List of Core Documents – Appeal Reference – 6002929

Land To The South Of Junction 12 Of The M40 And Adjacent To Banbury Road Gaydon

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CD 2.4 Procedural Guide: Planning appeals – England (June 2025)

CD 2.5 National Planning Policy Framework: draft text for consultation (December 2025)

CD 2.6 Written Ministerial Statement – Planning Reform: Next Phase (Statement UIN HLWS1183) (December 2025)

CD 2.7 National Networks National Policy Statement, March 2024

3 The Development Plan and adopted SPGs/SPDs

CD 3.1 Stratford-on-Avon District Core Strategy (2011-2031)

CD 3.2 Development Requirements SPD (adopted in stages, last part adopted October 2021)

CD 3.3 Gaydon/Lighthorne Heath SPD (adopted July 2016)

CD 3.4 University Of Warwick Innovation Campus, Stratford-Upon-Avon, Framework Masterplan SPD, July 2023

4 Other Material Considerations/Supporting Documents

CD 4.1 Site Allocations Plan Regulation 18 Revised Preferred Options Consultation (June 2022)

CD 4.2 South Warwickshire Local Plan Regulation 18 Consultation Document (January 2025)

CD 4.3 Local Development Scheme (2026)

CD 4.4 South Warwickshire Economic Strategy (December 2023)

CD 4.5 Warwickshire Landscape Guidelines including LCA Map (1993)

CD 4.6 Stratford-on-Avon District Design Guide including Character Map (April 2001)

CD 4.7 Stratford-on-Avon District – Landscape Sensitivity Assessment for Villages (June 2012)

CD 4.8 Stratford-On-Avon District Renewable Energy Landscape Sensitivity Study (July 2014)

CD 4.9 Guidelines for Landscape and Visual Impact Assessment Third Edition > Landscape Institute and institute of Environmental Management & Assessment

CD 4.10 Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations. Landscape Institute

CD 4.11 Savills / BPF - Levelling up the logic of logistics report (2022)

CD 4.12 Savills / BPF – Industrial and Logistics: the infrastructure of everything report (2026)

CD 4.13 Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA) (2022), prepared by Iceni Projects.

CD 4.14 The West Midlands Strategic Employment Sites Study (WMSESS) (2024), prepared by Mace Ltd with Iceni Projects, Knight Frank and MDS Transmodal.

CD 4.15 Coventry & Warwickshire HEDNA – WMSESS Alignment Paper (the Alignment Paper) (2024), prepared by Iceni Projects.

CD 4.16 Coventry & Warwickshire HEDNA – WMSESS Alignment Paper – Addendum A (the Alignment Paper Addendum) (2024), prepared by Iceni Projects.

CD 4.17 South Warwickshire Employment Land Study (ELS) (2024), prepared by Iceni Projects.

CD 4.18 Rugby Council - Coventry & Warwickshire HEDNA-WMSESS Alignment Paper Addendum B (2025), prepared by Iceni Projects

CD 4.19 Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (2021), prepared by GL Hearn, MDS Transmodal and Iceni Projects

CD 4.20 East Midlands Strategic Distribution Study (2006), prepared by MDS Transmodal

CD 4.21 HM Treasury, Autumn Statement 2012

CD 4.22 Highways Agency, “Improvements at M40 junction 12 start today”, GOV.UK Press Release, 18 March 2015

CD 4.23 UK Government The UK's Modern Industrial Strategy November 2025

CD 4.24 Stratford-on-Avon District Council Strategy Review 2011-2031 – Core Strategy Review Assessment April 2026

CD 4.25 South Warwickshire Employment Land Study Update 2026

CD 4.26 Employment Trajectory Note March 2026

CD 4.27 South Warwickshire Local Plan Housing and Economic Land Availability Assessment (HELAA) Results and site outcomes – site by site As at Preferred Options Ref ID 300-399 (January 2025)

CD 4.28 JLR Reps to Stratford on Avon District Core Strategy New Proposals August September 2013

CD 4.29 Green Infrastructure Study for the Stratford-on-Avon District (August 2011)

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Documents

CD 5.36 Sustainability Statement (Ref. 23979-HYD-XX-XX-RP-Y-5001) dated March 2023

