

Spruce Close Inquiry

Appeal by Salter Property Investments Limited

Land off Spruce Close, Exeter EX4 9DR

Appeal Ref: APP/Y1110/W/22/3292721

LPA Ref: 20/0538/OUT

CORE DOCUMENTS LIST

A. Planning Application Documents

REF	DOCUMENT
CD-PA1	Application Forms and Certificates – Revised Application Form https://planningdocs.exeter.gov.uk/servlets/direct/KossRwVlbZGAUkkOrkc3U/2/499168/1/1/AS_PDF_FILE
CD-PA2	Site Location Plan - Revised Location Plan (1000 Rev E) https://planningdocs.exeter.gov.uk/servlets/direct/KGJ7RdiNRY8nFn3NwVEXz9lqyY/2/748435/1/1/AS_PDF_FILE
CD-PA3	Planning Statement (April 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KMHKeGLELDd5NGKEpeK4eDulzjFEE4lw/2/497610/1/1/AS_PDF_FILE
CD-PA4	Design and Access Statement (April 2020) pp 1-25 https://planningdocs.exeter.gov.uk/servlets/direct/KMZee8Vbpb16c6PS9pPhQ5v6EO4/2/497634/1/1/AS_PDF_FILE pp 26-31 https://planningdocs.exeter.gov.uk/servlets/direct/K3TggzORW0dkBy4eFK9h4L0Engb/2/497635/1/1/AS_PDF_FILE pp 32-39 https://planningdocs.exeter.gov.uk/servlets/direct/KvtaKydy22YhgriEeMSQoA0iZt4Q3/2/497630/1/1/AS_PDF_FILE pp 40-44

	https://planningdocs.exeter.gov.uk/servlets/direct/Kf67pots8Ki6l0EJiBNiCFAc4F2/2/497636/1/1/AS_PDF_FILE pp 45-48 https://planningdocs.exeter.gov.uk/servlets/direct/KewKHM7bFN0jalyAOydquZF0DcnLo/2/497632/1/1/AS_PDF_FILE pp 49-55 https://planningdocs.exeter.gov.uk/servlets/direct/KcJ2mGxxNucaW6gO4DmWIURjLxC/2/497633/1/1/AS_PDF_FILE pp 56-60 https://planningdocs.exeter.gov.uk/servlets/direct/KWlQsnvOxEBroEuy mOND7s7Xij96n/2/497631/1/1/AS_PDF_FILE
CD-PA5	Not used
CD-PA6	Not used
CD-PA7	Ecological Impact Assessment Report (December 2019) https://planningdocs.exeter.gov.uk/servlets/direct/KJGTIBRVImXg71ZGC7yJFCQF7G1JXxp/2/497619/1/1/AS_PDF_FILE
CD-PA8	Flood Risk Assessment (Revised June 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KUqSekMlOrHYCJ18NJJa/2/748344/1/1/AS_PDF_FILE
CD-PA9	Landscape and Visual Impact Assessment (LVIA) Revision A (December 2019) https://planningdocs.exeter.gov.uk/servlets/direct/KcHLhKlvHugt4Gi54pVOMR0eAiYfE/2/497626/1/1/AS_PDF_FILE
CD-PA9a	Landscape and Visual Impact Assessment (LVIA) Figure Set Revision A (December 2019) https://planningdocs.exeter.gov.uk/servlets/direct/KIG5wqOgmVFzjxTlvdGm/2/497645/1/1/AS_PDF_FILE
CD-PA10	Response to LPA comments on LVIA (August 2020) https://planningdocs.exeter.gov.uk/servlets/direct/Kr44vu8hleCMrw6p61c/2/507759/1/1/AS_PDF_FILE
CD-PA11	Response to LPA comments on LVIA (June 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KrobhSzhLVdeNZVBbrCQqU2Hfo459/2/746544/1/1/AS_PDF_FILE
CD-PA12	Landscape and Visual Impact Assessment (LVIA) Figure Set - Revision B (June 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KxGpcHvzdTI2rrEpBnPNOWxiTP7yL/2/746546/1/1/AS_PDF_FILE

