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](https://www.eastleigh.gov.uk/media/13994/a1-application-form.pdf) |
| **A2** | [Planning Statement](https://www.eastleigh.gov.uk/media/13995/a2-planning-statement-appendices-a3-to-a27.pdf) – appendices A3 to A27 |
| **A3** | Exh1 – [Location Plan](https://www.eastleigh.gov.uk/media/13996/a3-exh-1-location-plan-ccw-bsl-zz-xx-dr-a-1010-df.pdf) – CCW-BSL-ZZ-XX-DR-A-1010-DF |
| **A4** | Exh 2 – [Location / Block Plan](https://www.eastleigh.gov.uk/media/13997/a4-exh-2-location-block-plan-sample-locations-ccw-bsl-zz-xx.pdf) – sample locations – CCW -BSL-ZZ-XX-DR- A-1011-DF |
| **A5** | Exh 4 – [Tony Heathfield Statutory declaration](https://www.eastleigh.gov.uk/media/13998/a5-exh-4-tony-heathfield-statutory-declaration.pdf) |
| **A6** | Exh 5 – [Letter dated 28th February 2023 from G&M Technical Services](https://www.eastleigh.gov.uk/media/13999/a6-exh-5-letter-dated-28th-feb-2023-from-gm-technical-services.pdf) |
| **A7** | Exh 7 – [Photo of Trail Hole 1](https://www.eastleigh.gov.uk/umbraco#/media/media/edit/19243) |
| **A8** | Exh 8 – [Photo of Trial hole 2 – 35cm](https://www.eastleigh.gov.uk/media/14001/a8-exh-8-photo-of-trial-hole-2-35cm.jpg) |
| **A9** | Exh 9- [Photo of Trial Hole 2 - 40cm](https://www.eastleigh.gov.uk/media/14002/a9-exh-9-photo-of-trial-hole-2-40cm.jpg) |
| **A10** | Exh 10 – [Photo of Trail Hole 4](https://www.eastleigh.gov.uk/media/14003/a10-exh-10-photo-of-trial-hole-4.jpg) |
| **A11** | Exh 11 – [Photo of Trail Hole 3](https://www.eastleigh.gov.uk/media/14004/a11-exh-11-photo-of-trial-hole-3.jpg) |
| **A12** | Exh 12 – [2016 Operator’s License](https://www.eastleigh.gov.uk/media/14005/a12-exh-12-2016-operators-licence.pdf) |
| **A13** | Exh 12a – [2005 Operator’s License](https://www.eastleigh.gov.uk/media/14007/a13-exh-12a-2005-operators-licence.pdf) |
| **A14** | Exh 13 – [2013 Public Notice Advertisement](https://www.eastleigh.gov.uk/media/14010/a14-exh-13-2013-public-notice-advertisement.tiff) |
| **A15** | Exh 14 – 2016, 2018, 2019 x2, 2020 [Public Notice advertisements](https://www.eastleigh.gov.uk/media/14013/a15-exh-14-2016-2018-2019-x2-2020-public-notices.pdf) |
| **A16** | Exh 15 – [Maurice Doe Statutory declaration](https://www.eastleigh.gov.uk/media/14014/a16-exh-15-maurice-doe-statutory-declaration.pdf) |
| **A17** | Exh 16 – [Louisa Doe Statutory declaration](https://www.eastleigh.gov.uk/media/14015/a17-exh-16-louisa-doe-statutory-declaration.pdf) |
| **A18** | Exh 17 – [Gary Jewell Statutory declaration](https://www.eastleigh.gov.uk/media/14016/a18-exh-17-gary-jewell-statutory-declaration.pdf) |
| **A19** | Exh 18 – [Gavin Boxall Statutory declaration](https://www.eastleigh.gov.uk/media/14017/a19-exh-18-gavin-boxall-statutory-declaration.pdf) |
| **A20** | Exh 19 – [Jon Moore Statutory declaration](https://www.eastleigh.gov.uk/media/14018/a20-exh-19-jon-moore-statutory-declaration.pdf) |
| **A21** | Exh 22 – [Mike Walker Statutory declaration](https://www.eastleigh.gov.uk/media/14019/a21-exh-22-mike-walker-statutory-declaration.pdf) |
| **A22** | Exh 23 – [2017 Operator’s License](https://www.eastleigh.gov.uk/media/14020/a22-exh-23-2017-operators-licence.pdf) |
| **A23** | Exh 24 – [2018 Operator’s License](https://www.eastleigh.gov.uk/media/14021/a23-exh-24-2018-operators-licence.pdf) |
| **A24** | Exh 25 – [June 2019 Operator’s License](https://www.eastleigh.gov.uk/media/14022/a24-exh-25-june-2019-operators-licence.pdf) |
| **A25** | Exh 26 – [November 2019 Operator’s License](https://www.eastleigh.gov.uk/media/14023/a25-exh-26-november-2019-operators-licence.pdf) |
| **A26** | Exh 27 – [February 2020 Operator’s License](https://www.eastleigh.gov.uk/media/14024/a26-exh-27-2020-february-2020-operators-licence.pdf) |
| **A27** | Exh 28 – [2016 Operator’s License](https://www.eastleigh.gov.uk/media/14025/a27-exh-28-2016-operators-licence.pdf) |

