

Appeal reference: **APP/W0340/W/22/3312261**

**Land to the rear of The Hollies Nursing Home, Burghfield Common**

# Core Documents List

Ref	Document description
<b>CD1 The Site</b>	
1.1	Site Location Plan
1.2	Landscape Planning Designations
1.3	Heritage Designations - WBC website extract
1.4	Flood Risk Mapping - Environment Agency
1.5	Highways Site Context Wider Area -WBC website extract
1.6	Highways Site Context Local Area - WBC website extract
1.7	TPO and Ancient Woodland Mapping - WBC website extract
<b>CD2 Application Documents and Plans</b>	
2.1.	21-P0162-LP Site Location Plan 1-1250-A2
2.2	2021-P0162-01 Colour Site Plan 1-500-A2
2.3	2021-P0162-02 Site Information Plan 1-500-A2
2.4	2021-P0162-03 Proposed Plots 1-5 1-100-A1
2.5	2021-P0162-04 Proposed Plots 6-8 1-100-A1
2.6	2021-P0162-05 Proposed Plots 9-11 1-100-A1
2.7	2021-P0162-06 Proposed Plots 12 & 13 1-100-A1
2.8	2021-P0162-07 Proposed Plot 14 1-100-A1
2.9	2021-P0162-08 Proposed Plot 15 1-100-A1
2.10	2021-P0162-09 Proposed Plot 16 1-100-A1
2.11	2021-P0162-10 Proposed Plots 17 & 18 1-100-A1
2.12	2021-P0162-11 Proposed Plots 19 & 20 1-100-A1
2.13	2021-P0162-12 Proposed Plot 21 1-100-A1
2.14	2021-P0162-13 Proposed Plots 22 & 23 1-100-A1
2.15	2021-P0162-14 Proposed Plots 24 & 25 1-100-A1
2.16	2021-P0162-15 Proposed Plots 26 & 27 1-100-A1
2.17	2021-P0162-16 Proposed Plot 28 1-100-A1
2.18	2021-P0162-17 Proposed Plot 29 1-100-A1
2.19	2021-P0162-18 Proposed Plot 30 1-100-A1
2.20	2021-P-0162-19 Proposed Plot 31 1-100-A1
2.21	2021-P0162-20 Proposed Plot 32 1-100-A1
2.22	2021-P0162-21 Proposed Garages-Carports Plots 15 & 16 1-100-A1
2.23	2021-P0162-22 Proposed Bin and Cycle Store (Plots 1-5) 1-100-A1
2.24	2021-P0162-23 Proposed Street Elevations 1-250-A1
2.25	Application Form as submitted
2.26	CIL PAAIR Form 31 January 2022
2.27	West Berkshire Validation Checklist
2.28	Cover Letter 31 January 2022
2.29	50929 Planning Statement January 2022
2.30	Design and Access Statement Rev B January 2022

2.31	Ecological Assessment 7758 Version 03 November 2021
2.32	Tree Survey and Impact Assessment Rev A January 2022
2.33	Tree Protection Plan 01 Rev A
2.34	Tree Constraints Plan
2.35	Flood Risk Assessment Issue No. 3 January 2022
2.36	Landscape, Townscape and Visual Impact Assessment Final 2 13 January 2022
2.37	JSL4137-100-Rev D Landscape Strategy 1-500-A2
2.38	Phase 1 Desk Study Part 1a
2.39	Phase 1 Desk Study Part 1b LR
2.40	Phase 1 Desk Study Part 1c
2.41	Phase 1 Desk Study Part 2
2.42	Transport Statement Issue No. 3 January 2023
2.43	Swept Path Analysis Large Refuse Vehicle
<b>CD3</b>	<b>Additional/Amended Reports and/or Plans Submitted after Validation</b>
3.1	2021-P0162-LP Rev A Site Location Plan 1-1250 A2
3.2	2021-P0162-LP Rev B Site Location Plan 1-1250 A2
3.3	2021-P0162-01 Rev A Colour Site Layout 1-500-A1
3.4	2121-P0162-01 Rev B Colour Site Layout 1-500-A1
3.5	2021-P0162-02 Rev A Site Information Plan 1-500-A1
3.6	2021-P0162-02 Rev B Site Information Plan 1-500-A1
3.7	2021-P0162-03 Rev A Proposed Plots 1-5 1-100-A1
3.8	2021-P0162-04 Rev A Proposed Plots 6-8 1-100-A1
3.9	2021-P0162-05 Rev A Proposed Plots 9-11 1-100-A1
3.10	2021-P0162-14 Rev A Proposed Plots 24 & 25 1-100-A1
3.11	2021-P0162-22 Rev A Proposed Bins and Cycle Store (Plots 1-5) 1-100-A1
3.12	2021-P0162-22 Rev B Proposed Bins and Cycle Store (Plots 1-5) 1-100-A1
3.13	JSL4137-100 Rev E Landscape Strategy 1-500-A2
3.14	30032022 Applicant Response to Consultee Comments
<b>CD4</b>	<b>Officer Report and Decision Notice; Statutory Consultee and Public Responses</b>
4.1	Officer Report
4.2	Decision Notice 1 June 2022
4.3	Consultation Response - Archaeology
4.4	Consultation Response - AWE
4.5	Consultation Response - Burghfield Parish Council
4.6	Consultation Response - Emergency Planning
4.7	Consultation Response - Environment Agency
4.8	Consultation Response - Forestry Commission
4.9	Consultation Response - Highways
4.10	Consultation Response - Housing Development 1
4.11	Consultation Response - Housing Development 2
4.12	Consultation Response - Housing Development 3
4.13	Consultation Response - Housing
4.14	Consultation Response - Office for Nuclear Regulation
4.15	Consultation Response - RBFRRS
4.16	Consultation Response - Thames Water