CD-PA13	Arboricultural Report (April 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KmXD0GpoosmPm5UqBe/2/497642/1/1/AS_PDF_FILE
CD-PA14	Arboricultural Report – Addendum (January 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KggGlq4df9SAWiLfoi07/2/744932/1/1/AS_PDF_FILE
CD-PA15	Geophysics Report 1912SPU-R-1 https://planningdocs.exeter.gov.uk/servlets/direct/K7DP5G5ruTIKUoo2PIAkqn5sPDVU/2/497643/1/1/AS_PDF_FILE
CD-PA16	Heritage Statement (April 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KSHUKvegRBPlotDxZp3PlfwH/2/497644/1/1/AS_PDF_FILE
CD-PA17	Biodiversity Net Gain Assessment (June 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KzZRLXd9hcgkNcoPX3HO9GV2haUqVCA/2/748345/1/1/AS_PDF_FILE
CD-PA17a	Biodiversity Metric 2.0 Calculation Tool https://planningdocs.exeter.gov.uk/servlets/direct/KaoMjl4JW7LAjT6FxeF5/2/749421/1/1/AS_PDF_FILE
CD-PA18	Transport Assessment (March 2020) pp 1-37 https://planningdocs.exeter.gov.uk/servlets/direct/KdQDXNVU6C1qVo6M4nBKGV4f591hvjB/2/497622/1/1/AS_PDF_FILE pp 38-109 https://planningdocs.exeter.gov.uk/servlets/direct/KBuwkdQ9BMFoHodHtawy1F4vJGHfxjv/2/497621/1/1/AS_PDF_FILE
CD-PA19	Access Drawings B1 04268-A-SK110-P1 Celia Crescent Access https://planningdocs.exeter.gov.uk/servlets/direct/KZOiknSNaHMmSyoZPTz7bWmgJmca/2/497623/1/1/AS_PDF_FILE B2 04268-A-SK111-P0 Spruce Close Access https://planningdocs.exeter.gov.uk/servlets/direct/KHlkveJDFSyQyqTIXzj8DIrosE92/2/497624/1/1/AS_PDF_FILE
CD-PA20	Phase 1 Geo-environment Assessment pp 1-46 https://planningdocs.exeter.gov.uk/servlets/direct/KLNfFB09L0i0QDtBBtBU0NIQOAmeU/2/497627/1/1/AS_PDF_FILE

	pp 47-98 https://planningdocs.exeter.gov.uk/servlets/direct/KsO8fwquzpSV3iplJdH3d9ESdfyQC/2/497629/1/1/AS_PDF_FILE pp 99-102 https://planningdocs.exeter.gov.uk/servlets/direct/K2WoG2eDrftqfHdH7sairLhCuXUf/2/497628/1/1/AS_PDF_FILE
CD-PA21	Air Quality Assessment – v2 August 2020 https://planningdocs.exeter.gov.uk/servlets/direct/KVsEzBWMf2O3E4GQHQx0XMiRw1VOGIGd/2/507397/1/1/AS_PDF_FILE
CD-PA22	Parameter Plan – Land Use – Proposed https://planningdocs.exeter.gov.uk/servlets/direct/KbrCIGLSAwuwbC9OC/2/748333/1/1/AS_PDF_FILE
CD-PA23	Parameter Plan – Density – Proposed https://planningdocs.exeter.gov.uk/servlets/direct/KqhFbMSCynF7IZ6ZAfWuq8gEewBto/2/748334/1/1/AS_PDF_FILE
CD-PA24	Parameter Plan – Scale – Proposed https://planningdocs.exeter.gov.uk/servlets/direct/KxnZJlxzaEF1UQwL4CfA8M9nfRnrFOFt/2/748335/1/1/AS_PDF_FILE
CD-PA25	Parameter Plan – Access and Movement – Proposed https://planningdocs.exeter.gov.uk/servlets/direct/Kh758P0gSDjtqof3x4RwjgEaUAud0P/2/748336/1/1/AS_PDF_FILE
CD-PA26	Parameter Plan – Open Space – Proposed https://planningdocs.exeter.gov.uk/servlets/direct/KSyCEHqshDNAjFtsivYq7O2gNm7BYVa/2/748337/1/1/AS_PDF_FILE
CD-PA27	Celia Crescent Access Road Design Preliminary https://planningdocs.exeter.gov.uk/servlets/direct/KUmqxI5w0CqQ4CI44in/2/748568/1/1/AS_PDF_FILE
CD-PA28	Spruce Close Access and Parking https://planningdocs.exeter.gov.uk/servlets/direct/KpovUYL5uG1nLNr6MxNwem/2/752298/1/1/AS_PDF_FILE
CD-PA29	Spruce Close Bus Stop Locations https://planningdocs.exeter.gov.uk/servlets/direct/K2GSBwegfPzOvvOIfIas5/2/752299/1/1/AS_PDF_FILE
CD-PA30	Illustrative Drawings Photomontage Viewpoint 4_High Res

	https://planningdocs.exeter.gov.uk/servlets/direct/Kj8xHHFnpmEUQxR0WqCsK/2/746548/1/1/AS_PDF_FILE Photomontage Viewpoint 5_High Res https://planningdocs.exeter.gov.uk/servlets/direct/K3mnUEO2QdMEulbxCmsGQzNP7Ch/2/746550/1/1/AS_PDF_FILE Photomontage Viewpoint 6_High Res https://planningdocs.exeter.gov.uk/servlets/direct/KU4IPIMOANFwzvVYL/2/746551/1/1/AS_PDF_FILE 14/06/2021_Photomontage Viewpoint 7_High Res https://planningdocs.exeter.gov.uk/servlets/direct/KpjgleRcxxIBKlrPOwxkSe/2/746552/1/1/AS_PDF_FILE
CD-PA31	Indicative block Plan 1836_300M https://planningdocs.exeter.gov.uk/servlets/direct/K6DCiabqjGnBqbEsbHpVoY52h3U9UN/2/497616/1/1/AS_PDF_FILE
CD-PA32	Indicative Masterplan 18636_1100 – original layout https://planningdocs.exeter.gov.uk/servlets/direct/K7GI9dtR6vzILTRa4XP34QV67OK8TAB/2/497609/1/1/AS_PDF_FILE
CD-PA33	Indicative Masterplan 1863_1101B – amended with increased buffer zone at top end https://planningdocs.exeter.gov.uk/servlets/direct/KEigm7HyExNfSTxTiU4xhDqNXBHHxRy1/2/748439/1/1/AS_PDF_FILE
CD-PA34	TGN 06/19 Visual Representation of development Proposals https://planningdocs.exeter.gov.uk/servlets/direct/KMM4XvUzrDZouof8TQOqLpiL25XA/2/785590/1/1/AS_PDF_FILE
CD-PA35	TGN 02/21 Assessing Landscape Value Outside National Designations https://planningdocs.exeter.gov.uk/servlets/direct/KppbueeVJUC2D8xweUe9xVzXGckM/2/785591/1/1/AS_PDF_FILE