|  |  |
| --- | --- |
| **B - LDC Refusal Notice, Covering Letter and Plan** | |
| **Documents** | |
| **B1** | [Refusal Notice dated 29th August 2023](https://www.eastleigh.gov.uk/media/14026/b1-refusal-notice-dated-29th-august-2023.pdf) |
| **B2** | [Eastleigh Borough Council’s letter dated 29th August 2023](https://www.eastleigh.gov.uk/media/14027/b2-letter-dated-29th-august-2023.pdf) |
| **B3** | [Location Plan – LDC/23/95111](https://www.eastleigh.gov.uk/media/14028/b3-location-plan-ldc2395111.pdf) |

|  |  |
| --- | --- |
| **C – LPA Appeal Questionnaire and Responses** | |
| **Documents** | |
| **C1** | [LPA Questionnaire dated 6th November 2023](https://www.eastleigh.gov.uk/media/14029/c1-lpa-questionnaire-dated-6th-november-2023.pdf) |
| **C2** | [Undated letter / email from Mr Rhodes at Mallow Cottage with photo images as follows](https://www.eastleigh.gov.uk/media/14030/c2-undated-letter-from-mr-rhodes-with-photo-images.pdf);  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 5th July 2023 from Botley Parish Council](https://www.eastleigh.gov.uk/media/14031/c3-email-dated-5th-july-2023-from-botley-parish-council.pdf) |
| **C4** | [Letter / email from Occupant of Springfield Cottage](https://www.eastleigh.gov.uk/media/14032/c4-email-from-occupant-of-springtime-cottage.pdf) |
| **C5** | [Email from Scott Meeks dated 29th June 2023](https://www.eastleigh.gov.uk/media/14033/c5-email-from-scott-meeks-dated-29th-june-2023.pdf) |
| **C6** | [Google Earth Pro Timeline photographs](https://www.eastleigh.gov.uk/media/14034/c6-google-earth-pro-timeline-photographs.pdf)  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](https://www.eastleigh.gov.uk/media/14035/c7-officer-report-ref-ldc2395111.pdf) |
| **C8** | [Email dated 17th August 2023 from Claire Dinnage](https://www.eastleigh.gov.uk/media/14036/c8-email-dated-17th-august-2023-from-claire-dinnage.pdf) |

|  |  |
| --- | --- |
| **D – Aerial Photographs of the Site** | |
| **Documents** | |
| **D1** | [December 2005](https://www.eastleigh.gov.uk/media/14037/d1-december-2005.jpg) |
| **D2** | [April 2007](https://www.eastleigh.gov.uk/media/14038/d2-april-2007.jpg) |
| **D3** | [April 2012](https://www.eastleigh.gov.uk/media/14039/d3-april-2012.jpg) |
| **D4** | [September 2014](https://www.eastleigh.gov.uk/media/14040/d4-september-2014.jpg) |
| **D5** | [April 2015](https://www.eastleigh.gov.uk/media/14041/d5-april-2015.jpg) |
| **D6** | [August 2016](https://www.eastleigh.gov.uk/media/14042/d6-august-2016.jpg) |
| **D7** | [September 2019](https://www.eastleigh.gov.uk/media/14043/d7-september-2019.jpg) |
| **D8** | [May 2020](https://www.eastleigh.gov.uk/media/14044/d8-may-2020.jpg) |
| **D9** | [December 2020](https://www.eastleigh.gov.uk/media/14045/d9-december-2020.jpg) |
| **D10** | [March 2022](https://www.eastleigh.gov.uk/media/14046/d10-march-2022.jpg) |

|  |  |
| --- | --- |
| **E – Other relevant planning and enforcement history documents** | |
| **Documents** | |
| **E1** | [Planning Officer’s report Ref: F/07/61818 and Site Plan](https://www.eastleigh.gov.uk/media/14047/e1-planning-officer-report-f0761818.pdf) |
| **E2** | [EN/15/15747 photo 25/03/2015 at 16:04hrs](https://www.eastleigh.gov.uk/media/14048/e2-en1515747-photo-at-1604hrs.pdf) |
| **E3** | [ENF 2021/58 14/04/2021 x 8 photographs](https://www.eastleigh.gov.uk/media/14049/e3-enf-202158-140421-x-8-photographs.pdf) |