CD 5.37 Energy Strategy dated February 2023

CD 5.38 Design and Access Statement dated February 2023

CD 5.39 Planning Statement prepared by Nexus Planning, dated March 2023

CD 5.40 Statement of Community Involvement prepared by CEG, dated March 2023

CD 5.41 Arboricultural Impact Assessment (Ref. RT-MME-157788-02 Rev A) January 2023

CD 5.42 Cover Letter prepared by Nexus Planning, dated 31 March 2023

CD 5.43 Cover Letter prepared by Nexus Planning dated 31 May 2023

CD 5.44 Avison Young Report -Gaydon East -Land South of Junction 12 – M40 Economic and Market Assessment March 2023

CD 5.45 Area Schedule (Detailed Submission)

CD 5.46 Landscape Management and Maintenance Framework Document (Ref. P22-1191_R008v1) May 2023

CD 5.47 Ventilation Extraction Statement prepared by Nexus Planning

CD 5.48 Strategic Services Connectivity Statement

CD 5.49 Draft Heads of Terms and CIL

CD 5.50 Application Form (April 2023)

CD 5.51 CIL Form 1 Additional Information (May 2023)

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CD 5.93 ES Chapter 5 The Proposed Development – Volume 2 Appendix 5.1 Site Layout and Parameter Plan

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CD 5.95 ES Chapter 7 Socioeconomic and Human Health – Volume 7.1 Health and Impact Assessment

CD 5.96 ES Chapter 7 Socioeconomic and Human Health – Volume 2 Appendix 7.2 - Map of the Immediate Zone of Influence

CD 5.97 ES Chapter 7 Socioeconomic and Human Health – Volume 2Appendix 7.3 - Map of the South Warwickshire Zone of Influence

CD 5.98 ES Chapter 7 Socioeconomic and Human Health – Volume 2 Appendix 7.4 - The Regional Zone of Influence

CD 5.99 ES Chapter 8 – Transport accessibility and Movement Volume 2 Appendix 8.1 Transport Assessment

CD 5.100 ES Chapter 8 Transport accessibility and Movement - Volume 2 Appendix 8.2 Travel Plan

CD 5.101 ES Chapter 8 Transport accessibility and Movement - Volume 2 Appendix 8.3 - Outline Construction Management Plan

CD 5.102 ES Chapter 9 -Flood Risk and Drainage – Volume 2 Appendix 9.1 Flood Risk Assessment – Report Reference : 1620013270-FRA

CD 5.103 ES Chapter 9 -Flood Risk and Drainage – Volume 2 Appendix 9.2 Drainage Strategy Report – Report Reference 1620013270-RAM-HDG-XX-DR-CH-0001

CD 5.104 ES Chapter 10 Ecology – Volume 2 Appendix 10.1 - Preliminary ecological appraisal

CD 5.105 ES Chapter 10 Ecology – Volume 2 Appendix 10.2 Ecological appraisal

CD 5.106 ES Chapter 10 Ecology -Volume 2 Appendix 10.3- Metric 3.1 Calculation (2023)-1531.1 BMC ICJL V3

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CD 5.116 ES Chapter 13 Archaeology and Built Heritage – Volume 2 Appendix 13.1 - Archaeology Desk Based Assessment

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CD 5.135 ES Chapter 18 Soils– Volume 2 Appendix 18.1 - Soils and Agricultural Report

CD 5.136 Environmental Statement Non-Technical summary

6 Additional / Amended Documents Submitted

May Submission 2025

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CD 6.1 Proposed Pedestrian Route (Drawing No. 425.001424.00001_PD02 Rev C)

CD 6.2 Proposed Site Access Arrangement (Drawing No. 226530_PD01 Rev H)

CD 6.3 Swept Path Analysis 16.5m Articulated Vehicle Proposed Junction Manoeuvres (Drawing No. 226530_AT_A04 Rev D)

CD 6.4 Swept Path Analysis 16.5m Articulated Vehicle Units 1-3 and 4A-4E (Drawing No. AT_A01 Rev E)

CD 6.5 Swept Path Analysis 16.5m Articulated Vehicle Units 5 and 6 (Drawing No. AT_A02 Rev E)

CD 6.6 Swept Path Analysis Single Deck Bus Stop Manoeuvres (Drawing No. 226530_AT_A03 Rev D)

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CD 6.53 Building Heights Schedule

CD 6.54 Preliminary Arboricultural Assessment (Ref. RT-MME-181822-01)

CD 6.55 Arboricultural Impact Assessment (Ref. RT-MME-181822-02-Rev A)

