

Land Off School Road, School Road, Hemingbrough

Erection of 138 dwellings with associated access, infrastructure, landscaping, open space and demolition of existing dwelling. Amended scheme submitted

CORE DOCUMENTS LIST

Appeal Ref: APP/6008696

CD1: Application Documents		
CD ref	Document Title	Reference/date
Original application documents and plans		
<u>1.1</u>	Planning Application Form	11 th October 2024 & 30 th October 2024
<u>1.2</u>	Landowner Notice Letters	11th October 2024
<u>1.3</u>	Planning Layout	2430.01 Rev B
<u>1.4</u>	Site Location Plan	2430.02 Rev A
<u>1.5</u>	Materials Layout	2430.03 Rev A
<u>1.6</u>	Street Scenes	2430.04 Rev A
<u>1.7</u>	Cross Sections	2430.05 Rev A
<u>1.8</u>	Boundary Treatment Plan	2430.06 Rev A
<u>1.9</u>	Ashridge / Rendlesham 5 Block Floor Plans	2430.ADRE.01
<u>1.10</u>	Ashridge / Rendlesham 5 Block Elevations	2430.ADRE.02
<u>1.11</u>	Addleborough	2430.AR.01
<u>1.12</u>	Addleborough 3 Block Floor Plans	2430.AR.02
<u>1.13</u>	Addleborough 3 Block Elevations	2430.AR.03
<u>1.14</u>	Addleborough/Chilton Render	2430.ARCT.01
<u>1.15</u>	Barndale Render	2430.BE.01
<u>1.16</u>	Barndale	2430.BE.02
<u>1.17</u>	Burnham	2430.BU.01
<u>1.18</u>	Design and Access Statement	September 2024 Rev 1
<u>1.19</u>	Fleet	2430.FE.01
<u>1.20</u>	Galloway	2430.GA.01
<u>1.21</u>	Haldon	2430.HD.01
<u>1.22</u>	Haldon 3 block	2430.HD.02
<u>1.23</u>	Kielder	2430.KI.01
<u>1.24</u>	Lambridge Render	2430.LB.01. Rev A
<u>1.25</u>	Marston Render	2430.MA.01
<u>1.26</u>	Marston	2430.MA.02
<u>1.27</u>	Sherwood	2430.SH.01
<u>1.28</u>	Winterfold	2430.WI.01
<u>1.29</u>	Landscape and Visual Appraisal	V1.2
<u>1.30</u>	Landscape and Visual Appraisal VP Photography Appendix B	October 2024
<u>1.31</u>	Landscape and Visual Appraisal Figures	October 2024
<u>1.32</u>	Minerals Assessment	JM40036
<u>1.33</u>	Air Quality Assessment	122340
<u>1.34</u>	Arboricultural Report, Impact Assessment and Method Statement	PN24227 Rev 2.0