Core Documents List: Appeal APP/W0340/W/22/3312261

4.17	Consultation Response - Trees
4.18	Consultation Response - TVP Crime Prevention
4.19	Consultation Response - TVP
4.20	Natural England - Standing Advice
4.21	Public Representations (1-38)
<b>CD5</b>	<b>Appeal Documents</b>
5.1	Appellant Statement of Case (SoC)
5.2	Appellant Summary Statement of Case
5.3	ASoC List of Appendices
5.4	Appendix A - List of Application Documents
5.5	Appendix B - Decision Notice 1 June 2022
5.6	Appendix C - Delegated Officers Report
5.7	Appendix D - HSADPD Policy HSA16
5.8	Appendix E - Copy of approved plans, Decision notice and Officer Reports for application 16/01685/OUTMAJ relating to the HSA16
5.9	Appendix E - Copy of approved plans, Decision notice and Officer Reports for application 19/00722/RESMAJ relating to the HSA16 allocation - Part 1
5.10	Appendix E - Copy of approved plans, Decision notice and Officer Reports for application 19/00722/RESMAJ relating to the HSA16 allocation - Part 2
5.11	Appendix E - Copy of approved plans, Decision notice and Officer Reports for application 19/00722/RESMAJ relating to the HSA16 allocation - Part 3
5.12	Appendix F - Pre-Application Submission August 2022
5.13	Appendix G - Notes of Meeting with WBC Officers 5 October 2022
5.14	Appendix H - Officer and AWE response to Pre-Application Submission
5.15	Appendix I - Correspondence with Principle Planning Officer 14 January 2021
5.16	Appendix J - Pondhouse Farm Decision Notice and Officers Report
5.17	Appendix K - Annual Monitoring Report August 2022
5.18	Appendix L - Extracts from Regulation 18 Local Plan December 2020
5.19	Appendix M - AWE Detailed Emergency Planning Zone Report 4 March 2020
5.20	Appendix N - AWE Off-Site Emergency Plan Fol Version Aug 2022
5.21	Appendix O - Covering Letter and Opinion of Mr Gregory Jones KC
5.22	Appendix P - Decision of Secretary of State in Boundary Hall Appeal 2011
5.23	Appendix Q - Statement of Case by Dr Keith Pearce in respect of Reason for Refusal 2
5.24	Appendix R - Copy of Decision Notice, Officer Report, Appeal Decision and Emergency Planning comments for BDBC application 21/00671/FUL
5.25	Appendix S - Appellants Bespoke Emergency Plan and draft s106 Clause
5.26	Appendix T - Statement of Case by Jago Keen in relation to Reason for Refusal 3
5.27	ASoC Statement of Common Ground November 2022 Draft v3
5.28	ASoC Draft Heads of Terms 30-11-2022
5.29	Appendix Q List of Appendices
5.30	Document A - Summary Response to ENSREG "Stress Test" EDMS£/800F5660, 2011 (AWE [2011])
5.31	Document B - Atomic Weapons Establishment, AWE Burghfield, Consequences Report, Issue 1, November 2019 (AWE [2019])
5.32	Document C - Email from John Steel (AWE) to Michael Butler Dated 07/04/2022 (AWE [2022])
5.33	Document D - Letter to Mr Butler, Undated. DocID_2179155_P1 (AWE [2022b])
5.34	Document E - Emergency Alerts (HMG [2022])

Core Documents List: Appeal APP/W0340/W/22/3312261

5.35	Document F - Guidance ionising radiation: dose comparisons (HMG [2011])
5.36	Document G - Energy Act 2013, Chapter 32 (HMG [2013])
5.37	Document H - Reducing risks, protecting people, HSE's decision-making process (HSE [2001])
5.38	Document I - A guide to the Radiation (Emergency Preparedness and Public Information) Regulations 2001 Guidance on Regulations, ISBN 978 07176 2240 5 (HSE [2002])
5.39	Document J - The Radiation (Emergency Preparedness and Public Information) Regulations 2019 Approved Code of Practice and Guidance, ISBN 978 01776 6728 4 (HSE [2020])
5.40	Document K - EPR-Public Communications, Communication with the Public in a Nuclear or Radiological Emergency (IAEA [2012])
5.41	Document L - Annals of the ICRP, Publication 103, The 2007 Recommendations of the International Commission on Radiological Protection (ICRP [2007])
5.42	Document M - Joint Emergency Planning Unit, AWE Off-Site Emergency Plan, FOI Version (JEPU [2022])
5.43	Document N - Documents of the NRPB, Vol 1, No 4 1990 (NRPB [1990])
5.44	Document O - Determination of the Off-Site Emergency Planning and Public Information Areas of the AWE Plc Nuclear Licensed site of Burghfield Radiation (Emergency Preparedness and Public Information) Regulations 2001, Project Assessment Report ONR-TD-PAR-17-06 Revision 0 (ONR [February 2018])
5.45	Document P - ONR Website: DEPZ and proposed developments - West Berkshire Council (ONR [2021])
5.46	Document Q - Land Use Planning website (ONR [2022])
5.47	Document R - Email dated 19/3/22 from ONR Land Use Planning to Planapps (WBC) (ONR [2022b])
5.48	Document S - ONR website: Details of where ONR has advised against a proposed planning development - notification of response (ONR [2022c])
5.49	Document T - Public Health Protection in Radiation Emergencies PHE-CRCE-049 (PHE [2019])
5.50	Document U - PHE-CRCE-50: REPPiR 2019 consequences assessment methodolog (PHE [2019b])
5.51	Document V - AWE Detailed Emergency Planning Zone, Committee paper, 4th March 2020 (Richardson and Anstey [2020])
5.52	Document W - West Berkshire Core Strategy (2006 - 2026), Development Plan Document (WBC [2012])
5.53	Document X - Radiation Emergency Preparedness and Public Information Regulations, What you should do if there is a radiation emergency at the AWE Aldermaston or Burghfield sites (WBC [2020])
5.54	Document Y - Case Officer's (MBB) Report on Application 22/00244/FULEXT: Land Rear Of The Hollies Reading Road, Burghfield Common, Reading, West Berkshire (WBC [2022])
5.55	LPA Questionnaire
5.56	LPA Procedure Challenge - Request for Inquiry
5.57	LPA Notification Letter 20th February 2023
5.58	LPA Notification List
5.59	Core Strategy Cover and Introduction
5.60	Core Strategy Policy ADPP1
5.61	Core Strategy Policy ADPP6
5.62	Core Strategy Policy CS1
5.63	Core Strategy Policy CS6