B. National Planning Policy

REF	DOCUMENT
CD-NPP1	National Planning Policy Framework 2021 https://www.gov.uk/guidance/national-planning-policy-framework

C. Development Plan

REF	DOCUMENT
CD-DP1	Core Strategy 2006-2026 (2012) Front Cover https://planningdocs.exeter.gov.uk/servlets/direct/KpwZhs8eHoJH8MZSP6EQZhYOasjx/2/786121/1/1/AS_PDF_FILE
CD-DP2	Exeter Local Plan First Review Front Cover https://planningdocs.exeter.gov.uk/servlets/direct/KO9wKaaAkPv4NxvVnPv/2/786130/1/1/AS_PDF_FILE
CD-DP3	Devon Waste Plan 2014 Front Cover https://planningdocs.exeter.gov.uk/servlets/direct/KKrmDJXoVoDo0RgfY/2/786128/1/1/AS_PDF_FILE
CD-DP4	Relevant Core Strategy Policies and Supporting Text (CP1, CP4, CP5, CP7, CP11, CP12, CP15, CP16, CP17 and CP18) https://planningdocs.exeter.gov.uk/servlets/direct/KwiyhEOoSXGGW2A3x17wP/2/786133/1/1/AS_PDF_FILE
CD-DP5	Relevant Local Plan First Review Policies and Supporting Text (AP1, H1, H2, H7, L3, L4, T1, T2, T3, C5, LS1, LS2, EN3, EN4, DG1 and DG5) https://planningdocs.exeter.gov.uk/servlets/direct/KHk7F9bRQ3aWfjK4gLyWI/2/786136/1/1/AS_PDF_FILE
CD-DP6	Relevant Devon Waste Plan Policies and Supporting Text (W4 and W21) https://planningdocs.exeter.gov.uk/servlets/direct/KJpQGvski470JN12NULtYQGpbUc/2/786135/1/1/AS_PDF_FILE
CD-DP7	Saved Policies Letter (March 2008) https://exeter.gov.uk/media/1738/exeter_direction_letters.pdf
CD-DP8	Saved Policies (March 2008) https://exeter.gov.uk/media/1739/document2008-03-27-144544.pdf
CD-DP9	Exeter Local Plan First Review – Proposal Maps http://pub.exeter.gov.uk/asp/local_plan/map_index.htm

D. Supplementary Planning Documents, Guidance and Additional Documents

REF	DOCUMENT
CD-SPD1	Public Open Space SPD (September 2005) https://exeter.gov.uk/media/1661/public-open-space-spd.pdf
CD-SPD2	Trees in relation to Development (September 2009)

	https://exeter.gov.uk/media/1788/trees-spd.pdf
CD-SPD3	Residential Design SPD (September 2009) 1-5 https://drive.google.com/file/d/0B4CpCORtOQdTb3lkdHc0OFBSRDA/view?usp=sharing&resourcekey=0-WVclWsre34-S6SlGws1srA 6-8 https://exeter.gov.uk/media/1664/residential-design-spd-chapters-6-8.pdf 9, 10 and appendices https://drive.google.com/file/d/0B4CpCORtOQdTRTNySENnUXdoNTQ/view?usp=sharing&resourcekey=0-v9aB6M6WZqJZ4On-qdcccA
CD-SPD4	Sustainable Transport SPD (March 2013) https://exeter.gov.uk/media/1666/sustainable-transport-spd.pdf
CD-SPD5	Affordable Housing SPD (April 2014) https://exeter.gov.uk/media/1654/affordable-housing-spd-april-2014.pdf
CD-SPD6	Planning Obligations SPD (April 2014) https://exeter.gov.uk/media/1659/planning-obligations-spd.pdf
CD-SPD7	First Homes Planning Policy Statement https://exeter.gov.uk/media/5699/210722_first-homes-statement-for-web.pdf
CD-SPD8	Exeter Housing Strategy 2016 to 2021 https://drive.google.com/file/d/0B4CpCORtOQdTQ2Q0UHV1akhYSzg/view?usp=sharing&resourcekey=0-TpxHsww03RvC1_bci6Ss_w
CD-SPD9	Exeter and Teignbridge Homelessness Strategy 2016-2020 https://committees.exeter.gov.uk/documents/s52046/160510%20Homelessness%20Strategy%20BIA%20v3%20FINAL%20DRAFT%202062016%20People%20Scrutiny%20Committee.pdf
CD-SPD10	Five Year Housing Land Supply Statement (April 2022) https://exeter.gov.uk/media/6045/5yls-statement.pdf
CD-SPD11	Housing Delivery Test – 2021 Measurement (January 2022) https://planningdocs.exeter.gov.uk/servlets/direct/K2Za760aZd61jFfc0myaZ4Mhb5V54/2/786120/1/1/AS_PDF_FILE
CD-SPD12	Green Infrastructure Strategy (April 2009) Chs 1-5

