

**LAND EAST OF KINETON ROAD, WELLESBOURNE – APPEAL CORE DOCUMENTS LIST
(FINAL)**

APPEAL REFERENCE: APP/J3720/W/25/3365027

LPA REFERENCE: 24/03281/OUT

SECTION A: PLANNING APPLICATION DOCUMENTS (AS SUBMITTED ORIGINALLY)

Ref.	Document Name	Date	Revision
A1	Application Form	20 December 2024	
A2	CIL Additional Information Form	20 December 2024	
A3	Cover Letter	20 December 2024	
A4	Agricultural Land Classification and Considerations Report	December 2024	
A5	Air Quality Assessment (including Damage Cost Calculation)	December 2024	00
A6	Arboricultural Impact Assessment (Parts 1 to 4)	December 2024	003a
A7	Archaeological Desk-Based Assessment (including Archaeological Geophysical Survey)	December 2024	2
A8	Biodiversity Impact Assessment Metric	18 December 2024	
A9	Climate Change Checklist	December 2024	
A10	Design and Access Statement (including Landscape Strategy and Public Open Space Contributions)	December 2024	
A11	Flood Risk Assessment (including Drainage Strategy)	December 2024	2
A12	Heritage Statement	December 2024	
A13	Landscape and Visual Impact Assessment	December 2024	
A14	LVIA Figure 1 – Designations Plan	December 2024	
A15	LVIA Figure 2 – Topography Plan	December 2024	
A16	LVIA Figure 3 – Representation Viewpoint Locations	December 2024	
A17	LVIA Figure 4 – Site Location Plan	December 2024	
A18	LVIA Figure 5 – Local Landscape Character Areas	December 2024	
A19	LVIA Figure 6 – Representative View Photography (Parts 1 to 13)	December 2024	
A20	LVIA Figure 7 – Viewshed Plan	December 2024	
A21	Noise Assessment	December 2024	00
A22	Phase 1 Desk Study	December 2024	B
A23	Planning Statement (including Housing Mix Statement, Affordable Housing Statement, and Draft Heads of Terms)	December 2024	
A24	Preliminary Drainage Strategy (Sheets 1 and 2)	December 2024	
A25	Preliminary Ecological Appraisal (including BNG Statement) (Parts 1 and 2)	December 2024	001a
A26	Statement of Community Engagement	December 2024	
A27	Sustainability and Energy Statement	December 2024	
A28	Transport Assessment	December 2024	
A29	Travel Plan	December 2024	
A30	Utilities Statement (including Connectivity Statement)	December 2024	2
A31	Illustrative Framework Plan	December 2024	B
A32	Parameter Plan	December 2024	B
A33	Proposed Kineton Road Pedestrian and Cycle Access (004)	December 2024	
A34	Proposed Kineton Road Pedestrian and Cycle Access (005)	December 2024	
A35	Proposed Kineton Road Pedestrian and Cycle Access (006)	December 2024	
A36	Proposed Site Access Junctions with Visibility Splays	December 2024	

A37	Proposed Site Access Junctions Swept Path Analysis (01)	December 2024	
A38	Proposed Site Access Junctions with Visibility Splays (02)	December 2024	
A39	Site Location Plan	December 2024	B

SECTION B: PLANNING APPLICATION DOCUMENTS (ADDITIONAL DRAWINGS AND REPORTS)

Ref.	Document Name	Date	Revision
B1	Minerals Resource Assessment	March 2025	
B2	Response to LLFA Comments	April 2025	2
B3	Transport Assessment Addendum	March 2025	
B4	Written Scheme of Investigation	March 2025	4
B5	Proposed Kineton Road Pedestrian and Cycle Scheme (005)	March 2025	A
B6	Proposed Kineton Road Scheme Swept Path Analysis YSIS 01	March 2025	A
B7	Proposed Site Access Junctions with Visibility Splays	March 2025	A