Core Documents List: Appeal APP/W0340/W/22/3312261

5.64	Core Strategy Policy CS8
5.65	Core Strategy Policy CS13
5.66	Core Strategy Policy CS14
5.67	Core Strategy Policy CS17
5.68	Core Strategy Policy CS18
5.69	Core Strategy Policy CS19
5.70	HSA DPD Adoption Statement
5.71	HSA DPD Cover and Introduction
5.72	HSA DPD Policy GS1
5.73	HSA DPD Policy HSA16
5.74	HSA DPD Policy P1
5.75	Quality and Design SPD
5.76	Tree Preservation Order - 201/21/0835
5.77	Tree Preservation Order - 201/21/0989
<b>CD6</b>	<b>Adopted Development Plan and Legislation</b>
6.1	Core Strategy 2006-2026
6.2	Core Strategy Policies Map
6.3	Housing Site Allocations Development Plan Document 2006-2026
6.4	Sustainable Drainage Systems SPD (December 2018)
6.5	Planning Obligations SPD (December 2014)
6.6	Quality Design SPD (June 2006) (Parts 1-5)
6.7	Cycle and Motorcycle Advice and Standards for New Development (November 2014)
6.8	Statement of Community Involvement (January 2020)
6.9	Burghfield Parish Design Statement (August 2011)
6.10	Infrastructure Delivery Plan (April 2016)
6.11	Local Development Scheme (January 2023)
6.12	National Planning Policy Framework (July 2021)
6.13	Community Infrastructure Levy Regulation 123 List
6.20	National Planning Policy Framework (Dec 2023)
6.21	National Planning Policy Framework (Dec 2023) Changes from July 2021 version tracked
<b>CD7</b>	<b>Emerging Local Plan; Relevant Evidence Base Documentation</b>
7.1	Local Plan Review to 2036 Scoping Report (February 2018)
7.2	Local Plan Review to 2036 Sustainability Appraisal / Strategic Environmental Assessment Scoping Report (February 2018)
7.3	Local Plan Review to 2036 Scoping Report Consultation Statement (October 2018)
7.4	Local Plan Review to 2036 - Regulation 18 Consultation (November 2018)
7.5	Local Plan Review to 2036 Consultation Statement for Regulation 18 consultation (June 2019)
7.6	Local Plan Review 2020-3037: Emerging Draft (December 2020)
7.7	Local Plan Review 2022-2039 Proposed Submission (Reg 19)
7.8	Consultation Statement for the Proposed Submission (Reg 19)
7.9	Local Plan Review Policies Map (Reg 19)