	https://drive.google.com/file/d/0B4CpCORtOQdTZ181UTM1S2NaTE/view?usp=sharing&resourcekey=0-YeodvCG0SkuYob0P7Or0Xw Chs 6-9 https://drive.google.com/file/d/0B4CpCORtOQdTMG5fSGpOdUtnSGM/view?usp=sharing&resourcekey=0-Mrxr5SkHaEDIJBTMLiBo1Q Appendices https://drive.google.com/file/d/0B4CpCORtOQdTbIJ0R2RSREpDeGM/view?usp=sharing&resourcekey=0-ZXnVkwQAXMMOSNh7plexzg Phase 2 https://exeter.gov.uk/media/1699/gi-strategy-phase-2.pdf
CD-SPD13	Archaeology and Development SPG (November 2004) https://exeter.gov.uk/media/1657/archaeology-and-development-spd.pdf
CD-SPD14	Exeter Fringes Landscape Sensitivity and Capacity Study 2007 https://drive.google.com/file/d/0B4CpCORtOQdTM0pMSjZOMIRTSWM/view?usp=sharing&resourcekey=0-EVRD6AS0kc70pTYZasONpw
CD-SPD15	TPO505 https://planningdocs.exeter.gov.uk/servlets/direct/K9F4N7cvFMw7VBsNii3BtofymF/2/781432/1/1/AS_PDF_FILE
CD-SPD16	Net Zero Exeter 2030 Plan http://www.exetercityfutures.com/wp-content/uploads/2021/03/Net-Zero-Exeter-2030-Plan-PU.pdf
CD-SPD17	SHLAA 2015 https://exeter.gov.uk/media/1677/shlaa-report-revised-2015.pdf Appendix 4 pt 1 https://exeter.gov.uk/media/1670/shlaa-appendix-4-sites-without-pp-revised-2015.pdf Appendix 4 pt 2 https://exeter.gov.uk/media/1669/shlaa-appendix-4-sites-without-pp-part-2-revised-2015.pdf Appendix 4 pt 3 https://exeter.gov.uk/media/1671/shlaa-appendix-4-sites-without-pp-part-3-revised-2015.pdf Appendix 5 https://exeter.gov.uk/media/1674/shlaa-appendix-5-revised-2015.pdf

CD-SPD18	Public Open Space SPD – Plan 15 – Mincinglake & Stoke Hill https://exeter.gov.uk/media/1905/plan_15_-_mincinglake_stoke_hill.pdf
CD-SPD19	Manual for Streets (2007) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1072722/Essex_Manual_for_Streets_Redacted.pdf
CD-SPD20	TGN 02/2019 Residential Visual Amenity Assessment (RVAA) https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf
CD-SPD21	TGN 02/21 Assessing Landscape Value Outside National Designations https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf

E. Determination Documents

CD-DD1	Planning Officer's Report to the first Planning Committee held on 6 September 2021 https://committees.exeter.gov.uk/documents/g6583/Public%20reports%20pack%2006th-Sep-2021%2017.30%20Planning%20Committee.pdf?T=10 (at page 15)
CD-DD2	Planning Officer's Report to the first Planning Committee held on 6 September 2021 additional information sheet https://committees.exeter.gov.uk/documents/b17352/Update%20Sheet%2006th-Sep-2021%2017.30%20Planning%20Committee.pdf?T=9
CD-DD3	Planning Committee Minutes - 6 September 2021 https://committees.exeter.gov.uk/documents/g6583/Printed%20minutes%2006th-Sep-2021%2017.30%20Planning%20Committee.pdf?T=1
CD-DD4	Planning Officer's Report to the first Planning Committee held on 11 October 2021 https://committees.exeter.gov.uk/documents/g6584/Public%20reports%20pack%2011th-Oct-2021%2017.30%20Planning%20Committee.pdf?T=10 (at page 23)
CD-DD5	Planning Officer's Report to the first Planning Committee held on 11 October 2021 additional information sheet https://committees.exeter.gov.uk/documents/b17433/Update%20Sheet%2011th-Oct-2021%2017.30%20Planning%20Committee.pdf?T=9

CD-DD6	Planning Committee Minutes – 11 October 2021 https://committees.exeter.gov.uk/documents/g6584/Printed%20minutes%2011th-Oct-2021%2017.30%20Planning%20Committee.pdf?T=1
CD-DD7	Chartered Landscape Architect Report (October 2021) https://planningdocs.exeter.gov.uk/servlets/direct/KMsRjBQQO1ZlPF1XUmMQjWNZ4aeAPTn/2/757322/1/1/AS_PDF_FILE
CD-DD8	Decision Notice https://planningdocs.exeter.gov.uk/servlets/direct/Kvp9MhnRhWw4OqpTtuPre/2/758270/2/1/AS_PDF_FILE