SECTION C: APPEAL DOCUMENTS

Ref.	Document Name	Date	Revision
C1	Appeal Form	1 May 2025	
C2	Appellant Statement of Case	May 2025	
C3	Council's Statement of Case	June 2025	
C4	Council's Updated Position	17 February 2026	
C5	Site Notice	April 2026	
C6	Notification of Inquiry Letter	4 June 2025	
C7	Notification of Inquiry Letter	5 March 2026	
C8	Press Notice – Stratford upon Avon Herald	9 April 2026	

SECTION D: WHEATCROFT DOCUMENTS

Ref.	Document Name	Date	Revision
Technical Report Updates			
D1	Archaeological Evaluation Report	December 2025	4
D2	BNG Metric	November 2025	
D3	Design and Access Statement	December 2025	
D4	Flood Risk Assessment	January 2026	8
D5	LLFA Response Note	November 2025	5
D6	Minerals Resource Assessment	9 December 2025	R03
D7	Preliminary Ecological Appraisal	November 2025	001b
D8	Transport Assessment Addendum 2	October 2025	
Updates Reflecting Revised Redline Boundary			
D9	Agricultural Land Classification and Considerations Report	October 2025	
D10	Air Quality Assessment (incl. Damage Cost Calculation)	November 2025	01
D11	Arboricultural Impact Assessment	November 2025	003b
D12	Archaeological Desk-Based Assessment	14 December 2025	3.0
D13	Heritage Statement	November 2025	
D14	Landscape and Visual Impact Assessment	October 2025	
D15	LVIA Addendum Note 1	February 2025	
D16	LVIA Addendum Note 2	November 2025	
D17	Noise Assessment	November 2025	01
D18	Phase 1 Desk Study	November 2025	C
D19	Phase II Geo-Environmental Assessment	November 2025	A

D20	Sustainability and Energy Statement (including Climate Change Checklist)	November 2025	
D21	Utilities Statement	November 2025	3
D22	Illustrative Framework Plan	November 2025	D
D23	Parameter Plan	November 2025	G
D24	Site Location Plan	October 2025	C
Other Wheatcroft Documents			
D25	Turley Covering Letter detailing Wheatcroft Amendments	6 February 2026	
D26	List of People Notified of Appeal	February 2026	
D27	List of Consultees	February 2026	
Wheatcroft Consultation Responses			
D28	Schedule of Responses received through the online form	February 2026	
D29	Email A – Response to Wheatcroft	17 February 2026 [12:34]	
D30	Email A – Attachment (1 of 1)	17 February 2026 [12:34]	
D31	Email B – Redacted - Response to Wheatcroft	18 February 2026 [13:10]	
D32	Email B – Redacted - Attachment (1 of 4)	18 February 2026 [13:10]	
D33	Email B – Redacted - Attachment (2 of 4)	18 February 2026 [13:10]	
D34	Email B – Redacted - Attachment (3 of 4)	18 February 2026 [13:10]	
D35	Email B – Redacted - Attachment (4 of 4)	18 February 2026 [13:10]	
D36	Email C – Redacted - Response to Wheatcroft	22 February 2026 [08:18]	
D37	Email C- Redacted - Attachment (1 of 1)	22 February 2026 [08:18]	
D38	Email D – Redacted - Response to Wheatcroft	22 February 2026 [17:33]	
D39	Email E – Redacted - Response to Wheatcroft	26 February 2026 [17:05]	
D40	Email E – Redacted – Attachment (1 of 6)	26 February 2026 [17:05]	
D41	Email E – Redacted – Attachment (2 of 6)	26 February 2026 [17:05]	
D42	Email E – Redacted – Attachment (3 of 6)	26 February 2026 [17:05]	
D43	Email E – Redacted – Attachment (4 of 6)	26 February 2026 [17:05]	
D44	Email E – Redacted – Attachment (5 of 6)	26 February 2026 [17:05]	
D45	Email E – Redacted – Attachment (6 of 6)	26 February 2026 [17:05]	
D46	Email F – Redacted - Response to Wheatcroft	16 February 2026 [17:35]	
D47	Email F – Redacted – Attachment (1 of 1)	16 February 2026 [17:35]	
D48	Email G – Redacted - Response to Wheatcroft	20 March 2026 [15:20]	

