

Section 78 appeal against refusal of planning permission **23/02984/FUL** and S174 Appeal against Enforcement Notice ref **23/00682/15UNAU** by West Berkshire Council

Appeal reference: APP/W0340/W/24/3346878 (s78) and APP/W0340/C/24/3351139 (s174 Enf)

Land South of Brimpton Lane and West of Blacknest Lane, Brimpton Common

Core Documents List

Ref	Document description
CD1 S78 Appeal Documents	
1.1	S78 Appeal Forms
1.2	23/02984/FUL – Decision Notice - 28 March 2024
1.3	<i>SUPERSEDED - Application Forms</i>
1.4	Completed CIL Form 1
1.5	<i>SUPERSEDED - J004724-CD01 – Site Location Plan</i>
1.6	Drawing No. J004724-CD02 – As Existing Site Block Plan
1.7	Drawing No. J004724-CD03 – As Existing Site Plan
1.8	<i>SUPERSEDED - J004724-DD10 – As Proposed Site Block Plan</i>
1.9	<i>SUPERSEDED - J004724-CD11 – As Proposed Site Plan</i>
1.10	J004724 – Supporting Statement – 01 December 2023
1.11	Application Forms – AMENDED
1.12	Drawing No. J004724-DD01A – Site Location Plan
1.13	Notice Letter for Certificate B
1.14	Drawing No. J004724-DD10B – As Proposed Site Block Plan
1.15	Drawing No. J004724-DD11B – As Proposed Site Plan
1.16	Drawing No. J004724-DD12 – As Proposed Dayroom
1.17	APPEAL DECISION 3166670 - Pelican Road
1.18	N01-Highways Technical Note-wsbrim-2024-06-22
1.19	S78 LPA Delegated Report
1.20	S78 23/02984/FUL Services Markup REV8
1.21	J004724 – Statement of Personal Circumstance - redacted
CD2 S174 Appeal Documents	
2.1.	S174 Appeal Forms
2.2	23/00682/15UNAU - Enforcement Notice
CD3 Policy Documents	
3.1	National Planning Policy Framework (December 2024)
3.2	Planning Policy for Traveller Sites December 2024
3.3	Core Strategy Development Plan Document (2006 - 2026)
3.4	Housing Site Allocations Development Plan Document
3.5	West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007)
3.6	Emerging Local Plan 2022- 2039 Policies; SP1, SP3, SP4, SP7, SP8, SP9, SP10, SP11, SP23, DM1, DM10, DM14, DM15, DM20, Appendix 3 and Appendix 9.

3.7	Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2019
3.8	Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2021 Update
3.9	West Berkshire Local Plan Review 2022-2039 PQ's 34 and 35
3.10	West Berkshire Local Plan Review 2022-2039 Written Statement Matter 10 G&T
3.11	West Berkshire Local Plan Review 2022-2039 Main Modifications
3.12	West Berkshire Local Plan - Local Development Scheme
3.13	Guidelines for Landscape and Visual Impact Assessment Third Addition 2013(GLVIA3) Landscape Institute and Institute of Environmental Management and Assessment (iema)
3.14	Landscape Institute's Technical Guidance Note TGN/02/21 Assessing landscape value outside national designations
3.15	Landscape Institute's Technical Guidance Note TGN/06/19 Visual Representation of Development Proposals
3.16	Landscape Institute's Technical Guidance Note TGN/01/20 Reviewing Landscape and Visual Impact Assessments (LVIA's) and Landscape and Visual Appraisals (LVAs)
3.17	Landscape Institute's Technical Guidance Note TGN/2024-01 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)
3.18	National Design Guide: Planning practice guidance for beautiful, enduring and successful places. Ministry of Housing, communities and Local Government (January 2021)
3.19	National Character Area 129 Thames Basin Heaths
3.20	West Berkshire Landscape Character Assessment August 2019
3.21	Brimpton Village Design Statement (2007)
3.22	West Berkshire Local Plan Review 2022-2039 Proposed Submission (Regulation 19) Representations by Plan Order
3.23	Green Belt Protection and Intentional Unauthorised Development Statement 17 December 2015
CD4 Statements of Case	
4.1	Appellant S78 - J004724 - Statement of Case - June 2024
4.2	Appellant S174 - J005000 - Grounds of Appeal Letter - August 2024
4.3	Appellant - ECO3519 - Land south of Brimpton Lane - Report
4.4	Appellant S174 – Ground (g) Addendum
4.5	LPA S78 - Statement of Case – M Butler – August 2024
4.6	LPA S78 - Statement of Case – F M Greenslade– August 2024
4.7	LPA S78 - Statement of Case – C Richardson – August 2024
4.8	LPA S78 - Highways Comments – P Goddard – August 2024
4.9	LPA S174 - Statement of Case – October 2024
4.10	R6 S78 - MLP Statement of Case August 2024
4.11	R6 S78 - MLP Statement of Case – Appendices – August 2024
4.12	R6 S78 – Highway Safety Position Statement – 11 September 2024
4.13	R6 S174 - MLP Statement of Case – 28 October 2024
4.14	R6 – S78 – Ecology Position Statement – 4 November 2024
CD5 Procedural Documents	
5.1	Post-CMC Note 1