CD 6.56 Arboricultural method Statement (RT-MME-181822-03_Rev A)

CD 6.57 Industrial (Shell and Core) BREEAM 2018 Pre Assessment prepared by Hydrock,

CD 6.58 Updated Drawing List prepared by Nexus Planning

CD 6.59 Applicants response matrix referred to in covering letter dated 12 May 2025

CD 6.60 Applicants Covering Letter relating to the amended/updated information 12 May 2025

CD 6.61 Response to SDC Landscape Officer by Pegasus Group, dated 14 February 2025

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CD 6.63 Schedule of Areas for (Illustrative Masterplan DRG NO. 31605-PL-217N)

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CD 6.67 Applicant Response to National Highways – Future Year Assessment (May 2025)

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CD 6.92 ES Volume 1 Chapter 15 Ground Conditions – Addendum (May 2025)

CD 6.93 ES Volume 1 Chapter 16 Climatic Factors – Addendum (May 2025)

CD 6.94 ES Volume 1 Chapter 17 Lighting – Addendum (May 2025)

CD 6.95 Addendum Environmental Statement Volume 1(consolidated version) (May 2025)

CD 6.96 Environmental Statement Addendum: Volume 2 (Figures and Appendices) (May 2025)

CD 6.97 ES Volume 2 Chapter 5 The Proposed Development Appendix 5.1 Site Layout and Parameter (May 2025)

CD 6.98 ES Volume 2 Chapter 5 The Proposed Development Appendix 5.2 – Illustrative Masterplan (May 2025)

CD 6.99 ES Addendum Volume 2 Socioeconomic and Human Health - Chapter 7 – Appendix 7.1 Health and Impact Assessment (May 2025)

CD 6.100 ES Addendum Volume 2 Chapter 8 Transport Accessibility and Movement– Appendix 8.2 Transport Assessment Addendum (May 2025)

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CD 6.114 ES Addendum Volume 2 Chapter 17 Lighting - Appendix 17.6-Potentially Sensitive Receptors Map (May 2025)

CD 6.115 Environmental Statement Addendum – Non Technical Summary (May 2025)

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CD 6.122 Site Sections (Drawing No. 31605-PL-246C)

Documents

CD 6.123 Updated Design and Access Statement Rev J

CD 6.124 Updated Building Heights Schedule (June 2025)

CD 6.125 Applicants Covering letter relating to the amended updated information including appendices dated 13 June 2025

Environmental Statement (ES) Addendum June 2025

CD 6.126 ES Addendum - Volume 1 – Consolidate Version dated June 2025

CD 6.127 ES Addendum - Volume 1 – List of Figures and Tables (June 2025)

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CD 6.131 ES Addendum - Volume 2 - Chapter 5 Appendix 5.1 - Site Layout and Parameter Plan (June 2025)

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CD 6.133 ES Addendum - Volume 2 - Chapter 14 Appendix 14.4 Updated Photomontages (June 2025)

CD 6.134 ES Addendum - Non Tech Summary June 2025

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CD 6.135 Unit 6 Elevations and Sections (Drawing no. 31605-PL-232E) (Published July 2025)

CD 6.136 Site Layout Plan and Parameters Plan (Drawing no. 31605-PL-212T) (Published August 2025)

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CD 6.138 Site Sections (Drawing no. 31605-PL-246E) (Published August 2025)

CD 6.139 Illustrative Unit 1 Elevations and Sections (Drawing no. 31605-FE-50A) (Published August 2025)

CD 6.140 Illustrative Unit 3 Elevations and Sections (Drawing no. 31605-FE-51A) (Published August 2025)

CD 6.141 Environmental Health Points of Clarification in relation to Air Quality, Lighting and Noise (Published August 2025)

CD 6.142 Updated Drainage Strategy (Published August 2025)

CD 6.143 Noise Technical Note: Impact on Warwickshire Cat Hotel (Published August 2025)

CD 6.144 Unit 6 Site Layout Plan (Drawing no. 31605-PL-215G) (Published September 2025)

CD 6.145 Unit 4 Site Layout Plan (Drawing no. 31605-PL-213H) (Published September 2025)

CD 6.146 Illustrative Bin Stores and Locations (Drawing no. 31605-PL-247B) (Published September 2025)

CD 6.147 Plant Location Plan (Published September 2025)