D49	Email G – Attachment (1 of 1)	20 March 2026 [15:20]	
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SECTION E: STATEMENTS OF COMMON GROUND

Ref.	Document Name	Date	Revision
E1	General Planning Statement of Common Ground	7 August 2025	
E2	General Planning Statement of Common Ground		
E3	Highways Statement of Common Ground		
E4	Archaeological Statement of Common Ground		
E5	Flood Risk and Drainage Statement of Common Ground		
E6	Built Heritage Statement of Common Ground		
E7	Housing Land Supply Statement of Common Ground	30 March 2026	

SECTION F: PROOFS OF EVIDENCE

Ref.	Document Name	Date	Revision
F1	Appellant Planning Proof of Evidence	March 2026	
F2	Appellant Highways Proof of Evidence	March 2026	
F3	Appellant Drainage Proof of Evidence	March 2026	
F4	Council's Proof of Evidence (including Summary Proof of Evidence) and Appendices 1 - 5	March 2026	

SECTION G: DEVELOPMENT PLAN DOCUMENTS AND ASSOCIATED REPORTS

Ref.	Document Name	Date	Revision
G1	Stratford-on-Avon District Core Strategy 2011 – 2031	July 2016	
G2	Wellesbourne and Walton Neighbourhood Development Plan 2016 to 2031	December 2018	
G3	Development Requirements Supplementary Planning Document	April 2024	

SECTION H: EMERGING PLAN DOCUMENTS

Ref.	Document Name	Date	Revision
H1	South Warwickshire Local Plan – Regulation 18 Preferred Options Consultation	January 2025	
H2	Stratford-on-Avon District Site Allocations Plan – Regulation 18 Revised Preferred Options Consultation	June 2022	

SECTION I: POLICY AND OTHER DOCUMENTS RELATING TO HOUSING AND HOUSING NEED

Ref.	Document Name	Date	Revision
I1	Five Year Housing Land Supply Calculation Summary as of 31 March 2024	October 2024	
I2	Interim Five Year Housing Land Supply Calculation Summary at the Base Date of 31 March 2024	June 2025	
I3	Interim Policy Position Statement (Draft)	February 2026	
I4	Options for Boosting the Supply of Housing Land	October 2025	
I5	5 Year Housing Land Supply Calculation at 31 st March 2025 and Appendices	March 2026	

SECTION J: OTHER APPEAL DECISIONS AND HIGH COURT JUDGEMENTS

Ref.	Document Name	Date	Revision
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J1	Orchard adjacent to Chutneys, Bordon Hill, Stratford upon Avon - 3358848	3 September 2025	
J2	The Queen on the application of Swainsthorpe Parish Council v Norfolk County Council v South Norfolk District Council [2021] EWHC 1014 (Admin), 2021 WL 01602991	23 April 2021	
J3	Shadwell Estates Ltd v Breckland District Council v Pigeon (Thetford) Ltd [2013] EWHC 12 (Admin), 2013 WL 127846	11 January 2013	

