

Core Documents List

Land at Broadway Farm Appeal

LPA Reference: LDC/23/95111
Appeal Ref: **APP/W1715/X/23/3331326**

A - LDC Application with Appendices	
Documents	
A1	Application Form
A2	Planning Statement – appendices A3 to A27
A3	Exh1 – Location Plan – CCW-BSL-ZZ-XX-DR-A-1010-DF
A4	Exh 2 – Location / Block Plan – sample locations – CCW -BSL-ZZ-XX-DR-A-1011-DF
A5	Exh 4 – Tony Heathfield Statutory declaration
A6	Exh 5 – Letter dated 28 th February 2023 from G&M Technical Services
A7	Exh 7 – Photo of Trail Hole 1
A8	Exh 8 – Photo of Trial hole 2 – 35cm
A9	Exh 9- Photo of Trial Hole 2 - 40cm
A10	Exh 10 – Photo of Trail Hole 4
A11	Exh 11 – Photo of Trail Hole 3
A12	Exh 12 – 2016 Operator's Licence
A13	Exh 12a – 2005 Operator's Licence
A14	Exh 13 – 2013 Public Notice Advertisement
A15	Exh 14 – 2016, 2018, 2019 x2, 2020 Public Notice advertisements
A16	Exh 15 – Maurice Doe Statutory declaration
A17	Exh 16 – Louisa Doe Statutory declaration
A18	Exh 17 – Gary Jewell Statutory declaration
A19	Exh 18 – Gavin Boxall Statutory declaration
A20	Exh 19 – Jon Moore Statutory declaration
A21	Exh 22 – Mike Walker Statutory declaration
A22	Exh 23 – 2017 Operator's Licence
A23	Exh 24 – 2018 Operator's Licence
A24	Exh 25 – June 2019 Operator's Licence
A25	Exh 26 – November 2019 Operator's Licence
A26	Exh 27 – February 2020 Operator's Licence
A27	Exh 28 – 2016 Operator's Licence

B - LDC Refusal Notice, Covering Letter and Plan	
Documents	
B1	Refusal Notice dated 29 th August 2023
B2	Eastleigh Borough Council's letter dated 29 th August 2023
B3	Location Plan – LDC/23/95111

C – LPA Appeal Questionnaire and Responses	
Documents	
C1	LPA Questionnaire dated 6 th November 2023
C2	Undated letter / email from Mr Rhodes at Mallow Cottage with photo images as follows; a – 12/1999 b – 12/2005 c – 04/2007 d – 04/2012 e – 09/2014 f – 04/2015 g – 08/2016 h – 09/2019 j – 05/2020 k – 12/2020
C3	Email dated 5 th July 2023 from Botley Parish Council
C4	Letter / email from Occupant of Springfield Cottage
C5	Email from Scott Meeks dated 29 th June 2023
C6	Google Earth Pro Timeline photographs a – December 2005 b – April 2007 c – April 2012 d – September 2014 e – April 2015 f – August 2016 g – September 2019 h – May 2020 j - December 2020 k – March 2022
C7	Planning Officer report Ref: LDC/23/95111
C8	Email dated 17 th August 2023 from Claire Dinnage

D – Aerial Photographs of the Site	
Documents	
D1	December 2005
D2	April 2007
D3	April 2012
D4	September 2014
D5	April 2015
D6	August 2016
D7	September 2019
D8	May 2020
D9	December 2020
D10	March 2022

E – Other relevant planning and enforcement history documents	
Documents	
E1	Planning Officer's report Ref: F/07/61818 and Site Plan
E2	EN/15/15747 photo 25/03/2015 at 16:04hrs
E3	ENF 2021/58 14/04/2021 x 8 photographs

F – Appeal Documents	
Documents	
F1	Appellant's Statement of Case (together with all appendices A1-A28 plus B1, C7, C8 - as noted above)
F1a	Appellant's Supplemental Statement of Case (together with all appendices F2 – F28)
F2	App 35 – expanded photo of 2014
F3	App 36 – expanded photo of 2015
F4	App 37 – expanded photo of 2016
F5	App 38 – expanded photo of 2020
F6	App 39 - 4 th June 2013 Getmapping photographs and letter
F7	App 40 – 21 st June 2017 Getmapping photographs
F8	App 41 – photo 5 th August 2016
F9	App 42 – photo 9 th August 2016
F10	App 43 – photo 16 th August 2016
F11	App 44 – photo 18 th august 2016
F12	App 45 – photo 1 st June 2017
F13	App 46 – photo 2 nd June 2017
F14	App 47 – photo 1 st July 2017
F15	App 48 – photo 1 st July 2017
F16	App 49 – photo 2 nd July 2017
F17	App 50 – photo 4 th July 2017
F18	App 51 – photo 19 th June 2018
F19	App 52 - Landscape Section drawing A1_L1003 prepared by Fabrik Landscape Architects
F20	App 53 - 2013-SK100-P1 Site Layout LDC Land (A1 500)
F21	App 54 - 2013-SK200 Site Section LDC Land (A1 250)
F22	App 55 - Overall appraisal by S Guilan
F23	App 56 - Viewpoint 2 looking north towards the appeal site
F24	App 57 Viewpoint 4 looking towards the appeal site
F25	App 58 Statutory Declaration made by Jamie G Hawkhead
F25a	Photo 19 th June 2018 – 4 x tractor units and one van Ref 50417409.jpg
F25b	Photo 19 th June 2018 – 4 x tractor units and one van Ref 50423553.jpg
F25c	Photo 19 th June 2018 – 4 tractor units Ref 50740481.jpg
F26	App 59 - Statutory Declaration made by Craig George
F27	App 60 Statutory Declaration made by Andrew Tracey
F28	App 61 Statutory Declaration made by R. B. Harris
F29	Council's Statement of Case (with appendices A1-A27, B1-B3, C1-C8, D1-D10, E1 – E3 and C8 as above)
F30	Appellant's Comments on Council's Statement of Case

G – Case Law and Appeal Decisions	
Documents	
G1	Thurrock Borough Council v SSETR [2002] EWCA Civ 226
G2	Kestrel Hydro v SSCLG [2016] EWCA Civ 784
G3	Jennings v Secretary of State for the Environment [1982] 1 QB 541
G4	Sage v Secretary of State for the Environment, Transport and the Regions [2003] 1 W.L.R 983
G5	Westminster City Council v Great Portland Estates Plc [1985] A.C. 661

H – Site Visit Photos	
Documents	
H1	Sample Hole 1 Photos (SH/1/A-F)
H2	Sample Hole 2 Photos (SH/2/A-E)
H3	Sample Hole 3 Photos (SH/3/A)
H4	Sample Hole 4 Photos (SH/4/A-F)