CD 6.148 Illustrative Sprinkler Pump House and Tanks (drawing no. BARD2-AFE-BR-ZZ-DR-Y-002-PO2) (September 2025)

CD 6.149 Great Crested Newt Survey 2025 Technical Note (Published September 2025)

CD 6.150 Highways Technical Note in respect of the Jaguar Land Rover Response on Highways Matters (September 2025)

CD 6.151 Supplementary Covering Letter 29 August 2025 Alternative Sites and Meeting Schedule (Published September 2025)

CD 6.152 Latest TRICS Data Analysis sent to National Highways from applicant (Published September 2025)

CD 6.153 Trip Rates - Employment – Warehousing (Published September 2025)

CD 6.154 Trip Rates - Employment – Industrial (Published September 2025)

CD 6.155 National Highways - Future Year Assessment V2 - Technical Note (Published September 2025)

CD 6.156 Applicants Points of Clarification – Access and Facilities (Published September 2025)

CD 6.157 Applicant Response to LLFA Comments (Published November 2025)

CD 6.158 Applicants comments in respect of Cycle parking and Active Travel England Response (Published November 2025)

CD 6.159 Predicated Noise Levels Plan (Daytime No Fence - receptor at 1.5m height) (Published November 2025)

CD 6.160 Predicated Noise Levels Plan (Daytime with 2.4m Fence - receptor at 1.5m height) (Published November 2025)

CD 6.161 Applicants Warwickshire County Council Active Travel Response (Published November 2025)

CD 6.162 Applicants Warwickshire County Council Briefing Note (Published November 2025)

CD 6.163 Applicants Confirmation of Parking Details (Published November 2025)

CD 6.164 Landscape Rebuttal Letter from Greyleaf dated 27 November 2025 (Published December 2025)

CD 6.165 Applicants Comments in respect of the Committee Report (Published December 2025)

7 Consultation Comments Received During Application

CD 7.1 Planning Casework Unit comments, published 1 June 2023

CD 7.2 Warwickshire Fire and Rescue Service Water Officer Comments, published 29 June 2023

CD 7.3 Health and Safety Executive Comments (HSE), published 30 June 2023

CD 7.4 National Air Traffic Safety (NATS) Safeguarding Comments, published 30 June 2023

CD 7.5 Environment Agency Comments, published 30 June 2023

CD 7.6 WCC Fire and Rescue Services Water Officer – Racha Comments, published 4 July 2023

CD 7.7 Cherwell District Council Comments, published 6 July 2023

CD 7.8 Minerals and Waste Planning Authority Comments, published 10 July 2023

CD 7.9 Gaydon Parish Council Comments, published 10 July 2023

CD 7.10 Cllr N Gist Comments, published 12 July 2023

CD 7.11 Stratford District Council (SDC) Construction and Property Response, published 12 July 2023

CD 7.12 Cllr A Parry Comments, published 13 July 2023

CD 7.13 Historic England Comments, published 14 July 2023

CD 7.14 WCC Rights of Way Team Comments, published 14 July 2023

CD 7.15 National Highways Comments, published 18 July 2023

CD 7.16 Burton Dassett Parish Council Comments, published 18 July 2023

CD 7.17 Warwickshire County Council (WCC) Lead Local Flood Authority Comments, published 19 July 2023