SECTION K: HIGHWAYS DOCUMENTS

Ref.	Document Name	Date	Revision
K1	Warwickshire Design Guide	August 2024	
K2	Warwickshire County Council Local Transport Plan	July 2023	
K3	Warwickshire Local Cycling and Walking Infrastructure Plan	February 2024	
K4	Chartered Institute of Highways and Transportation Planning for Walking Guidance	March 2015	
K5	Chartered Institute of Highways and Transportation Planning for Cycling Document	October 2014	
K6	Department for Transport - Cycling and Walking Investment Strategy - CWIS	April 2017	
K7	Department for Transport - Cycling and Walking Investment Strategy - CWIS2	July 2022	
K8	Transport Technical Note	20 th February 2026	
K9	Transport Technical Note 2	25 th March 2026	
K10	Stage 1 Road Safety Audit and Designers Response	3 rd March 2026	
K11	Stage 1 Road Safety Audit and Designers Response - Comments	9 th March 2026	
K12	Proposed Site Access Junctions with Visibility Splays	February 2026	D
K13	Proposed Site Access Junction Swept Path Analysis 01	February 2026	D
K14	Proposed Site Access Junction Swept Path Analysis 02	February 2026	C
K15	Proposed Kineton Road Pedestrian and Cycle Access	February 2026	D
K16	Proposed Kineton Road Pedestrian and Cycle Scheme	February 2026	D
K17	Proposed Kineton Road Scheme Swept Path Analysis 01	February 2026	D
K18	Proposed Wellesbourne Rd/Kineton Rd Mitigation Scheme	February 2026	
K19	Proposed Newbold Rd/Kineton Rd Mitigation Scheme	March 2026	D
K20	Proposed Resurfacing along Kineton Road	February 2026	
K21	Proposed Private Dwelling Access Swept Path 01	February 2026	
K22	Proposed Newbold Road Mini-Roundabout Swept Path 01	February 2026	
K23	IHT Guidelines for Providing Journeys on Foot	2000	

SECTION L: NATIONAL STATEMENTS, GUIDANCE, PUBLICATIONS AND CONSULTATIONS

Ref.	Document Name	Date	Revision
L1	Minister of State for Housing, Communities and Local Government – Building The Homes We Need Written Ministerial Statement	12 December 2024	
L2	Secretary of State for Housing, Communities and Local Government Written Ministerial Statement	30 July 2024	

SECTION M: CONSULTATION RESPONSES TO THE PLANNING APPLICATION (RECEIVED PRIOR TO SUBMISSION OF APPEAL)

Ref.	Document Name	Date	Revision
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M1	Councillor D Johnston	17 February 2025	
M2	Environment Agency	29 January 2025	
M3	Environment Health	28 April 2025	
M4	Historic England	10 February 2025	
M5	Historic England	14 March 2025	
M6	RPII Annual Playground Inspector	24 February 2025	
M7	NHS Coventry and Warwickshire ICB	3 April 2025	
M8	SDC Housing Policy	27 March 2025	
M9	SDC Landscape	19 March 2025	
M10	SDC Planning Policy	5 March 2025	
M11	SDC Public Open Space	14 March 2025	
M12	SDC Urban Design	3 April 2025	
M13	SDC Waste And Recycling Officer	6 February 2025	
M14	South Warwickshire University NHS Foundation Trust	13 February 2025	
M15	Warwickshire Fire and Rescue	3 February 2025	
M16	Warwickshire Fire and Rescue	7 February 2025	
M17	Warwickshire Police	16 February 2025	
M18	Warwickshire Ramblers Association	10 February 2025	
M19	Warwickshire Ramblers Association	29 March 2025	
M20	WCC Archaeology	5 March 2025	
M21	WCC Ecology	3 February 2025	
M22	WCC Ecology	6 June 2025	
M23	WCC Flood Risk Management (LLFA)	11 February 2025	
M24	WCC Highways	30 April 2025	
M25	WCC Infrastructure	11 March 2025	
M26	WCC Infrastructure	30 April 2025	
M27	WCC Minerals and Waste	25 February 2025	
M28	WCC Minerals and Waste	6 June 2025	
M29	WCC Public Health	11 March 2025	
M30	WCC Public Rights of Way S106 Request	11 March 2025	
M31	Wellesbourne Parish Council	5 February 2025	
M32	EIA Screening Opinion	Not dated	