F. Inquiry Documents

CD-ID1	Appeal Form https://planningdocs.exeter.gov.uk/servlets/direct/KFc0KHI2SwZLIzaw0a/2/770640/1/1/AS_PDF_FILE
CD-ID2	Statement of Case – Appellants https://planningdocs.exeter.gov.uk/servlets/direct/KHISD0kSPNYQr9EBt9i1G83dmrpbRV/2/770641/1/1/AS_PDF_FILE
CD-ID3	Statement of Case – Exeter City Council https://planningdocs.exeter.gov.uk/servlets/direct/KOArcuupfm0Y65zCOTvn4bGwLzg/2/781079/1/1/AS_PDF_FILE
CD-ID4	Statement of Common Ground (ECC/Appellants): Planning May 2022 https://planningdocs.exeter.gov.uk/servlets/direct/Kr7FNUlrIJTC2kW2VRPF4bPwxyGx/2/785030/1/1/AS_PDF_FILE
CD-ID5	Statement of Common Ground (DCC/Appellants): Planning June 2022 https://planningdocs.exeter.gov.uk/servlets/direct/K4o43be1dz2aEf2hmV9Bctzw2nUq/2/785031/1/1/AS_PDF_FILE
CD-ID6	Rule 6 Party Letter https://planningdocs.exeter.gov.uk/servlets/direct/Kn3si42skZ8DvsvbuDE/2/781085/1/1/AS_PDF_FILE
CD-ID7	EGG Statement of Case https://planningdocs.exeter.gov.uk/servlets/direct/KITrPOLZAY2DiIMHnQR38otx3UQXk/2/783601/1/1/AS_PDF_FILE
CD-ID8	Site Notice https://planningdocs.exeter.gov.uk/servlets/direct/KycDQTyLCHN47SITfvkNJIQZQUI/2/781434/1/1/AS_PDF_FILE

CD-ID9	Statement of Common Ground (ECC/Appellants): Landscape June 2022 https://planningdocs.exeter.gov.uk/servlets/direct/KSfE3D6sqtrIFYotgviL3ynKBtpU/2/787058/1/1/AS_PDF_FILE
CD-ID10	Statement of Common Ground (EGG/Appellants): June 2022 https://planningdocs.exeter.gov.uk/servlets/direct/K9PmDgil89nO7H1108D/2/787874/1/1/AS_PDF_FILE
CD-ID11	Negative Screening Direction (Appeal to the Secretary of State without an ES) https://planningdocs.exeter.gov.uk/servlets/direct/KJuBbhHniJgGo3gao1j5jxMgrF92o7/2/786842/1/1/AS_PDF_FILE
CD-ID12	EGG summary of planning balance https://planningdocs.exeter.gov.uk/servlets/direct/KT05O6BRccJAIZZnRZzl1LobuhD6C/2/786763/1/1/AS_PDF_FILE
CD-ID13	Statement of Common Ground (ECC/Appellants): 5 YHLS June 2022 https://planningdocs.exeter.gov.uk/servlets/direct/KWGyway2JuyrEI7spFAIQSKPIHZxA/2/787795/1/1/AS_PDF_FILE

G. Appeals and Cases

CD-A1	SoS - Land at former North Worcestershire Golf Course, Hanging Lane, Birmingham (24 July 2019) https://planningdocs.exeter.gov.uk/servlets/direct/KcjT5ZeV89M64myUrRW8ljd3pkxMjtWw/2/785580/1/1/AS_PDF_FILE
CD-A2	SoS - Oxford Brookes University, Wheatley Campus, Wheatley, Oxford (23 April 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KiDOn5yrbliPrcNx3W/2/785581/1/1/AS_PDF_FILE
CD-A3	SoS and IR - Franklands Drive Addlestone Surrey (13 December 2006) https://planningdocs.exeter.gov.uk/servlets/direct/KZ9vbM0eQcHf2ro9OxoYGq9T6F/2/785583/1/1/AS_PDF_FILE
CD-A4	SoS - Pulley Lane, Droitwich Spa (July 2014) https://planningdocs.exeter.gov.uk/servlets/direct/KMhOuzh5hTJ4UJHx5aacpN6TrH5/2/785582/1/1/AS_PDF_FILE
CD-A5	Appeal - Land east of Park Lane, Coalpit Heath, South Gloucestershire (September 2018) https://planningdocs.exeter.gov.uk/servlets/direct/K5u3gOIPExJAix4cRmL/2/785571/1/1/AS_PDF_FILE