CD 7.18 Active Travel England Comments, published 20 July 2023

CD 7.19 Cotswold Conservation Board Comments, published 21 July 2023

CD 7.20 WCC Forestry Comments, published 21 July 2023

CD 7.21 Natural England Comments, published 21 July 2023

CD 7.22 Cherwell District Council Comments, published 21 July 2023

CD 7.23 Forestry Commission Comments, published 21 July 2023

CD 7.24 Lighthorne Parish Council Comments, published 24 July 2023

CD 7.25 Ramblers Warwickshire Area Comments, published 25 July 2023

CD 7.26 Oxfordshire County Council Comments, published 27 July 2023

CD 7.27 Bishops Itchington Parish Council Comments, published 27 July 2023

CD 7.28 Cllr Angela Marian Comments, published 28 July 2023

CD 7.29 Cllr Christopher Mills Comments, published 28 July 2023

CD 7.30 Cllr Nigel Rock Comments, published 28 July 2023

CD 7.31 Upper Lighthorne Parish Council Comments, published 28 July 2023

CD 7.32 Cllr Angela Marian Comments - duplicate, published 31 July 2023

CD 7.33 Kineton Parish Council Comments, published 31 July 2023

CD 7.34 Kineton Parish Council Comments (duplicate), published 31 July 2023

CD 7.35 Warwickshire Wildlife Trust Comments, published 7 August 2023

CD 7.36 Campaign to Protect Rural (CPRE) Comments, published 7 August 2023

CD 7.37 WCC Infrastructure Team Comments, published 13 September 2023

CD 7.38 Ministry of Defence Comments, published 22 September 2023

CD 7.39 Letter From SDC Issued under EIA Assessment 5 October 2023

CD 7.40 Active Travel England Comments, published 11 October 2023

CD 7.41 SDC Conservation Officer Response, published 12 October 2023

CD 7.42 Natural England Comments, published 18 October 2023

CD 7.43 National Highways Response, published 18 October 2023

CD 7.44 SDC Landscape Officer Response, published 20 October 2023

CD 7.45 SDC Policy Response, published 13 December 2023

CD 7.46 National Highways Response, published 17 January 2024

CD 7.47 National Highways Response, published 9 February 2024

CD 7.48 Letter From SDC Issued under EIA Assessment 16 April 2024

CD 7.49 WCC Ecology Questions, published 19 December 2024

CD 7.50 SDC Environmental Health, published 19 December 2024

CD 7.51 WCC Highways Response, published 20 December 2024 (May 2024)

CD 7.52 National Highways Response, published 20 December 2024

CD 7.53 WCC Highways Response, published 20 December 2024

CD 7.54 National Highways Response, published 12 February 2025

CD 7.55 National Gas Comments, published 6 March 2025

CD 7.56 Coventry and Warwickshire Growth Hub Comments, published 6 March 2025

CD 7.57 National Highways Response, published 14 May 2025

CD 7.58 National Gas Comments, published 28 May 2025

CD 7.59 Historic England Comments, published 29 May 2025

CD 7.60 Forestry Consultation Comments, published 29 May 2025

CD 7.61 Crime Prevention – Warwickshire Police Comments, published 30 May 2025

CD 7.62 SDC Building Control Comments, published 2 June 2025

CD 7.63 Planning Gateway One HSE Comments, published 3 June 2025

CD 7.64 Cotswolds National Landscape Board Comments, published 3 June 2025

CD 7.65 Cllr M Littlewood Comments, published 10 June 2025

CD 7.66 Natural England Comments, published 11 June 2025

CD 7.67 Environment Agency Comments, published 11 June 2025

CD 7.68 WCC Minerals and Waste, published 11 June 2025

CD 7.69 Annex A – Natural England General Advice Comments, published 6 June 2025

CD 7.70 Waste and Recycling – SDC Comments, published 13 June 2025

CD 7.71 Forestry Commission Comments, published 13 June 2025

CD 7.72 Active Travel England Comments, published 17 June 2025

CD 7.73 Natural England Comments, published 18 June 2025

CD 7.74 WCC Flood Risk Management Response, published 18 June 2025

CD 7.75 Burton Dassett Parish Council Comments, published 19 June 2025

CD 7.76 WCC Rights of Way Response, published 20 June 2025

CD 7.77 SDC Waste and Recycling Suitability Officer Comments, published 20 June 2025

CD 7.78 Gaydon Parish Council Comments, published 23 June 2025

CD 7.79 Cherwell District Council Comments, published 20 June 2025

CD 7.80 Upper Lighthorne Parish Council Comments, published 26 June 2025

CD 7.81 Upper Lighthorne Parish Council Comments (duplicate), published 26 June 2025

CD 7.82 Cotswolds National Landscape Comments, published 2 July 2025

CD 7.83 NATS safeguarding Comments, published 2 July 2025

CD 7.84 National Gas Comments, published 2 July 2025

CD 7.85 Health and Safety Executive Comments, published 3 July 2025

CD 7.86 Warwickshire Police Comments, published 7 July 2025

CD 7.87 Warwickshire Fire and Rescue Service Comments, published 7 July 2025

CD 7.88 London Oxford Airport Comments, published 14 July 2025

CD 7.89 Historic England Comments, published 14 July 2025

CD 7.90 WCC Minerals and Waste Comments, published 15 July 2025

CD 7.91 SDC Street Scene Comments, published 18 July 2025

CD 7.92 Cherwell District Council Comments, published 21 July 2025

CD 7.93 Invest in Warwickshire Email, published 22 July 2025

CD 7.94 Invest in Warwickshire Letter, published 22 July 2025 (Received July 2023)