Core Documents List: Appeal APP/W0340/W/22/3312261

7.10	Statement of Representations Procedure (Reg 19)
7.11	T A Fisher (Pro Vision) response to Reg 19 Consultation
7.12	Local Plan Review 2022-2039
7.13	Local Plan Review 2022-2039 Policies Map
7.14	Sustainability Appraisal / Strategic Environmental Assessment Environmental Report (November 2022)
7.15	Appendix 1: SA/SEA Scoping Report Consultation Responses
7.16	Appendix 2: Summary of Baseline Information
7.17	Appendix 3: Summary of relevant plans and policies
7.18	Appendix 4: SA/SEA of policy options considered
7.19	Appendix 5: SA/SEA of strategic policies
7.20	Appendix 6: SA/SEA of the development management policies
7.21	Appendix 7: SA/SEA of site policies
7.22	Appendix 8a: SA/SEA of retained Local Plan residential allocations
7.23	Appendix 8b: SA/SEA of new residential site allocation options
7.24	Appendix 8c SA/SEA of employment site allocation options
7.25	Statement of Consultation (March 2023)
7.26	Consultation Statement Appendix 1
7.27	Consultation Statement Appendix 2
7.28	Representations Index
7.29	Representations by Plan Order
7.30	Representations by Representor Order
7.31	Affordable Housing Viability Report (July 2020)
7.32	Appendix I: Assumptions Summary
7.33	Appendix IIa: Residential Results Summary
7.34	Appendix IIb: Residential Results Summary - Additional Testing; Zero Carbon
7.35	Appendix IIc: Sensitivity Test Matrix
7.36	Appendix III: Market Values and Assumptions
7.37	Five Year Housing Land Supply (November 2022)
7.38	Appendix 1: Schedule of Sites
7.39	Appendix 2: Site Deliverability Forms
7.40	Appendix 3: Five Year Housing Land Supply to March 2028
7.41	Five Year Housing Land Supply (December 2021)
7.42	Appendix 1: Schedule of Sites
7.43	Appendix 2: Site Deliverability Forms
7.44	Appendix 3: Five Year Housing Land Supply to March 2027
7.45	Five Year Housing Land Supply (December 2020)
7.46	Five Year Housing Land Supply (December 2019)
7.47	Appendix 1: Schedule of Sites
7.48	Appendix 2: Site Deliverability Forms
7.49	Appendix 3: Five Year Housing Land Supply to March 2025
7.50	Five Year Housing Land Supply (December 2018)
7.51	Appendix 1: Schedule of Sites
7.52	Appendix 2: Site Deliverability Forms
7.53	Appendix 3: Local Housing Need and the Housing Delivery Test
7.54	Appendix 4: The Five Year Housing Land Supply 2018/19 to 2023/24
7.55	Five Year Housing Land Supply (January 2018)
7.56	Five Year Housing Land Supply (April 2017)
7.57	Housing Background Paper (January 2023)

Core Documents List: Appeal APP/W0340/W/22/3312261

7.58	Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)
7.59	Berkshire Strategic Housing Market Assessment Stakeholder Workshop (October 2015)
7.60	OAN Sensitivity Testing - Western Berkshire Housing Market Area (March 2018)
7.61	West Of Berkshire Spatial Planning Framework (December 2016)
7.62	Updated Housing Needs Evidence (July 2022)
7.63	Housing and Economic Land Availability Assessment (January 2023)
7.64	Appendix 1 - Residential and specialist residential sites with planning permission
7.65	Appendix 3 - Sites allocated in development plan documents
7.66	Appendix 4 - Assessment of sites
7.67	Site Selection Methodology (January 2023)
7.68	Settlement Boundary Review Background Paper (December 2022)
7.69	Settlement Hierarchy Review Topic Paper (November 2020)
7.70	Appendix 1: Audit Criteria for Services and Facilities
7.71	Appendix 2: Settlement Audit
7.72	Appendix 3: Audit Matrix and Settlement Scores
7.73	Appendix 4: Review of Settlement Hierarchy Tiers
7.74	Appendix 5: Qualitative Assessment
7.75	AWE Detailed Emergency Planning Zone Report (January 2023)
7.76	AWE Public Information Booklet (2020)
7.77	Authority Monitoring Report - Housing (2022)
7.78	Authority Monitoring Report - Housing (2021)
7.79	Authority Monitoring Report - Housing (2020)
7.80	Authority Monitoring Report - Housing (2019)
7.81	Authority Monitoring Report - Housing (2018)
7.82	Authority Monitoring Report - Housing (2017)
7.83	Authority Monitoring Report - Housing (2016)
7.84	Authority Monitoring Report - Housing (2015)
7.85	Authority Monitoring Report - Housing (2014)
<b>CD8 Relevant Appeal Decisions and Judgements</b>	
8.1	Boundary Hall Appeal June 2011
8.2	42-46 New Road Tadley Appeal June 2021
8.3	Land West of Kingfisher Grove Appeal January 2023
8.4	Crest Nicholson Operations Limited_ Hallam Land Management Limited_ Wilson Enterprises Limited February 2021
8.5	Land at Satchell Lane Appeal December 2018
8.6	Land North East of St Thomas' Church Barrowford February 2023
8.7	Land Rear of Diana Close, Spencers Wood Appeal Decision
8.8	Benhams Farm Appeal Decision Notice
8.9	132 Recreation Road Appeal Decision Notice
<b>CD9 Pre-Inquiry Documents</b>	
9.1	Inspector's pre-conference note
9.2	Inspector's case management conference agenda
9.3	Inspector's case management conference summary
<b>CD10 Appellant PoEs and Rebuttals</b>	