SECTION N: CASE MANAGEMENT CONFERENCE NOTES

Ref.	Document Name	Date	Revision
N1	Case Management Conference Note	15 August 2025	
N2	Case Management Conference Note 2	26 January 2026	
N3	Case Management Conference Note 3	25 March 2026	

SECTION O: THIRD PARTY / INTERESTED PARTY COMMENTS

Ref.	Document Name	Date	Revision
O1	Allyson Richardson	25 May 2025	
O2	Brian Hassall	2 June 2025	
O3	Lorna Grew	2 June 2025	
O4	Harry Betts	3 June 2025	
O5	Susan Betts	3 June 2025	
O6	David Cutts	3 June 2025	
O7	Joanne Cutts	3 June 2025	
O8	Derek Guy Harrison	3 June 2025	
O9	Michael Bird (Ramblers)	4 June 2025	
O10	Olwen Kelly	5 June 2025	
O11	Martin Adams	5 June 2025	
O12	Linda Dane	11 June 2025	
O13	John Watts	13 June 2025	
O14	Stuart White	13 June 2025	

O15	Sally Siewert	15 June 2025	
O16	Anne Prior, Wellesbourne and Walton Parish Council	18 June 2025	
O17	Gregory Young	18 June 2025	
O18	David Johnston	20 June 2025	
O19	Jennifer Down	21 June 2025	
O20	John Cooknell	22 June 2025	
O21	Tony Stephenson	22 June 2025	
O22	Richard Tapson	22 June 2025	
O23	Paul Wilcox	23 June 2025	
O24	Joanne Bailey	23 June 2025	
O25	Sam Holmes / South Warwickshire University NHS Foundation Trust	23 June 2025	
O26	Ian Hope	24 June 2025	
O27	Susan Kyrke	7 February 2026	
O28	Tom Hitchman	23 February 2026	
O29	John Cooknell	23 February 2026	
O30	John Wilson- Chairman of Wellesbourne Allotments	13 March 26	
O31	Tree Petition	19 March 26	
O32	Gareth Roberts	Not dated.	
O33	Barry Saunders	27 March 2026	
O34	John Cooknell	30 March 2026	

SECTION P: APPEAL CONSULTATION COMMENTS (RECEIVED FOLLOWING SUBMISSION OF APPEAL)

Ref.	Document Name	Date	Revision
P1	Warwickshire Police – Crime Prevention Officer	18 June 2025	
P2	Warwickshire Minerals	2 June 2025	
P3	Warwickshire Ecology	6 June 2025	
P4	NHS South Warwickshire University	30 May 2025	
P5	Lead Local Flood Authority	12 June 2025	
P6	Lead Local Flood Authority	12 February 2025	
P7	Warwickshire Highways	5 February 2026	
P8	Lead Local Flood Authority	17 February 2026	
P9	Warwickshire Archaeology	12 January 2026	

SECTION Q: CONSERVATION DOCUMENTS

Ref.	Document Name	Date	Revision
Q1	Wellesbourne Conservation Area Appraisal	1993	

Section R: Community Infrastructure Levy (CIL) Compliance Statement

Ref.	Document Name	Date	Revision
R1	CIL Compliance Statement	13 April 2026	
R2	Appendix 1 – Core Strategy	13 April 2026	
R3	Appendix 2 - Development Requirements Supplementary Planning Document	13 April 2026	
R4	Appendix 3 - Wellesbourne and Walton Neighbourhood Development Plan 2016-2031	13 April 2026	
R5	Appendix 4 - South Warwickshire (NHS) Foundation Trust (SWFT)	13 April 2026	
R6	Appendix 5 – NHS Clinical Contribution Integrated Care Board (ICB)	13 April 2026	
R7	Appendix 6 – WCC Infrastructure	13 April 2026	
R8	Appendix 7 - Warwickshire County Council Warwickshire Local Transport Plan 2011-2026	13 April 2026	

R9	Appendix 8 – Updated Sufficiency Strategy 2026	22 April 2026	
R10	CIL Compliance Addendum Note	22 April 2026	