

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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1 Decision Documents

- CD 1.1 [Decision Notice \(December 2025\)](#)
- CD 1.2 [Committee Report \(December 2025\)](#)
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2 National Policy and Guidance Documents

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- CD 2.2 [National Planning Practice Guidance](#)
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- 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 \(December 2023\)](#)
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- 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 Icen Projects.](#)
 - CD 4.14 [The West Midlands Strategic Employment Sites Study \(WMSESS\) \(2024\), prepared by Mace Ltd with Icen Projects, Knight Frank and MDS Transmodal.](#)
 - CD 4.15 [Coventry & Warwickshire HEDNA – WMSESS Alignment Paper \(the Alignment Paper\) \(2024\), prepared by Icen Projects.](#)
 - CD 4.16 [Coventry & Warwickshire HEDNA – WMSESS Alignment Paper – Addendum A \(the Alignment Paper Addendum\) \(2024\), prepared by Icen Projects.](#)
 - CD 4.17 [South Warwickshire Employment Land Study \(ELS\) \(2024\), prepared by Icen Projects.](#)
 - CD 4.18 [Rugby Council - Coventry & Warwickshire HEDNA-WMSESS Alignment Paper Addendum B \(2025\), prepared by Icen Projects](#)
 - CD 4.19 [Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change \(2021\), prepared by GL Hearn, MDS Transmodal and Icen 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](#)
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CD 4.29 [Green Infrastructure Study for the Stratford-on-Avon District \(August 2011\)](#)

5 Originally Submitted Planning Application Documents

Plans

- CD 5.1 [Site Location Plan \(Drawing No. 31605-PL-210B\)](#)
 - CD 5.2 [Illustrative Site Context Plan \(Drawing No. 31605-PL-211C\)](#)
 - CD 5.3 [Site Layout Plan & Parameters Plan \(Drawing No. 31605-PL-212F\)](#)
 - CD 5.4 [Unit 4 Site Layout Plan \(Drawing No. 31605-PL-213D\)](#)
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 - CD 5.7 [External Finishes and Fencing Plan \(Drawing No. 31605-PL-216CD\)](#)
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- CD 5.26 [Detailed Planting Plan \(Drawing No. P22-1191 EN 0016 C 0001\)](#)
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- CD 5.33 [Detailed Planting Plan \(Drawing No. P22-1191 EN 0016 C 0008\)](#)
- CD 5.34 [Topographical Survey 1 of 2 RAM-XX-00-DR-SV-00001 Rev I01](#)
- CD 5.35 [Topographical Survey 2 of 2 RAM-XX-00-DR-SV-00002 Rev I02](#)

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 5.52 [CIL Assumption of Liability Form \(submitted June 2023\)](#)

Environmental Statement (ES)

CD 5.53 [ES Volume 1 \(Figures and Tables\)](#)

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CD 5.55 [ES Chapter 2 – Volume 1 – Methodology](#)

CD 5.56 [ES Chapter 3 – Volume 1 – The Existing Site](#)

CD 5.57 [ES Chapter 4 – Volume 1 – Alternatives and Design Evolution](#)

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CD 5.77 [ES Chapter 14 – Volume 1 - Figure 14.10 Preliminary Landscape and Visual Strategy](#)