Core Documents List: Appeal APP/W0340/W/22/3312261

10.1	Proof of Evidence - Emergency Planning – Dr Keith Pearce
10.2	Summary Proof of Evidence – Emergency Planning - Dr Keith Pearce
10.3	Proof of Evidence – Trees – Mr Jago Keen
10.4	Proof of Evidence – Planning – Ms Katherine Miles
10.5	Summary Proof of Evidence – Planning - Ms Katherine Miles
10.6	Appendices Proof of Evidence – Planning – Ms Katherine Miles
10.7	Rebuttal Proof – Emergency Planning – Dr Keith Pearce
10.8	Rebuttal Proof – Dr Mike Thorne
10.9	Rebuttal Proof – Planning – Ms Katherine Miles
<b>CD11</b>	<b>WBC SoC, PoEs and Rebuttals</b>
11.1	WBC Statement of Case (LSoC)
11.2	Appendix 1 - Land west of Kingfisher Grove - APP/X0360/W/22/3304042
11.3	Appendix 2 - Stringer v Minister of Housing and Local Government and Another [1970]
11.4	Appendix 3 - Trusthouse Forte Hotels Ltd. v Secretary of State for the Environment and Another [1986]
11.5	Appendix 4 - AWE Burghfield Declaration of No Change REPPiR 2019 ref. O1AAIG-69573752-866 Issue 1 [November 2022]
11.6	Appendix 5 - AWE Burghfield Consequences Report Issue 1 [November 2019]
11.7	Appendix 6 - AWE Detailed Emergency Planning Zone Determination Report [January 2023]
11.8	Proof of Evidence - Emergency Planning - Ms Carolyn Richardson
11.9	Proof of Evidence - Trees - Mr Jon Thomas
11.10	Proof of Evidence - Planning - Mr Matthew Shepherd
11.11	Proof of Evidence – Policy – Mr Bryan Lyttle
11.12	Emergency Planning Rebuttal May 2023
11.13	Appendix A - Future ONR Oversight letter 13 August 2021
11.14	Appendix B Emergency Planning Database of Approved Valid Applications in DEPZ not completed 2022
11.15	Rebuttal Proof - Matthew Shepherd
11.16	Rebuttal Proof - Arthur Bryan Lyttle
11.17	CIL Compliance Statement
11.18	Affordable Housing Email Information
<b>CD12</b>	<b>Rule 6 Party - ONR SoC, PoEs and Rebuttals</b>
12.1	ONR SoC
12.2	ONR SoC Documentation List
12.3	Radiation (Emergency Preparedness and Public Information) Regulations 2019
12.4	National Planning Policy Framework (NPPF), Section 4 Decision Making
12.5	NPPF Glossary
12.6	The Radiation (Emergency Preparedness and Public Information) Regulations 2019 Approved Code of Practice and guidance
12.7	ONR Land Use Planning Policy
12.8	AWE Burghfield – Consequences Report, Issue 1
12.9	Crest Nicholson Ors v West Berkshire DC, [2021] EWHC 289 (Admin)
12.10	WBC to ONR Land Use Planning: Consultation on Planning Application 22/00244/FULEXT



Core Documents List: Appeal APP/W0340/W/22/3312261

12.11	ONR to WBC Emergency Planning: ONR Land Use Planning – Application 22/00244/FULEXT
12.12	WBC Emergency Planning to Planning Applications and ONR: Re: Consultation on Planning Application 22/00244/FLEXT
12.13	ONR to WBC Planning Applications: ONR Land Use Planning – Application 22/00244/FULEXT
12.14	ONR, Future ONR oversight of proposed developments around the AWE nuclear sites, ONR Ref: ONR-EPR-21-051, 2021/61339
12.15	HM Chief Inspector of Nuclear installations report: Japanese earthquake and tsunami: Implications for the UK nuclear industry
12.16	BEIS, National Policy Statement for Nuclear Power Generation (EN-6 Vol II)
12.17	BEIS, MoD and HSE, Revised requirements for radiological protection: emergency preparedness and response, Government Response
12.18	HMG Nuclear Emergency Planning and Response Guidance (Concept of Operations)
12.19	HMG Nuclear Emergency Planning and Response Guidance (Preparedness)
12.20	HMG Nuclear Emergency Planning and Response Guidance (Response)
12.21	HMG Nuclear Emergency Planning and Response Guidance (Recovery)
12.22	HMG Nuclear Emergency Planning and Response Guidance (Annexes)
12.23	WHO Report, A framework for mental health and psychosocial support in radiological and nuclear emergencies
12.24	PoE Emergency Preparedness and Response – Grant Ingham
12.25	PoE Land Use Planning – Eamonn Guilfoyle
12.26	PoE Protection – Ian Rogers
<b>CD13</b>	<b>Rule 6 Party - AWE/MoD SoC, PoEs and Rebuttals</b>
13.1	AWE/MoD SoC
13.2	AWE/MoD Core Documents List
13.3	SOC Appendix 1 - Crest Nicholson Operations Limited, Hallam Land Management Limited, Wilson Enterprises Limited v West Berkshire District Council v AWE Plc
13.4	SOC Appendix 2 - Appeal Decision at Kingfisher Grove, Three Mile Cross, Reading
13.5	SOC Appendix 3 - Comments on SSEP and S106
13.6	Integrated Review Refresh 2023 Responding to a more contested and volatile world
13.7	Radiation (Emergency Preparedness and Public Information) Regulations 2019 Reg 2(1), Reg 4, Reg 5, Reg 6, Regulation 7, Reg 8, Reg 10(4), Sch 3(7)-(8), Sch 4, Sch 7 Part 1
13.8	Radiation (Emergency Preparedness and Public Information) Regulations 2019 Approved Code of Practice Para 127, Para 142, Para 231, Para 695, Sch 3, Appendix 2
13.9	Regulation 34 Planning (Hazardous Substances) Regulations 2015
13.10	Policy HSA16 of WBDC's Site Allocations Development Plan Document 2017
13.11	Regulation 19 draft Local Plan Review (2022-2039)
13.12	LPR Draft Policy SP4 Extract
13.13	LPR Draft Policy DM33 Extract
13.14	Core Strategy Policy CS8 Extract
13.15	NPPF 2021 Paragraph 45 Extract
13.16	NPPF 2021 Paragraph 48 Extract