1.35	Archaeology and Heritage Desk-Based Assessment	Rev VB110724
1.36	Biodiversity Statutory Metric	09/08/2024
1.37	Biodiversity Net Gain Assessment (Baseline)	ER-7764-02A
1.38	Double Garage Plans, Elevations & Section	Ga2.1_MA_R25 901
1.39	Elevation Survey	1729-192_E Rev. Ø
1.40	2D Topographical Survey	1729-102 Ø
1.41	Flood Risk Assessment	22890-FRADS-001 Rev –
1.42	Landscape Strategy	October 2024
1.43	Landscape Masterplan – North	5473-LAN-XX-XX-DR-1001-P02
1.44	Landscape Masterplan – South	5473-LAN-XX-XX-DR-L-1002-P02
1.45	Noise Impact Assessment	NIA/11601/24/11941 Rev V1
1.46	Preliminary Ecological Appraisal	ER-7764-01 Rev B
1.47	Preliminary Risk Assessment	GRO-23331-5299 Rev –
1.48	Single Garage Plans, Elevations & Section	Ga1.1_MA_R25 902 – Rev A
1.49	Type 1 - 1800mm High Screen Wall	STD-BT-TYPE 01
1.50	Type 2 - 1800mm High Screen Wall/Fence Detail	STD-BT-TYPE 02
1.51	Type 4 - 1800mm High Timber Close Board Fence	STD-BT-TYPE 04
1.52	Type 7 - 900mm High Post & Rail Fence	STD-BT TYPE 07
1.53	Type 9 - 900 to 1200mm Bow Top Railings	STD-BT-TYPE 09
1.54	Type 10 - 1200mm High Estate Railings	STD-BT-TYPE 10
1.55	Type 11 - 450 to 600mm High Knee Rail Fence	STD-BT-TYPE 11
1.56	Sustainability Statement	October 2024
1.57	Transport Assessment	24-269-001.02 (Oct 2024)
1.58	Travel Plan	24-269-002.03 (October 2024)
1.59	Twin Garage Plans, Elevations & Sections	Ga2.2_MA_R25 901
1.60	Planning Statement	18th October 2024
1.61	Covering Letter	18th October 2024
1.62	Drainage Strategy	22890-DS-001 Rev–
1.63	Plinthstone Floor Plans	1792-102
1.64	Pump Station Elevation	100_DPS
Revised and additional documents submitted post validation		
1.65	CGIs 1	November 2024
1.66	CGIs 2	November 2024
1.67	CGIs 3	November 2024
1.68	CGIs 4	November 2024

<u>1.69</u>	Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information	November 2024
<u>1.70</u>	Landscape Masterplan North	5473-LAN-XX-XX-DR-L-1001-P03
<u>1.71</u>	Landscape Masterplan South	5473-LAN-XX-XX-DR-L-1002-P03
<u>1.72</u>	Habitat Regulations Assessment (Shadow HRA)	ER-7764-05A Rev A
<u>1.73</u>	Great Crested Newt Report	1093-2025 (19/05/2025)
<u>1.74</u>	GCN eDNA Survey Report	SI-7764-01 (01/05/2025)
<u>1.75</u>	Planning Layout	2430.01.H
<u>1.76</u>	Planning Layout supporting Schedule of Accommodation	H
<u>1.77</u>	Landscape Masterplan – North	5473-LAN-XX-XX-DR-L-1001-P05
<u>1.78</u>	Landscape Masterplan – South	5473-LAN-XX-XX-DR-L-1002-P05
<u>1.79</u>	Geo-environmental Appraisal	GRO-23331-5501 (Nov 2024)
<u>1.80</u>	Planning Layout	2430.01.K
<u>1.81</u>	Location Plan	2430.02.B
<u>1.82</u>	Materials Layout	2430.03.C
<u>1.83</u>	Street scenes	2430.04.B
<u>1.84</u>	Cross sections	2430.05.B
<u>1.85</u>	Boundary treatment plan	2430.06.B
<u>1.86</u>	Addleborough	2430.AR.04
<u>1.87</u>	Addleborough/Chilton	2430.ARCT.02
<u>1.88</u>	Addleborough/Chilton 3 block Floor Plans	2430.ARCT.03
<u>1.89</u>	Addleborough/Chilton 3 block Elevations	2430.ARCT.04
<u>1.90</u>	Burnham Render	2430.BU.02
<u>1.91</u>	Design and Access Statement	July 2025 Rev 2
<u>1.92</u>	Haldon / Rockcliffe 4 block Floor Plans	2430.HD.03
<u>1.93</u>	Haldon / Rockcliffe 4 block Elevations	2430.HD.04
<u>1.94</u>	Kielder Render	2430.KI.02
<u>1.95</u>	Kielder Render Plot 1	2430.KI.03
<u>1.96</u>	Lambridge	2430.LB.02
<u>1.97</u>	Winterfold Render	2430.WI.02
<u>1.98</u>	Drainage Strategy (Sheet 1 of 4)	AMA-22890-DS-001 P06
<u>1.99</u>	Drainage Strategy (Sheet 2 of 4)	AMA-22890-DS-002 P05
<u>1.100</u>	Drainage Strategy (Sheet 3 of 4)	AMA-22890-DS-003 P05
<u>1.101</u>	Drainage Strategy (Sheet 4 of 4)	AMA-22890-DS-004 P06
<u>1.102</u>	Drainage Strategy Full Site	AMA-22890-DS-005 P06
<u>1.103</u>	Engineering Appraisal (Sheet 1 of 4)	AMA-22890-ENG-001 P03
<u>1.104</u>	Engineering Appraisal (Sheet 2 of 4)	AMA-22890-ENG-002 P03
<u>1.105</u>	Engineering Appraisal (Sheet 3 of 4)	AMA-22890-ENG-003 P03
<u>1.106</u>	Engineering Appraisal (Sheet 4 of 4)	AMA-22890-ENG-004 P04
<u>1.107</u>	Engineering Appraisal Full Site	AMA-22890-ENG-005 P04
<u>1.108</u>	Biodiversity Net Gain Assessment Report	ER-7764-03C
<u>1.109</u>	Biodiversity Statutory Metric	BM-7764-01B
<u>1.110</u>	Travel Plan	24-269-002.03 (July 2025)
<u>1.111</u>	Highways Technical Note	24-269-003.02
<u>1.112</u>	Large Refuse Vehicle Swept Path	24-269-ATR-001 Rev E