CD-A6	Appeal - Land adjacent to Cornerways, High Street, Twynning, Tewkesbury (13 July 2015) https://planningdocs.exeter.gov.uk/servlets/direct/Kes7zSSJpNrlpce84USkJTYqZpvXnuU/2/785585/1/1/AS_PDF_FILE
CD-A7	Appeal - Land off Aviation Lane, Burton-upon-Trent (7 October 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KieDXA9LSxTu4vWJjHm/2/785569/1/1/AS_PDF_FILE
CD-A8	Appeal - Land North of Upper Chapel, Launceston (April 2014) https://planningdocs.exeter.gov.uk/servlets/direct/KccZLz6YuEfJ55DUS247MzJPIqBA/2/785568/1/1/AS_PDF_FILE
CD-A9	Appeal- Land at the Corner of Oving Road and A35, Chichester (August 2017) https://planningdocs.exeter.gov.uk/servlets/direct/KTyWKConE8a6en4eOhb/2/785588/1/1/AS_PDF_FILE
CD-A10	Appeal - Firlands Farm, Burghfield Common (6 July 2015) https://planningdocs.exeter.gov.uk/servlets/direct/K9L3eGrAGoJFrwbUJ7DPqCxfviWoI5O/2/785586/1/1/AS_PDF_FILE
CD-A11	Appeal - Mans Hill, Burghfield Common (17 March 2015) https://planningdocs.exeter.gov.uk/servlets/direct/K6YK0pCgytYGt8kRtM/2/785570/1/1/AS_PDF_FILE
CD-A12	Appeal - Hawkhurst, Kent (22 March 2022) https://planningdocs.exeter.gov.uk/servlets/direct/KDnWqigP2hHNe0UDFLpwY/2/785587/1/1/AS_PDF_FILE
CD-A13	Appeal – Land west of Clyst Road, Topsham https://planningdocs.exeter.gov.uk/servlets/direct/KLWeJlbp3DEaYe3gZVS0bKf/2/460092/2/1/AS_PDF_FILE
CD-A14	Appeal – Land at Pennsylvania Road, Exeter https://planningdocs.exeter.gov.uk/servlets/direct/KnbVpb4KdKjdrTJc9mdyv2vK/2/768388/1/1/AS_PDF_FILE
CD-A15	Appeal – Land north of Exeter Road, Topsham https://planningdocs.exeter.gov.uk/servlets/direct/KzTzSq3h9P57PnxAN/2/332078/2/1/AS_PDF_FILE
CD-A16	2197532 and 2197529 - Audlem Road, Nantwich - 15.07.2020 https://planningdocs.exeter.gov.uk/servlets/direct/K7VTju7KbClbkeB4v6RswNpFO9e0wZ/2/785043/1/1/AS_PDF_FILE
CD-A17	3227970 - Cox Green Road, Surrey - 16.09.2019

	https://planningdocs.exeter.gov.uk/servlets/direct/KcjmnaMsaGp2uwPXi5yDWyt1pY/2/785040/1/1/AS_PDF_FILE
CD-A18	3194926 - Woolpit - 28.09.18 https://planningdocs.exeter.gov.uk/servlets/direct/KDeU15kJidnS3jbN/2/785039/1/1/AS_PDF_FILE
CD-A19	3169314 - Woburn Sands, Milton Keynes - 25.06.2020 https://planningdocs.exeter.gov.uk/servlets/direct/KQbLWnBMjdz347mW1SZZZxKIB9lv24/2/785045/1/1/AS_PDF_FILE
CD-A20	2212671 - Darnhall School Lane - 4.11.2019 https://planningdocs.exeter.gov.uk/servlets/direct/KtvpWD8ga939GDDKvsKkOPQp2XLYvqA2/2/785044/1/1/AS_PDF_FILE
CD-A21	3180729 - Gleneagles Way, Hatfield Peverel - 08.07.2019 https://planningdocs.exeter.gov.uk/servlets/direct/KqHKjC1sT4gMTpkL1Y6Sr0oqWI/2/785046/1/1/AS_PDF_FILE
CD-A22	3216104 - Popes Lane, Sturry - 03.09.2019 https://planningdocs.exeter.gov.uk/servlets/direct/K9i092XAxFdC3x2cA2m/2/785047/1/1/AS_PDF_FILE
CD-A23	3238460 - Great Torrington 18.03.2020 https://planningdocs.exeter.gov.uk/servlets/direct/KLKdUeMjx9OMbugnRKh/2/785049/1/1/AS_PDF_FILE
CD-A24	3265861 - Sonning Common - 25.06.2021 https://planningdocs.exeter.gov.uk/servlets/direct/KrO9VmQsAq6V9DUYoUdY60zb9zq0iy/2/785042/1/1/AS_PDF_FILE
CD-A25	3256877 - Winterfield Lane, East Malling - 22.03.2021 https://planningdocs.exeter.gov.uk/servlets/direct/KCjJdqV1WNzAYINHvKqC0FBf/2/785041/1/1/AS_PDF_FILE
CD-A26	2222641 - Bath Road, Corsham - 27.05.2015 https://planningdocs.exeter.gov.uk/servlets/direct/KrakS9R0dHa7CfBV5OT6/2/785038/1/1/AS_PDF_FILE
CD-A27	2215771 - Pinhoe - 29.10.14 https://planningdocs.exeter.gov.uk/servlets/direct/KpywICjyAZ71mPqvGbDy7G9aiJecPhx/2/785037/1/1/AS_PDF_FILE
CD-A28	Appeals 3278256, 3278923 and 3282365 - Land at Filands Road/Jenner Lane, Malmesbury SN16 9HZ https://planningdocs.exeter.gov.uk/servlets/direct/KCwi8n2sxcY7oA2M9Ho9XMG4v/2/785592/1/1/AS_PDF_FILE