Core Documents List: Appeal APP/W0340/W/22/3312261

13.17	NPPF 2021 Paragraph 97 Extract
13.18	NPPF 2021 Paragraph 187 Extract
13.19	NPPF 2021 Paragraph 198 Extract
13.20	NPPG Extract Paragraph 002 Hazardous Substances
13.21	NPPG Extract Paragraph 066 Hazardous Substances
13.22	NPPG Extract Paragraph 069 Hazardous Substances
13.23	NPPG Extract Paragraph 075 Hazardous Substances
13.24	Section 122(2) of the Community Infrastructure Levy Regulations 2010
13.25	Atomic Weapons Establishment Act 1991
13.26	The Atomic Weapons Establishment (Designation and Appointed Day) Order 1992
13.27	PHE-CRCE-50 "REPIR 2019 Consequence Assessment Methodology"
13.28	PHE "Public Health Protection in Radiation Emergencies"
13.29	Emergency Response and Recovery – Non statutory guidance accompanying the Civil Contingencies Act 2004, Revised October 2013
13.30	SB Appendix 1 – AWE representations to the Regulation 18 West Berkshire Local Plan review
13.31	SB Appendix 2 - 2005 and 2008 Illustrative Framework Plans
13.32	SB Appendix 3 - AWE B's planning history
13.33	SB Appendix 4 - Officers report to planning committee in respect of the MMF
13.34	SB Appendix 5 – Comments on Local Plan DM33
13.35	SB Appendix 6 - Extracts of the Core Strategy Inspectors Report (2012) & recommended Main Modifications
13.36	SB Appendix 7 - MDD Policy TB04
13.37	Integrated Review 2021
13.38	Defence Secretary announces programme to replace the UK's nuclear warhead
13.39	National Security and Investment Act 2021 - Statement for the purposes of section 3
13.40	ONR's 2018 determination of the DEPZ for AWE B under REPIR 2001
13:40D	Blue Circle Industries plc v MOD 98 3 All ER 385(140248520.1)
13.40E	HM Chief Inspector ONR Report 2011 – Japanese Earthquake and Tsunami Implications
13.41	Rule 6 Parties Statement of Common Ground
13.42	Proof of Evidence – Person AW
13.43	Proof of Evidence – Person MD
13.44	Proof of Evidence - Planning Matters- Mr Sean Bashforth
13.45	Proof of Evidence Appendices - Planning Matters- Mr Sean Bashforth
13.46	Rebuttal Proof – Person AW
13.47	Rebuttal Proof – Person MD
13.48	Rebuttal Proof – Sean Bashworth
<b>CD14</b>	<b>Third Party Representations and Documents</b>
14.1	Mr John W Cornwell FRTPI Submission
14.2	Appendix 1 - Responses received to Emerging Draft of the West Berkshire Local Plan Review in relation to Draft Policy RSA19
14.3	Appendix 2 - Opinion of Mr Gregory Jones KC in respect of Land Rear of The Hollies, Burghfield Common, dated 4th May 2022
14.4	Appendix 3 - Three Mile Cross Appeal Decision Letter relating to DEPZ issues under APP/X0360/W/22/3304042, dated 31st January 2023

Core Documents List: Appeal APP/W0340/W/22/3312261

14.5	Appendix 4 - Letter from Pinsent Masons Solicitors for AWE Plc to Appellants Planning Consultant, Pro Vision, dated 22nd March 2023
14.6	Appendix 5 - Submissions of the Appeal Site Landowners to the West Berkshire Local Plan Review 2022-2039 Proposed Submission of January 2023
14.7	Mr Peter Flanagan comments on case (Neighbour comments)
14.8	Mr Robert Tait comments on case (Neighbour comments)
14.9	Mr Robert Tait comments on case - representations
14.10	Name Withheld - Redacted
14.11	Name Withheld – Representations Sept 2024
<b>CD15 SoCG, S106 and Draft Conditions</b>	
15.1	ASoC Statement of Common Ground November 2022 Draft v3
15.2	Basic Agreed SoCG 2 May 2023
15.3	Draft Conditions 3 May 2023
15.4	ASoC Draft Heads of Terms 30-11-2022
15.5	Section 106 Agreement UU Initial Draft
15.6	Plan 1 – Application Site
15.7	Plan 2 – Affordable Housing Units
15.8	Land Registry Register BK268769
15.9	Land Registry Register BK324735
15.10	Land Registry Register BK412104
15.11	Land Registry Register BK480212
15.12	Land Registry Title Plan BK268769
15.13	Land Registry Title Plan BK324735
15.14	Land Registry Title Plan BK412104
15.15	Land Registry Title Plan BK480212
<b>CD16 Other Documentation</b>	
16.1	National Planning Policy Framework (February 2019)
16.2	National Planning Policy Framework (July 2018)
16.3	Decision Notice Land north of Dauntless Road and South of Pondhouse Farm (22/00325/RESMAJ) 29 July 2022
16.4	Pondhouse Farm Letter Andy White Estates Safeguarding Officer
16.5	Pondhouse Farm Comments from Amy Gover Emergency Planner
16.6	42-46 New Road, Tadley Application Decision October 2022
16.7	Kingfisher Grove Woolf Bond Letter of 7th December 2021
16.8	Kingfisher Grove Emergency Planner Response on application 201002
16.9	Kingfisher Grove ONR Response on application 201002
16.10	Kingfisher Grove DEPZ Proof 18 October 2022
16.11	Kingfisher Grove AWE Response 10 October 2022
16.12	Kingfisher Grove Emergency Planner comments on Thorne Proof
16.13	Kingfisher Grove AWE Off site Report REPIR 2020
16.14	Kingfisher Grove AWE Aldermaston Consequences Report November 2019
16.15	Kingfisher Grove AWE Burghfield Consequences Report November 2019
16.16	AWE Off-Site Emergency Response Plan January 2019 v1.8
16.17	AWE Off-Site Emergency Plan August 2022 v1.0
16.18	Diana Close AWE Statement - October 2020