1.113	Yorkshire Water Tanker Swept Path	24-269-ATR-002 Rev F
1.114	Forward Visibility	24-269-TR-003 Rev D
1.115	Noise Impact Assessment	NIA-11601-24-11941v3
1.116	Drainage Strategy	22890-DS-001 Rev 2
1.117	Flood Risk Assessment	22890-FRADS-001 Rev 1
1.118	Arboricultural Report, Impact Assessment and Method Statement	PN24227 Rev 4.0
1.119	Wintering Bird Survey Methodology Note	EN-7466-01
1.120	Planning Application Form	30/07/2025
1.121	Planning Statement	30/07/2025
1.122	Archaeological Evaluation by Trial Trenching	MAP 05-25-24
1.123	Ground Gas Risk Assessment	GRO-23331-5822
1.124	Highways Technical Note	24-269-004.02
1.125	CGIS Sherburn Pump Station	December 2025
1.126	CGIS Sherburn Pump Station 1	December 2025
1.127	CGIS Sherburn Pump Station 2	December 2025
1.128	Planning Layout	2430.01.L
1.129	Landscape Masterplan - North	5473-LAN-XX-XX-DR-L-1001-P07
1.130	Landscape Masterplan – South	5473-LAN-XX-XX-DR-L-1002-P07
1.131	Swept Path Analysis of Site Access	24-269-ATR-009
1.132	Swept Path Analysis of Emergency Link	24-269-ATR-010
1.133	Highways Technical Note	24-269-005.02
1.134	NPPF, Local Plan & Application Review	February 2026
1.135	Highways Rebuttal Letter	24-269/NC/DB
1.136	Draft Conditions	February 2026
1.137	Drainage Strategy	22890-DS-001 Rev 4
1.138	Flood Risk Assessment	22890-FRADS-001 Rev 2
1.139	Flood Exceedance Plan	AMA-22890-DS-006 P02
1.140	Proposed Off Site Highway Works	24-269-Tr-004 (09 Jan 2026)
1.141	Stage 1 Road Safety Audit Brief – Proposed Site Access, Internal Layout and off-site highway works	24-269-006.01), 16 th Jan 2026
1.142	Stage 1 Road Safety Audit – Proposed Residential Development S278 and S38 Highway Works	9 th February 2026
1.143	Stage 1 Road Safety Response Report	24-269-007.01 19 th Feb 2026
1.144	Draft Section 106 Agreement	3 rd September 2025
1.145	Rendlesham	2430.RE.01 Rev. –

CD2: Officer Report and Decision Notice

CD ref	Document Title	Date
2.1	Officers Report	4th March 2026
2.2	Decision Notice	4th March 2026

CD3: Statutory Consultee Responses

CD ref	Statutory Consultee Body	Date
3.1	North Yorkshire Contaminated Land	26 th November 2024

