luton BC) v Central Bedfordshire Council</i> [2015] EWCA Civ 537

CD 13	Planning Applications
13.1	Plan of Green Belt Applications and Appeals in Castle Point
13.2	2010 Planning Application Site Plan and Indicative Layout Plan (CPT/356/10/OUT)
13.3	Land South of Daws Hill Road Illustrative Layout Plan and Committee Report

CD 14	Inquiry Documents Submitted During Event
14.1	Opening – Appellant – This Land
14.2	Opening – Castle Point Borough Council
14.3	Cllr Tim Copsey Representation
14.4	Rebecca Harris Representation
14.5	Cllr Rob Lillis Representation
14.6	Draft Proposed Site Visit Route