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- CD 5.79 [ES Chapter 14 – Volume 1 - Figure 14.12 Illustrative Landscape Sections](#)
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- CD 5.85 [ES Chapter19 -Mitigation and Monitoring](#)
- CD 5.86 [ES Chapter 20 – Cumulative Impacts](#)
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- CD 5.89 [ES Chapter 2 Methodology – Volume 2 Appendix 2.1 - Scoping Opinion](#)
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- CD 5.94 [ES Chapter 5 The Proposed Development – Volume 2 Appendix 5.2 – Illustrative Masterplan](#)
- 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](#)
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- 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](#)
- CD 5.107 [ES Chapter 11 Air Quality – Volume 2 Appendix 11.1 Glossary](#)
- CD 5.108 [ES Chapter 11 Air Quality – Volume 2 Appendix 11.2 Dust Risk Assessment Methodology](#)
- CD 5.109 [ES Chapter 11 Air Quality – Volume 2 Appendix 11.3 Damage Cost Calculations](#)
- CD 5.110 [ES Chapter 12 Noise — Volume 2 Appendix 12.1 - Noise Survey](#)
- CD 5.111 [ES Chapter 12 Noise — Volume 2 Appendix 12.2 - Construction Noise Inputs and Results](#)
- CD 5.112 [ES Chapter 12 Noise — Volume 2 Appendix 12.3 Construction Vibration Inputs and Results](#)
- CD 5.113 [ES Chapter 12 Noise — Volume 2 Appendix 12.4 Operational Inputs – HGV and other vehicles](#)
- CD 5.114 [ES Chapter 12 Noise — Volume 2 Appendix 12.5 Noise Contours at 4m above ground for daytime peak hour and nighttime peak hour](#)
- CD 5.115 [ES Chapter 12 Noise — Volume 2 Appendix 12.6 - Road Traffic data \(AAWT\)and Road Traffic Noise Calculations](#)
- CD 5.116 [ES Chapter 13 Archaeology and Built Heritage – Volume 2 Appendix 13.1 - Archaeology Desk Based Assessment](#)
- CD 5.117 [ES Chapter 13 Archaeology and Built Heritage – Volume 2 Appendix 13.2 - Heritage Statement](#)
- CD 5.118 [ES Chapter 13 Archaeology and Built Heritage – Volume 2 Appendix 13.3 - Geophysical survey](#)
- CD 5.119 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.1 - LVIA Methodology](#)
- CD 5.120 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.2 – Gaydon/Lighthorne SPD, July 2016 \(Extract\)](#)
- CD 5.121 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.3 - Night time appraisal Photographs](#)
- CD 5.122 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.5 -Warwickshire Landscape Guidelines \(Extract\)](#)
- CD 5.123 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.6 – Stratford upon Avon District Design Guide , 2001 \(Extract\)](#)
- CD 5.124 [ES Chapter 14 Landscape and Visual Assessment – Volume 2 Appendix 14.7 – Stratford upon Avon District Renewable Study \(Extract\)](#)
- CD 5.125 [ES Chapter 14 – Volume 2 Appendix 14.8 - Landscape Sensitivity Assessment of Local Service Villages, 2012 \(Extract\)](#)
- CD 5.126 [ES Chapter 15 Ground Conditions – Volume 2 Appendix 15.1 - Phase 1 Environmental Site Assessment](#)
- CD 5.127 [ES Chapter 16 Climatic Factors – Volume 2 Appendix 16.1 – GHG Assessment](#)
- CD 5.128 [ES Chapter 16 Climatic Factors – Volume 2 Appendix 16.2 - Climate Risk Assessment](#)
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- CD 5.129 [ES Chapter 17 Lighting – Volume 2 Appendix 17.1 - Lighting Strategy](#)
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- CD 5.134 [ES Chapter 17 Lighting – Volume 2 Appendix 17.6 – Potentially Sensitive Receptors Map](#)
- 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

Plans

- 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 \(Drawing No. 226530_AT_A03 Rev D\)](#)
- CD 6.7 [Swept Path Analysis Standard Design Vehicle \(Drawing No. 226530_AT_A05 Rev D\)](#)
- CD 6.8 [Swept Path Analysis Standard Design Vehicle Parking Bays \(Drawing No. 226530_AT_A06 Rev C\)](#)
- CD 6.9 [Visibility Assessment \(Drawing No. SK01 Rev D\)](#)
- CD 6.10 [Detailed Planting Plan \(Drawing No. P22-1191_EN_0016_F_0001\)](#)
- CD 6.11 [Detailed Planting Plan \(Drawing No. P22-1191_EN_0016_F_0002\)](#)
- CD 6.12 [Detailed Planting Plan \(Drawing No. P22-1191_EN_0016_F_0003\)](#)
- CD 6.13 [Detailed Planting Plan \(Drawing No. P22-1191_EN_0016_F_0004\)](#)
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- CD 6.16 [Detailed Planting Plan \(Drawing No. P22-1191_EN_0016_F_0007\)](#)



- CD 6.17 [Detailed Planting Plan \(Drawing No. P22-1191 EN 0016 F 0008\)](#)
 - CD 6.18 [Proposed Levels and Contours Sheet 1 of 2 \(Drawing No. RAM-HGN-XX-DR-CX-02001 Rev P04\)](#)
 - CD 6.19 [Proposed Levels and Contours Sheet 2 of 2 \(Drawing No. RAM-HGN-XX-DR-CX-02002 Rev P03\)](#)
 - CD 6.20 [Cross Sections Sheet 1 of 3 \(Drawing No. RAM-HGN-XX-DR-CX-30001 Rev P04\)](#)
 - CD 6.21 [Cross Sections Sheet 2 of 3 \(Drawing No. RAM-HGN-XX-DR-CX-30002 Rev P04\)](#)
 - CD 6.22 [Cross Sections Sheet 3 of 3 \(Drawing No. RAM-HGN-XX-DR-CX-30003 Rev P04\)](#)
 - CD 6.23 [Earthworks Plan \(Drawing No. RAM-HGT-XX-DR-CX-00001 Rev P04\)](#)
 - CD 6.24 [Topographical Survey Sheet 1 of 2 \(Drawing No. RAM-XX-00-DR-SV-00001 Rev I01\)](#)
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- CD 6.51 [Plant Compound Enclosure \(Drawing No. 31605-PL-249\)](#)
- CD 6.52 [Plant Compound Enclosure \(Drawing No. 31605-PL-250\) \(Shows acoustic fence\)](#)

Documents

- 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](#)
- CD 6.62 [Design and Access Statement Rev H](#)
- CD 6.63 [Schedule of Areas for \(Illustrative Masterplan DRG NO. 31605-PL-217N\)](#)
- CD 6.64 [Planning Statement dated April 2025](#)
- CD 6.65 [Application Form 2025](#)
- CD 6.66 [CIL Form 1 Additional Information May 2025](#)
- CD 6.67 [Applicant Response to National Highways – Future Year Assessment \(May 2025\)](#)
- CD 6.68 [Spreadsheet associated with the response to National Highways](#)