Core Documents List: Appeal APP/W0340/W/22/3312261

16.19	Clarke, R H (Ed.), 1979, A Model for Short and Medium Range Dispersion of Radionuclides Released to the Atmosphere, National Radiological Protection Board Report NRPB-R91, Harwell, Didcot, Oxfordshire
16.20	Coughtrey, P J and Thorne, M C, 1983, Radionuclide Distribution and Transport in Terrestrial and Aquatic Ecosystems, Volume 1, A A Balkema, Rotterdam
16.21	Highton, J and Senior, D, 2008, The Siting of Nuclear Installations in the United Kingdom, NuSAC(2008)P12, 3 July 2008.
16.22	HSE, 2001, Reducing Risks, Protecting People: HSE's Decision Making Process, HSE Books, HMSO, Norwich,
16.23	HSE, 2012, ONR Assessment of AWE's 2011 REPIR Submissions, The Office for Nuclear Regulation, TRIM: Folder 4.4.1.1270., File reference 2012/134624, Also cited as ONR-AWE-AR-2012-001.
16.24	HSE, 2020, The Radiation (Emergency Preparedness and Public Information) Regulations 2019: Approved Code of Practice and guidance, Published by TSO
16.25	ICRP, 2007, ICRP Publication 103, The 2007 Recommendations of the International Commission on Radiological Protection, User's Edition, Annals of the ICRP, 37(2-4).
16.26	ONR, 2018, Determination of the Off-site Emergency Planning and Public Information Areas for the AWE Plc Nuclear Licensed Site of Burghfield, Project Assessment Report ONR-TD-PAR-17-06, Revision 0, February 2018
16.27	Public Health England, 2019, Estimation of radiation doses from inhalation of resuspended materials in emergency situations, PHE-CRCE-047, Centre for Radiation, Chemical and Environmental Hazards, Public Health England, Chilton, Didcot, Oxfordshire OX11 0RQ.
16.28	REPIR, 2001, The Radiation (Emergency Preparedness and Public Information) Regulations 2019, Statutory Instruments 2001 No. 2975.
16.29	REPIR, 2019, The Radiation (Emergency Preparedness and Public Information) Regulations 2019, Statutory Instruments 2019 No. 703
16.30	West Berkshire Council, 2020, What you should do if there is a radiation emergency at the AWE Aldermaston or Burghfield sites
16.31	DEPZ map Burghfield
16.32	Maps illustrating location of Boundary Hall appeal site compared to AWE Aldermaston
16.33	National Radiological Protection Board (NRPB): Board Statement on Emergency Reference Levels (Volume 1, no 4, 1990)
16.34	Public Health England, 2019, 'Public Health Protection in Radiation Emergencies
16.35	Extract of Section 7 of the Nuclear Installations Act 1965 'Duty of licensee of licensed site'
16.36	Extract of Section 19 of the Nuclear Installations Act 1965 'Special cover for licensee's liability
16.37	AWE Detailed Emergency Planning Zone January 2023
16.38	Multi-Material Facility AWE Burghfield 20/02966/COMIND Decision Notice Officer Report DAS
16.39	Land South of Island Road Reading 212037 Planning Statement DAS EP_AWE-ONR Responses
16.40	Devonport Royal Dockyard Decision Notice Officer Report and Site Location Plan 22/00878/FUL
16.41	Devonport Royal Dockyard ONR Statement 22/00878/FUL
16.42	Technical Assessment of REPIR Submission and the Determination of DEPZs
16.43	Table 2 Meteorological conditions that define the Pasquill stability classes - Wikipedia

16.44	Nuclear Energy Agency - Brussels Supplementary Convention
16.45	Liability for Nuclear Damage March 2021
16.46	WHO Promoting well-being
16.47	Actions to Protect the Public in an Emergency due to Severe Conditions at a Light Water Reactor
16.48	NRPB-W19 Emergency Data Handbook McColl and Prosser
16.49	National Policy Framework 2012
16.50	West Berkshire and SSCLG 2016 1 WLR 3923
16.51	ONR Land Use Planning Tables 2 and 3 Website Extract
<b>CD17</b>	<b>TBC</b>
<b>CD18</b>	<b>TBC</b>
<b>CD19</b>	<b>TBC</b>
<b>CD20</b>	<b>Documentation Introduced During Inquiry</b>
20.1	Appellant Opening Statement
20.2	WBC Opening Statement
20.3	Rule 6 Party – AWE – Opening Statement
20.4	Rule 6 Party – ONR – Opening Statement
20.5	S38 2004 PCPA
20.6	Stringer v Minister of Housing (1971) 22 P&CR 255
20.7	West Midlands Probation Committee v SoS for the Envir...
20.8	Gateshead MBC v Secretary of State for the Environment, [1996] 71 P. & C.R. 350 [1994]
20.9	Newport BC v The Secretary of State for Wales [1998] Env LR 174
20.10	N.Smith v The First Secretary of State [2005] EWCA Civ 859
20.11	Site Levels following Inspector Site Visit 06.06.2023
20.12	Mr Bryan Lyttle Planning Policy Summary
20.13	Ms Carolyn Richardson Emergency Planning Summary
20.14	RBC Appendix Table All.1 Annual Monitoring Report 2021-22
20.15	WBC Extract of 5YHLS Statement at 31st March 2022
20.16	Green Park Village - development completions correspondence with RBC
20.17	Location of RM 2014 2062
20.18	Decision to RM 2014 2062 confirming numbers
20.19	West Berkshire District Council - Closing Submissions
20.20	Rule 6 Party - AWE - Closing Statement
20.21	Rule 6 Party - ONR - Closing Statement
20.22	Appellant - Closing submissions
<b>CD21</b>	<b>First Appeal Decision</b>
21.1	Appeal Decision 3312261 08.08.2023 - The Hollies - Allowed