3.2	North Yorkshire Fire & Rescue Service	2 nd December 2024
3.3	Active Travel England	5 th December 2024
3.4	North Yorkshire Ecology	3 rd December 2024
3.5	Humber and North Yorkshire Integrated Care Board	5 th December 2024
3.6	North Yorkshire Council Minerals and Waste	9 th December 2024
3.7	North Yorkshire Police	9 th December 2024
3.8	Environmental Health	10 th December 2024
3.9	Public Rights of Way	3 rd December 2024
3.10	Natural England	6 th December 2024
3.11	North Yorkshire Education Directorate	
3.12	Principal Archaeologist	12 th December 2024
3.13	Affordable Housing	16 th December 2024
3.14	Yorkshire Water	17 th December 2024
3.15	Environmental Health	18 th December 2024
3.16	Ouse and Derwent Internal Drainage Board	25 th November 2024
3.17	Ouse and Derwent Internal Drainage Board	13 th January 2025
3.18	North Yorkshire Urban Designer	15 th January 2025
3.19	Environment Agency	30 th January 2025
3.20	Ouse and Derwent IDB	17 th February 2025
3.21	Highways	
3.22	Landscape	
3.23	Natural England	3 rd June 2025
3.24	Contaminated Land	9 th June 2025
3.25	North Yorkshire Ecology	11 th June 2025
3.26	Active Travel England	25 th July 2025
3.27	North Yorkshire Ecology	25 th July 2025
3.28	North Yorkshire Minerals & Waste	25 th July 2025
3.29	NHS Humber and North Yorkshire Integrated Care Board	28 th July 2025
3.30	Ouse and Derwent Internal Drainage Board	31 st July 2025
3.31	North Yorkshire Fire & Rescue Service	1 st August 2025
3.32	North Yorkshire Police	1 st August 2025
3.33	Public Rights of Way	1 st August 2025
3.34	Affordable Housing	5 th August 2025
3.35	North Yorkshire Council Archaeology	5 th August 2025
3.36	Hemingbrough Parish Council	6 th August 2025
3.37	Yorkshire Water	8 th August 2025
3.38	North Yorkshire Education Directorate	
3.39	North Yorkshire Urban Designer	12 th August 2025
3.40	North Yorkshire Contaminated Land	13 th August 2025
3.41	Natural England	13 th August 2025
3.42	Ouse and Derwent Internal Drainage Board	14 th August 2025
3.43	Environmental Health	22 nd August 2025
3.44	Lead Local Flood Authority	3 rd September 2025
3.45	Environmental Health	9 th September 2025
3.46	Highways	8 th September 2025
3.47	Highways	11 th September 2025
3.48	Highways	2 nd December 2025
3.49	Highways	28 th January 2026
3.50	North Yorkshire Urban Designer	16 th January 2026
3.51	Lead Local Flood Authority	9 th February 2026
3.52	Highways	24 th February 2026

3.53	Highways	3 rd September 2025
CD4: Key Correspondence		
CD ref	Document Title	date
4.1	Email from Joe Fisher to Case Officer	24 th June 2025
4.2	Email from Appellant to Hannah Blackburn (Development Management Team Manager (South Area))	13 th February 2026
4.3	Email from Julie Turner (Senior Transport and Development Engineer) to Appellant	16 th February 2026
4.4	Email from Joe Fisher to Case Officer	24 th February 2026
4.5	Email from Case Officer to Appellant	3 rd March 2026
4.6	Email from Case Officer to Appellant	3 rd March 2026
4.7	Email from Joe Fisher to Planning Inspectorate (Notice of Appeal)	4 th March 2026
4.8	Email from Road Safety of Road Safety Initiatives to Appellant's Highways Consultant	23 rd April 2026
4.9	Email from Joe Fisher to Case Officer	5 th January 2026
4.10	Email from Julie Turner (Senior Transport and Development Engineer) to Appellant's Highways Consultant	16 th January 2026
4.11	Email from Julie Turner (Senior Transport and Development Engineer) to Appellant's Highways Consultant	19 th January 2026
4.12	Email from Julie Turner (Senior Transport and Development Engineer) to Hannah Blackburn (Development Management Team Manager (South Area))	18 th February 2026