Environmental Statement (ES) Addendum May 2025

- CD 6.69 [Environmental Statement Addendum : Volume 1 \(Figures and Tables\) \(May 2025\)](#)
- CD 6.70 [ES Volume 1 Chapter 1 - Introduction – Addendum \(May 2025\)](#)



- CD 6.71 [ES Volume 1 Chapter 5 -The Proposed Development – Addendum \(May 2025\)](#)
 - CD 6.72 [ES Volume 1 Chapter 6- Planning Policy Framework – Addendum \(May 2025\)](#)
 - CD 6.73 [ES Volume 1 Chapter 7 – Socio-economic and Human Health-Addendum \(May 2025\)](#)
 - CD 6.74 [ES Volume 1 Chapter 8- Transport,– Addendum \(May 2025\)](#)
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 - 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 \(Figures and Appendices\) \(May 2025\)](#)
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- 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 \(May 2025\)](#)
- CD 6.101 [ES Addendum Volume 2 Chapter 8 Transport – Appendix 8.3 Travel Plan \(May 2025\)](#)
- CD 6.102 [ES Addendum Volume 2 Chapter 9 Flood Risk and Drainage -Appendix 9.1 Flood Risk Assessment \(May 2025\)](#)
- CD 6.103 [ES Addendum Volume 2 Chapter 9 - Flood Risk and Drainage Appendix 9.2 Drainage Strategy Report \(May 2025\)](#)
- CD 6.104 [ES Addendum Volume 2 Chapter 10 Ecology -Appendix 10.3 Metric 3.1 Calculation \(May 2025\)](#)
- CD 6.105 [ES Addendum Volume 2 Chapter 11 Air Quality -Appendix 11.2 Dust Risk Assessment Methodology \(May 2025\)](#)
- CD 6.106 [ES Addendum Volume 2 Chapter 11 Air Quality -Appendix 11.3 Damage Cost Calculations \(May 2025\)](#)
- CD 6.107 [ES Addendum Volume 2 Chapter 12 Noise and Vibration -Appendix 12.4 East Gaydon -24 Hour Trip Generation Summary \(May 2025\)](#)
- CD 6.108 [ES Addendum Volume 2 Chapter 12 Noise and Vibration -Appendix 12.5 Daytime noise and Night Noise Contours \(May 2025\)](#)
- CD 6.109 [CD 6.109 - ES Addendum Volume 2 Chapter 14 LVA Appendix 14.4 Wireline and Verified Photomontages \(May 2025\)](#)
- CD 6.110 [ES Addendum Volume 2 Chapter 16 Climatic Factors- Appendix 16.1 Greenhouse Gas Assessment \(May 2025\)](#)
- CD 6.111 [ES Addendum Volume 2 Chapter 17 Lighting - Appendix 17.3 Light Spill Diagram \(May 2025\)](#)
- CD 6.112 [ES Addendum Volume 2 Chapter 17 Lighting -Appendix 17.4 Rear Light Shield Zones \(May 2025\)](#)
- CD 6.113 [ES Addendum Volume 2 Chapter 17 – Lighting - Appendix 17.5 -CPRE Skyward Radiance Mapping : Night Blight Map \(May 2025\)](#)
- 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 \(May 2025\)](#)

June Submission 2025

Plans

- CD 6.118 [Site Layout Plan \(Drawing No. 31605-PL-212S\)](#)
- CD 6.119 [Illustrative Masterplan \(Drawing No. 31605-PL-217P\)](#)
-

CD 6.120 [Unit 6 Elevations and Sections \(Drawing No. 31605-PL-232E\)](#)

CD 6.121 [Illustrative Site Sections \(Drawing No. 31605-PL-244D\)](#)

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 \(June 2025\)](#)

CD 6.128 [ES Addendum - Volume 2 – List of Figures and Appendices \(June 2025\)](#)

CD 6.129 [ES Addendum - Volume 1 - Chapter 14 – Fig 14.6 Viewpoint Locations, PRoW and ZTV \(June 2025\)](#)

CD 6.130 [ES Addendum - Volume 1 - Chapter 14 - Fig 14.12 - Illustrative Landscape Sections \(June 2025\)](#)

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

CD 6.132 [ES Addendum - Volume 2 - Chapter 5 Appendix 5.2 – Illustrative Masterplan \(June 2025\)](#)

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](#)

Additional Documents and Plans Submitted Post June 2025

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 \(Drawing no. 31605-PL-212T\) \(Published August 2025\)](#)

CD 6.137 [Illustrative Site Sections \(Drawing no. 31605-PL-244E\) \(Published August 2025\)](#)

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](#)
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- 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](#)
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- 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](#)
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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](#)
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- 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](#)
- CD 10.6 [Local Planning Authority and Appellant Agreed Statement of Common Ground Emerging Policy June 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](#)