|  |  |
| --- | --- |
| **F – Appeal Documents** | |
| **Documents** | |
| **F1** | [Appellant’s Statement of Case](https://www.eastleigh.gov.uk/media/14050/f1-appellants-statement-of-case.pdf) (together with all appendices A1-A28 plus B1, C7, C8 - as noted above) |
| **F1a** | [Appellant’s Supplemental Statement of Case](https://www.eastleigh.gov.uk/media/14051/f1a-appellants-supplemental-statement-of-case.pdf) (together with all appendices F2 – F28) |
| **F2** | App 35 – [expanded photo of 2014](https://www.eastleigh.gov.uk/media/14052/f2-app-35-expanded-photo-of-2014.pdf) |
| **F3** | App 36 – [expanded photo of 2015](https://www.eastleigh.gov.uk/media/14054/f3-app-36-expanded-photo-of-2015.pdf) |
| **F4** | App 37 – [expanded photo of 2016](https://www.eastleigh.gov.uk/media/14053/f4-app-37-expanded-photo-of-2016.pdf) |
| **F5** | App 38 – [expanded photo of 2020](https://www.eastleigh.gov.uk/media/14055/f5-app-38-expanded-photo-of-2020.pdf) |
| **F6** | App 39 - [4th June 2013 Getmapping photographs and letter](https://www.eastleigh.gov.uk/media/14056/f6-app-39-4th-june-2013-getmapping-photographs.pdf) |
| **F7** | App 40 – [21st June 2017 Getmapping photographs](https://www.eastleigh.gov.uk/media/14057/f7-app-40-21st-june-2017-getmapping-photographs.pdf) |
| **F8** | App 41 – [photo 5th August 2016](https://www.eastleigh.gov.uk/media/14058/f8-app-41-photo-5th-august-2016.pdf) |
| **F9** | App 42 – [photo 9th August 2016](https://www.eastleigh.gov.uk/media/14059/f9-app-42-photo-9th-august-2016.pdf) |
| **F10** | App 43 – [photo 16th August 2016](https://www.eastleigh.gov.uk/media/14060/f10-app-43-photo-16th-august-2016.pdf) |
| **F11** | App 44 – [photo 18th august 2016](https://www.eastleigh.gov.uk/media/14061/f11-app-44-photo-18th-august-2016.pdf) |
| **F12** | App 45 – [photo 1st June 2017](https://www.eastleigh.gov.uk/media/14062/f12-app-45-photo-1st-june-2017.pdf) |
| **F13** | App 46 – [photo 2nd June 2017](https://www.eastleigh.gov.uk/media/14063/f13-app-46-photo-2nd-june-2017.pdf) |
| **F14** | App 47 – [photo 1st July 2017](https://www.eastleigh.gov.uk/media/14064/f14-app-47-photo-1st-july-2017.pdf) |
| **F15** | App 48 – [photo 1st July 2017](https://www.eastleigh.gov.uk/media/14065/f15-app-48-photo-1st-july-2017.pdf) |
| **F16** | App 49 – [photo 2nd July 2017](https://www.eastleigh.gov.uk/media/14066/f16-app-49-photo-2nd-july-2017.pdf) |
| **F17** | App 50 – [photo 4th July 2017](https://www.eastleigh.gov.uk/media/14067/f17-app-50-photo-4th-july-2017.pdf) |
| **F18** | App 51 – [photo 19th June 2018](https://www.eastleigh.gov.uk/media/14068/f18-app-51-photo-19th-june-2018.pdf) |
| **F19** | App 52 - [Landscape Section drawing A1\_L1003 prepared by Fabrik Landscape Architects](https://www.eastleigh.gov.uk/media/14069/f19-app-52-landscape-section-drawing-a1l1003.pdf) |
| **F20** | App 53 - [2013-SK100-P1 Site Layout LDC Land (A1 500)](https://www.eastleigh.gov.uk/media/14070/f20-app-53-2013-sk100-p1-site-layout-ldc-land.pdf) |
| **F21** | App 54 - [2013-SK200 Site Section LDC Land (A1 250)](https://www.eastleigh.gov.uk/media/14071/f21-app-54-2013-sk200-site-section-ldc-land.pdf) |
| **F22** | App 55 - [Overall appraisal by S Guillan](https://www.eastleigh.gov.uk/media/14072/f22-app-55-overall-appraisal-by-s-guillan.pdf) |
| **F23** | App 56 - [Viewpoint 2 looking north towards the appeal site](https://www.eastleigh.gov.uk/media/14073/f23-app-56-viewpoint-2-looking-north-towards-the-appeal-site.pdf) |
| **F24** | App 57 [Viewpoint 4 looking towards the appeal site](https://www.eastleigh.gov.uk/media/14074/f24-app-57-viewpoint-4-looking-towards-the-appeal-site.pdf) |
| **F25** | App 58 [Statutory Declaration made by Jamie G Hawkhead](https://www.eastleigh.gov.uk/media/14075/f25-app-58-statutory-declaration-jamie-hawkhead.pdf) |
| **F25a** | [Photo 19th June 2018 – 4 x tractor units and one van Ref 50417409.jpg](https://www.eastleigh.gov.uk/media/14076/f25a-photo-19th-june-2018-4-x-tractor-units-and-1-van-ref-09.pdf) |
| **F25b** | [Photo 19th June 2018 – 4 x tractor units and one van Ref 50423553.jpg](https://www.eastleigh.gov.uk/media/14077/f25b-photo-19th-june-2018-4-x-tractor-units-and-1-van-ref-53.pdf) |
| **F25c** | [Photo 19th June 2018 – 4 tractor units Ref 50740481.jpg](https://www.eastleigh.gov.uk/media/14078/f25c-photo-19th-june-2018-4-x-tractor-units-ref-81.pdf) |
| **F26** | App 59 - [Statutory Declaration made by Craig George](https://www.eastleigh.gov.uk/media/14079/f26-app-59-statutory-declaration-craig-george.pdf) |
| **F27** | App 60 [Statutory Declaration made by Andrew Tracey](https://www.eastleigh.gov.uk/media/14080/f27-app-60-statutory-declaration-andrew-tracey.pdf) |
| **F28** | App 61 [Statutory Declaration made by R. B. Harris](https://www.eastleigh.gov.uk/media/14081/f28-app-61-statutory-declaration-r-b-harris.pdf) |
| **F29** | [Council’s Statement of Case](https://www.eastleigh.gov.uk/media/14082/f29-councils-soc.pdf) (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](https://www.eastleigh.gov.uk/media/14083/f30-appellants-comments-on-councils-soc.pdf) |