CD 7.95 Burton Dassett Parish Council Comments, published 22 July 2025

CD 7.96 Kineton Parish Council Comments, published 23 July 2025

CD 7.97 Active Travel England Comments, published 30 July 2025

CD 7.98 SDC Green Spaces Officer Comments, published 4 August 2025

CD 7.99 Previous Natural England response dated 18 October 2023, published 4 August 2025

CD 7.100 Natural England Comments, published 4 August 2025

CD 7.101 Cllr Nigel Rock Comments, published 5 August 2025

CD 7.102 AECOM representation on behalf of JLR, published 6 August 2025 (letter dated August 2023)

CD 7.103 AECOM representation on behalf of JLR, published 6 August 2025

CD 7.104 Severn Trent Water Asset Protection Comments, published 6 August 2025

CD 7.105 SDC Conservation Officer Comments, published 6 August 2025

CD 7.106 National Highways Response, published 12 August 2025

CD 7.107 Gaydon Parish Council 27.08.25 Comments, published 27 August 2025

CD 7.108 Lead Local Flood Authority Response, published 2 September 2025

CD 7.109 WCC Ecology Response, published 22 September 2025

CD 7.110 National Highways Response, published 22 September 2025

CD 7.111 WCC Highways Response, published 26 September 2025

CD 7.112 Environmental Health and Licensing Comments, published 29 September 2025

CD 7.113 SDC Landscape Officer Comments, published 15 October 2025

CD 7.114 AECOM representation on behalf of JLR, published 21 October 2025

CD 7.115 Active Travel England Comments, published 24 October 2025

CD 7.116 WCC Infrastructure Team Comments, published 24 October 2025

CD 7.117 WCC Highways Response, published 6 November 2025

CD 7.118 WCC Highways S106 Agreement Request – update, published 16 December 2025

8 Additional Documents Submitted During Appeal

CD 8.1 S106 Agreement

CD 8.2 CIL Compliance Statement

CD 8.3 Updated Photomontages

9 Statements of Case

CD 9.1 Appellant's Statement of Case, December 2025

CD 9.2 Local Plan Authority Statement of Case, March 2026

CD 9.3 Local Plan Authority Statement of Case Appendix 1, March 2026

CD 9.4 Local Plan Authority Statement of Case Appendix 2, March 2026

CD 9.5 Local Plan Authority Statement of Case Appendix 3, March 2026

10 Statements of Common Ground

CD 10.1 Local Planning Authority and Appellant Agreed Planning Statement of Common Ground, March 2026

CD 10.2 Local Planning Authority and Appellant Agreed Planning Addendum Statement of Common Ground, April 2026

CD 10.3 Local Planning Authority and Appellant Agreed Landscape Statement of Common Ground including Appendices, April 2026

CD 10.4 Local Planning Authority and Appellant Agreed Employment Statement of Common Ground, April 2026

CD 10.5 Local Planning Authority and Appellant Agreed Heritage Statement of Common Ground, April 2026

11 Proofs of Evidence

CD 11.1 Adam Ross Proof of Evidence (Including Summary Proof and Appendices)

CD 11.2 Andy Williams Proof of Evidence (Including Summary Proof and Appendices)

CD 11.3 Mark Powney Proof of Evidence (Including Summary Proof and Appendices)

CD 11.4 Anne Priscott Proof of Evidence (Including Summary Proof and Appendices)

CD 11.5 Neil Hempstead Proof of Evidence (Including Summary Proof and Appendices)

CD 11.6 Nick Ireland Proof of Evidence (Including Summary Proof and Appendices)

CD 11.7 Sam Green Proof of Evidence (Including Summary Proof and Appendices)

CD 11.8 Mark Powney Rebuttal Proof (Including Appendices)

CD 11.9 Andy Williams Rebuttal Proof (Including Appendices)

CD 11.10 Nick Ireland Rebuttal Proof (Including Appendices)

CD 11.11 Anne Priscott Rebuttal Proof (Including Appendices)

12 Relevant Appeal Decisions

CD 12.1 Appeal Ref APPM2840W253362393 Land East of Halden's Parkway, Thrapston, Northamptonshire dated 22 October 2025