CD5: Local Policy		
CD ref	Document Title	date
5.1	Selby District Core Strategy Local Plan	22 nd October 2013
5.2	Selby District Local Plan	February 2005
5.3	Minerals and Waste Joint Plan	February 2022
5.4	Housing and Economic Development Needs Assessment	October 2020
5.5	Selby District Local Development Framework Developer Contributions SPD	March 2007
5.6	Green Space Audit	August 2022
5.7	Selby Local Plan & CIL Viability Assessment	August 2022
5.8	Selby District Council Countryside and Green Space Strategy	2013
5.9	Selby District Council Affordable Housing SPD	25 th February 2014
5.10	Hemingbrough Village Design Statement SPD	December 2009
5.11	North Yorkshire Authorities 5 Year Housing Land Supply Position	April 2025
5.12	North Yorkshire Local Plan AMR (2024/2025) including Appendix G for Selby Local Plan Area	September 2025
5.13	Draft Infrastructure Delivery Plan	March 2024

5.14	Selby District traffic model forecasting report	February 2024
5.15	Site Assessment database Appendices C & D	
5.16	Site Assessment Methodology	March 2024

CD6: Other Documentation		
CD ref	Document Title	Date/reference
6.1	GG 101 Introduction to the Design Manual for Roads and Bridges	
6.2	CD 123 Geometric design of at-grade priority and signal-controlled junction	
6.3	GG 104 ENAA for Requirements for safety risk assessment	
6.4	Manual for the Streets	
6.5	Manual for Streets 2	
6.6	Fields in Trust Guidance. Creating Great Spaces for All	2024
6.7	Land North of Hull Road, Hemingbrough Committee Report application ref. ZG2024/0023/FULM	9 th July 2025
6.8	Land North of Hull Road, Hemingbrough Appeal Decision (APP/U2750/W/25/3366264) and Section 106 Agreement	Appeal Decision dated 15 th December 2025; Section 106 Agreement dated 18 th November 2025
6.9	Land off School Road, Hemingbrough Committee Report ref. 2017/0772/OUTM	9 th May 2018
6.10	Land off School Road, Hemingbrough Committee Report Update Note ref. 2017/0772/OUTM	9 th May 2018
6.11	Land off School Road, Hemingbrough Committee Report ref. 2019/0458/OUTM	8 th February 2023
6.12	Land off School Road, Hemingbrough Appeal Decision ref. APP/U2750/W/23/3327421	24 th May 2024
6.13	Land east and south of, Gateforth Court, Hambleton Committee Report ref. ZG2023/1033/FULM	16 th April 2025
6.14	CD 109 revision 1 Highway link design	
6.15	Local Transport Note 1-94 Guidance	July 1994
6.16	North Yorkshire County Council Residential Highway Design Guide	October 1999
6.17	North Yorkshire Local Transport Plan 2016-2045	
6.18	Setting Local Speed Limits – Department for Transport Circular	17 th March 2024
6.19	Land east of Broadacres, Mill Lane, Carlton Appeal Decision ref. APP/U2750/W/24/3347833	20 th February 2025
6.20	Land east and south of, Gateforth Court, Hambleton Decision Notice ref. ZG2023/1033/FULM	31 st July 2025