5.2	General Statement of Common Ground 24 October 2024
5.3	SoCG Addendum – Need, Supply and Alternatives for Gypsies and Travellers
5.4	Suggested List of Conditions - LPA
5.5	Lawrences Lane Appeal Decision
5.6	SoCG Addendum – Policy Changes
5.7	SoCG Addendum – Heritage
5.8	Inspector Note 04.12.2024
5.9	Land Rear of the Hollies Appeal Decision
5.10	Inspector Note 16.12.2024
CD6	Case Law
6.1	Rumsey vs Secretary of State for the Environment (2001) 81 P&CR 32
6.2	Holland & Smith v SSCLG & Taunton Deane DC [2009] EWHC 2161 (Admin)
6.3	Chapman vs UK (2001) 33 E.H.R.R. 18
6.4	Gladman Developments Ltd vs Secretary of State for Housing, Communities and Local Government and another
CD7	Proofs of Evidence
7.1	LPA - Planning Proof of Evidence - M Butler
7.2	LPA - Planning Proof of Evidence Summary – M Butler
7.3	LPA - Ecology Proof of Evidence - Fiohn Mendes Greenslade
7.4	LPA – Ecology Additional Proof of Evidence Documents - Fiohn Mendes Greenslade
7.5	LPA - Landscape Proof of Evidence - Liz Allen
7.6	LPA - Landscape Proof of Evidence Summary - Liz Allen
7.7	LPA - Planning Policy Proof of Evidence - Cheryl Willett
7.8	LPA - Planning Policy Proof of Evidence Summary- Cheryl Willett
7.9	LPA – Emergency Planning Proof of Evidence - Carolyn Richardson
7.10	LPA – Emergency Planning Additional Proof of Evidence Documents – Carolyn Richardson
7.11	Appellant - J005000 - BW Proof of Evidence - December 2024
7.12	Appellant - J005000 - BW Proof of Evidence - Appendices
7.13	Appellant - J005000 - J. Slater - Proof of Evidence REDACTED
7.14	RULE 6 – Planning Aaron Smith - FINAL
7.15	RULE 6 – Planning Aaron Smith - Appendices
7.16	RULE 6 – Planning Proof - Aaron Smith - SUMMARY FINAL
7.17	RULE 6 – Landscape Proof - Elizabeth Bryant
7.18	RULE 6 - Ecology Proof - Grahame Hawker
7.19	RULE 6 - Ecology Proof - Grahame Hawker – Appendices
7.20	RULE 6 - Ecology Proof - Grahame Hawker – Statement of Truth_Revised
7.21	RULE 6 - Proof - Nick Paus Issue 1
7.22	RULE 6 - Proof - Nick Paus - Issue 1 Appendices
7.23	RULE 6 - Proof - Nick Paus IUD PoE final
7.24	RULE 6 - Proof - Sarah Gordon_Redacted
7.25	RULE 6 - Proof - Sarah Gordon Appendix 1

7.26	RULE 6 - Ecology statement of truth - Twin Paddocks Ecology - summary-5
7.27	RULE 6 - Proof of Evidence - Twin Paddocks IUD - PoE - summary-3
CD8	Rebuttal Statements
8.1	LPA – Planning Rebuttal Statement – M Butler
8.2	LPA – Landscape Rebuttal Statement – Liz Allen
8.3	RULE 6 - Rebuttal
8.4	RULE 6 – Rebuttal – Appendix 2 -10
8.5	RULE 6 – Rebuttal Summary
CD9	Other Documents
9.1	AWE Letter 17.12.2024
9.2	Inquiry Timetable
CD 10	
10.1	LPA - Closing Submissions
10.2	RULE 6 – Closing Submissions
10.3	Appellant - Closing Submissions