|  |  |
| --- | --- |
| **G – Case Law and Appeal Decisions** | |
| **Documents** | |
| **G1** | [Thurrock Borough Council v SSETR [2002] EWCA Civ 226](https://www.eastleigh.gov.uk/media/14084/g1-thurrock-borough-council-v-ssetr-2002-ewca-civ-226.pdf) |
| **G2** | [Kestrel Hydro v SSCLG [2016] EWCA Civ 784](https://www.eastleigh.gov.uk/media/14085/g2-kestrel-hydo-v-ssclg-2016-ewca-civ-784.pdf) |
| **G3** | Jennings v Secretary of State for the Environment [1982] 1 QB 541 |
| **G4** | [Sage v Secretary of State for the Environment](https://www.eastleigh.gov.uk/media/14086/g4-sage-v-secretary-of-state-for-the-environment-transport-and-the-regions-2003-1-wlr-983.pdf), Transport and the Regions [[2003] 1 W.L.R 983](https://uk.westlaw.com/Link/Document/FullText?findType=Y&serNum=2003244683&pubNum=6452&originatingDoc=ID882DC707F0C11E8A8C6E01C64F05DA7&refType=UC&originationContext=document&transitionType=CommentaryUKLink&ppcid=6bf3f0d659ac47e6a8d307615446f037&contextData=(sc.Search)) |
| **G5** | [Westminster City Council v Great Portland Estates Plc [1985] A.C. 661](https://www.eastleigh.gov.uk/media/14087/g5-westminster-city-council-v-great-portland-estates-plc-1985-ac-661.pdf) |

|  |  |
| --- | --- |
| **H – Site Visit Photos** | |
| **Documents** | |
| **H1** | [Sample Hole 1 Photos](https://www.eastleigh.gov.uk/media/14088/h1-sample-hole-1-sh1a-f.pdf) (SH/1/A-F) |
| **H2** | [Sample Hole 2 Photos](https://www.eastleigh.gov.uk/media/14089/h2-sample-hole-2-sh2a-e.pdf) (SH/2/A-E) |
| **H3** | [Sample Hole 3 Photos](https://www.eastleigh.gov.uk/media/14090/h3-sample-hole-3-sh3a.pdf) (SH/3/A) |
| **H4** | [Sample Hole 4 Photos](https://www.eastleigh.gov.uk/media/14091/h4-sample-hole-4-sh4a-f.pdf) (SH/4/A-F) |