6.21	Land North of Hull Road, Hemingbrough ref. ZG2024/0023/FULM Transport Assessment Appendices	January 2024
6.22	Land North of Hull Road, Hemingbrough ref. ZG2024/0023/FULM Transport Assessment Text	January 2024
6.23	The Paddock, Hull Road, Hemingbrough, YO8 6QJ Officer Report ref. ZG2024/0160/OUT	1 st May 2024
6.24	The Paddock, Hull Road, Hemingbrough, YO8 6QJ Officer Report ref. ZG2025/0330/FUL	3 rd October 2025
6.25	CA 185 Vehicle speed measurement	
6.26	Land at Manor Farm, Chapel Street, Hambleton Appeal Decision ref. APP/U2750/W/24/3347885	30 th January 2025
6.27	Land Off School Road, School Road, Hemingbrough Local Highway Authority ref. 2019/0458/OUTM	11 th June 2019
6.28	Land Off School Road, School Road, Hemingbrough Local Highway Authority ref. 2017/0772/OUTM	19 th September 2017
6.29	Transport Statement	16-462-001.02 dated June 2017
6.30	North Yorkshire Council Highways Pre-application enquiry response ref. ZGPREAPP/2024/0015	11 th July 2024
6.31	North Yorkshire County Council Transport, Economy and Environment Overview and Scrutiny Committee – Design Standards for Developer Funded Highway Works	17 th July 2012
6.32	North Yorkshire County Council Executive – Design Standards for Developer Funded Highway Works	6 th November 2012
6.33	North Yorkshire County Council Executive Minutes	6 th November 2012
6.34	North Yorkshire County Council Business and Environmental Services Corporate Director and Executive Members Meeting – Highway Design Guide, Model Highway Conditions and Specification Revisions (Report of the Assistant Director – Highways and Transportation)	27 th March 2020
6.35	Traffic Signs Manual Chapter 7 – The Design of Traffic Signs	2018
6.36	A63 Hull Road School Road T Junction Model – Updated with Peak Times	13 th July 2026

CD7: Appeal Documentation

CD ref	Document Title	Date/reference
7.1	Signed Planning SoCG	8 th July 2026
7.2	Planning Statement of Case	24 th April 2026

<u>7.3</u>	Highways Statement of Case	24-269-011.03 dated 24 th April 2026
<u>7.4</u>	Highways Statement of Case appendices	24-269-011.03 dated April 2026
<u>7.5</u>	Off-site Highways Works	24-269-LOC-020 dated 15 th April 2026
<u>7.6</u>	Signed Highways SoCG	24 th July 2026
<u>7.7</u>	Signed Agricultural Land Classification SoCG	17 th August 2026
<u>7.8</u>	Agreed in Principle Draft Section 106 Agreement	17 th August 2026
<u>7.9</u>	Appellant's Planning Proof of Evidence – Mark Johnson	18 th August 2026
<u>7.10</u>	Appellant's Summary Planning Proof of Evidence – Mark Johnson	18 th August 2026
<u>7.11</u>	Appellant's Highways Proof of Evidence – David Bell	August 2026 / Ref. 24-269-012.04
<u>7.12</u>	Appellant's Summary Highways Proof of Evidence – David Bell	August 2026 / Ref. 24-269-013.01
<u>7.13</u>	Local Planning Authority's Planning Proof of Evidence – Linda Drake	18 th August 2026
<u>7.14</u>	Local Planning Authority's Summary Planning Proof of Evidence – Linda Drake	18 th August 2026
<u>7.15</u>	Local Highway Authority's Highway Proof of Evidence – Julie Turner	18 th August 2026
<u>7.16</u>	Local Highway Authority's Summary Highway Proof of Evidence – Julie Turner	18 th August 2026
<u>7.17</u>	Appellant's Highways Rebuttal Proof of Evidence – David Bell	Ref. 24-269-015.02
<u>7.18</u>	Local Highway Authority's Rebuttal of the Appellant's Highways Proof of Evidence – Julie Turner	
<u>7.19</u>	Appellant's Addendum Planning Proof of Evidence – Mark Johnson	4 th September 2026
<u>7.20</u>	Local Planning Authority's Supplementary Planning Proof of Evidence on the Revised NPPF – Linda Drake	4 th September 2026
<u>7.21</u>	Local Highway Authority's Supplementary Highway Proof of Evidence on the Revised NPPF – Julie Turner	4 th September 2026
<u>7.22</u>	Travel Plan	September 2026 / 24-269-002.04
<u>7.23</u>	Written Scheme of Investigation for Archaeological Mitigation	March 2026