CD-A29	3280802 – Chilcompton, Wells, Somerset (10.02.2022) https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=46189060
CD-A30	Woodcock Holdings v SoSCLG [2015] EWHC 1173 (Admin) https://www.bailii.org/ew/cases/EWHC/Admin/2015/1173.html
CD-A31	Crane v SoSCLG [2015] EWHC 425 (Admin) https://www.bailii.org/ew/cases/EWHC/Admin/2015/425.html
CD-A32	SoSCLG v Hopkins Homes [2016] EWCA Civ 168 https://www.bailii.org/ew/cases/EWCA/Civ/2016/168.html

H. Proof of Evidence (Robin Upton)

CD-RU1	Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/Kfv9UhuFU7Ksmeg6o6rfeKrXGSPm/2/786760/1/1/AS_PDF_FILE
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I. Proof of Evidence (Katharine Smith)

CD-KS1	Proof of Evidence and appendices https://planningdocs.exeter.gov.uk/servlets/direct/KPk8CyMp9bNnYyM8oWNFB8j/2/786764/1/1/AS_PDF_FILE
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J. Proof of Evidence (Dr Tom Rocke)

CD-TR1	Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KCf6sd9SPEolf55Mu5oq6dH/2/787060/1/1/AS_PDF_FILE
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K. Proof of Evidence (James Stacey)

CD-JS1	Summary of Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KAUCFoShqHQcZ6T9rK7Zlse/2/787052/1/1/AS_PDF_FILE Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KI2jME4cy6KlvPtYhRl/2/787051/1/1/AS_PDF_FILE Appendices (JS1-JS12)
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	https://planningdocs.exeter.gov.uk/servlets/direct/KJnN0yW3aawMhAVthF/2/787061/1/1/AS_PDF_FILE
CD-JS2	Housing White Paper - Fixing our broken housing market (February 2017) https://planningdocs.exeter.gov.uk/servlets/direct/KDW9nRQvkhLJw4cjK/2/785577/1/1/AS_PDF_FILE
CD-JS3	BBC Briefing Housing (February 2020) https://planningdocs.exeter.gov.uk/servlets/direct/KhPgudRiKyNFAE6gq/2/785572/1/1/AS_PDF_FILE
CD-JS4	Denied The Right to a Safe Home – Exposing the Housing Emergency, Shelter (May 2021) https://planningdocs.exeter.gov.uk/servlets/direct/K2cBdoSUa30ETjoHi/2/785575/1/1/AS_PDF_FILE
CD-JS5	House of Commons Debate (October 2013) https://planningdocs.exeter.gov.uk/servlets/direct/Kk0s0hLaooZHi2Ad9/2/785576/1/1/AS_PDF_FILE
CD-JS6	April 2020 Rent Standard https://planningdocs.exeter.gov.uk/servlets/direct/Kx5v0I5DpxPat7hKkL/2/785578/1/1/AS_PDF_FILE
CD-JS7	Governments April 2022 Capital Funding Guide https://planningdocs.exeter.gov.uk/servlets/direct/K5DNkrMM5tBE2Xs419/2/785579/1/1/AS_PDF_FILE
CD-JS8	ECC Statement of Case in respect of Appeal ref. APP/Y1110/W/20/3265253, Land at Pennsylvania Road, Exeter https://planningdocs.exeter.gov.uk/servlets/direct/KovAkPH5JinBYIRCmhXM/2/705308/1/1/AS_PDF_FILE
CD-JS9	CEC Visual Evaluation Report, September 2013 https://planningdocs.exeter.gov.uk/servlets/direct/K6So4LxbVr8owj6S1/2/785573/1/1/AS_PDF_FILE

I. Proof of Evidence (Nick Bunn)

CD-NB1	Proof of Evidence and appendix I https://planningdocs.exeter.gov.uk/servlets/direct/KBj0Uoz8KQRNx5aApEUIGO/2/787054/1/1/AS_PDF_FILE Appendix II - Rule 6 Viewpoints https://planningdocs.exeter.gov.uk/servlets/direct/K7DCLUMWFZK1POvNuG/2/787053/1/1/AS_PDF_FILE
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J. Proof of Evidence (Ben Pycroft)

CD-BP1	Proof of Evidence Summary https://planningdocs.exeter.gov.uk/servlets/direct/K5ENXHQg0klgni4ZGZsQiGdwmdYbaz2q/2/787057/1/1/AS_PDF_FILE Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KZg1HGBGBx1ICk8rFTOpqW/2/787056/1/1/AS_PDF_FILE Appendices (EP1-EP9) https://planningdocs.exeter.gov.uk/servlets/direct/KbrliqY2IcNTk0RIcJ35/2/787055/1/1/AS_PDF_FILE
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K. Proof of Evidence (Dr Gill Baker)

CD-GB1	Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KnZC76jx4s55EoKP6iXRMrBKqw/2/786755/1/1/AS_PDF_FILE
CD-GB2	Outdoor Walking Speeds of Apparently Healthy Adults: A Systematic Review and Meta-analysis https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7806575/
CD-GB3	Hike Evaluation http://www.nwhiker.com/HikeEval.html
CD-GB4	The influence of slope on walking activity and the pedestrian modal share - ScienceDirect https://www.sciencedirect.com/science/article/pii/S2352146517309924 (must be pasted directly into browser for link to work)
CD-GB5	Council committee concludes that radical change is needed to improve bus services in Exeter https://www.devon.gov.uk/news/council-committee-concludes-that-radical-change-is-needed-to-improve-bus-services-in-exeter/
CD-GB6	Land at St Bridget Nursery, Old Rydon Lane, Exeter (ECC Ref: 22/0537/OUT) https://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RABXGTHB03800
CD-GB7	Major plans for huge Exeter 'waterside community' to be revealed

	https://www.devonlive.com/news/devon-news/major-plans-huge-exeter-waterside-7181504
CD-GB8	Appendix Rule Six Party Methods Statement https://planningdocs.exeter.gov.uk/servlets/direct/KMFbGwEEQTIBPSurStXDoEY1uKTZLq/2/786185/1/1/AS_PDF_FILE
CD-GB9	Data from Survey Anonymised PDF https://planningdocs.exeter.gov.uk/servlets/direct/Kvl0Xr4qzIU4hXgAkLZtas/2/786186/1/1/AS_PDF_FILE
CD-GB10	Appendix Bus Survey https://planningdocs.exeter.gov.uk/servlets/direct/KwsUARlvs16v5qMnn/2/786187/1/1/AS_PDF_FILE
CD-GB11	Appendix Sustainability Thematic Analysis https://planningdocs.exeter.gov.uk/servlets/direct/KwjGDjZVOZxdqndt7/2/786188/1/1/AS_PDF_FILE
CD-GB12	Letter from Tetra Tech Planning re 5 Year Housing Supply https://planningdocs.exeter.gov.uk/servlets/direct/K8wZpkSmbMEVo6isYUx4RCjdictr05Y/2/786758/1/1/AS_PDF_FILE

L. Proof of Evidence (Steven Hanna)

CD-SH1	Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KuLA4ThiOqGUsqh16vLMUAdckb/2/786754/1/1/AS_PDF_FILE
CD-SH2	Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard, Fields in Trust (2020) https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf
CD-SH3	Judgements – R v. Secretary of State for the Environment, Food and Rural Affairs https://publications.parliament.uk/pa/ld200607/ldjudgmt/jd070620/godman-2.htm (link must be copied and pasted into browser to work)
CD-SH4	Thematic Analysis of Objections Open Space and Use of Green https://planningdocs.exeter.gov.uk/servlets/direct/KLJ8WoVWTmWfdzBfqRYrd/2/787059/1/1/AS_PDF_FILE
CD-SH5	Data on Use of Open Space

	AS PDF FILE (exeter.gov.uk)
CD-SH6	Appendix Photographs AS PDF FILE (exeter.gov.uk)
CD-SH7	Qualitative feedback on impact of access road on public open space Microsoft Word - CD-SH7 Qualitative feedback on impact of access road on public open space.docx (exeter.gov.uk)

M. Proof of Evidence (Michael Bennett)

CD-MB1	Proof of Evidence https://planningdocs.exeter.gov.uk/servlets/direct/KkK95o16pmSwezcq0vs/2/786756/1/1/AS_PDF_FILE
CD-MB2	Briefing Note, Rocke Associates, September 2021 https://planningdocs.exeter.gov.uk/servlets/direct/KJ9er2B1ZPp5pbkJHrbmlzeVe/2/756787/1/1/AS_PDF_FILE
CD-MB3	Appendix David Williams Landscape Advice https://planningdocs.exeter.gov.uk/servlets/direct/KiMvxylcxuxlEOxPNvGlz2/2/786189/1/1/AS_PDF_FILE
CD-MB4	Additional Viewpoints prepared by EGG pp1-20 https://planningdocs.exeter.gov.uk/servlets/direct/KlvPmsdyirzo8NVdz46/2/786750/1/1/AS_PDF_FILE pp21-40 https://planningdocs.exeter.gov.uk/servlets/direct/K8qWenbUldkFSxD52jU/2/786751/1/1/AS_PDF_FILE pp41-60 https://planningdocs.exeter.gov.uk/servlets/direct/KsU2t8ifWyKL0xwTR/2/786752/1/1/AS_PDF_FILE pp61-75 https://planningdocs.exeter.gov.uk/servlets/direct/KFIBPRbkS1getXhdppvJ46SN6vBMG/2/786753/1/1/AS_PDF_FILE
CD-MB5	Ocean CGI Land off Spruce Close AVRs https://planningdocs.exeter.gov.uk/servlets/direct/Kf207OvyHCAfaPB96E6PFZkna4QoUsW/2/786194/1/1/AS_PDF_FILE