Core Documents List: Appeal APP/W0340/W/22/3312261

21.2	Approved Consent Order - AWE PLC v SSLUHC and Ors 12.01.2024 - quashing PINS decision 3312261
21.3	S288 Challenge - AWE - Claimant - Statement of Facts and Grounds 18.09.2023
21.4	S288 Challenge - PINS - 1st Defendant - Summary Grounds 06.10.2023
21.5	S288 Challenge - TAF - 1st Int Party_3rd Def - Summary Grounds 10.10.2023
21.6	S288 Challenge - ONR - 3rd Int Party_4th Def - Cover Lett to Court 09.10.2023
21.7	S288 Challenge - ONR - 3rd Int Party_4th Def - Detailed Grounds 07.12.23
21.8	S288 Challenge - SoS for Defence - 4th Int Party_5th Def - letter to admin court 18.10.2023
21.9	S288 Challenge - SoS for Defence - 4th Int Party_5th Def - Detailed Grounds - 07.12.2023
21.10	S288 Challenge - ONR - Witness Statement - GI Signed
21.11	S288 Challenge - ONR - Witness Statement - GI - Exhibits Final
<b>CD22 West Berkshire Local Plan Examination</b>	
22.1	WBerks IN6 - Matters, Issues & Questions v2 301123 - AWE Matters highlighted
22.2	LPA Matter 3 Statement to Local Plan Examination - AWE Matters highlighted
22.3	AWE Matter 3 Statement by QUOD to Local Plan Examination
22.4	ONR Matter 3 Statement to Local Plan Examination
22.5	TAF Burghfield Matter 3 Statement to Local Plan Examination
22.6	IN30 Post Hearings July 24
22.7	Dec 2023 Proposal to withdraw Local Plan Review 2022-2039
22.8	19 Dec 2023 SoS Intervention Letter to the Leader of West Berkshire Council
22.9	Jan 2024 Council response to SoS Intervention PR
22.10	IN11 Supplementary Questions on Housing Land Supply
22.11	EXAM 22 SQ7.1 Council response to IN11 on Housing Land Supply
22.12	EXAM 42 – Council response to Aps 15-26
22.13	EXAM 2 Page 83
22.14	EXAM 50-54 Combined
22.15	IN31 Further Hearings Oct 2024
<b>CD23 Appellant SoC, PoEs and Rebuttals to Re- Determination Inquiry</b>	
23.1	Appellant Letter SoC to PINS redetermination appeal (May 2024)
23.2	Summary Proof of Evidence of Dr K Pearce
23.3	Proof of Evidence of Dr K Pearce – Emergency Planning
23.4	Proof of Evidence of Dr M Thorne
23.5	Summary Proof of Evidence of K Miles - Planning
23.6	Proof of Evidence of K Miles - Planning
23.7	KM Proof Appendices FINAL
<b>CD 24 WBC SoC, PoEs and Rebuttals to Re- Determination Inquiry</b>	
24.1	WBC Statement of Case (May 2024)
24.2	Proof of Evidence Planning
24.3	Planning PoE Appendix 1 – Housing Land Supply at Feb 2024
24.4	Planning PoE Appendix 2 – Appellants Email re. 5 Year Land Supply
24.5	Planning PoE Appendix 3 – N30 AP post Hearings July
24.6	Planning PoE Appendix 4 – Enclosure 1 AP12 LPR Policy SP4

Core Documents List: Appeal APP/W0340/W/22/3312261

24.7	Planning PoE Appendix 5 – ONR Letter to WBC – AWE Off Site Emergency Plan
24.8	Planning PoE Appendix 6 – 22.02905.FUL Land Rear of 1-9 Shyshack Lane DN
24.9	Planning PoE Appendix 7 – Gate Farm Hartley Road Cranbrook Appeal Decision
24.10	Planning PoE Appendix 8 – Smallford Works Smallford Lane Smallford DN
24.11	Proof of Evidence – Emergency Planning
24.12	Summary Proof of Evidence – Emergency Planning
24.13	Emergency Planning Rebuttal
24.14	WBC – Paul McColgan on Housing Land Supply Rebuttal
24.15	WBC – Paul McColgan on Housing Land Supply Rebuttal Appendix 1-22
24.16	Email Featherfoot Bayer Limited (the company) in Administration
24.17	WBC – Paul McColgan Reformatted HLS Rebuttal Appendices
<b>CD25</b>	<b>Rule 6 Party – ONR SoC, PoEs and Rebuttals to Re- Determination Inquiry</b>
25.1	ONR Statement of Case (May 2024)
25.2	ONR SoC Doc 1 – Consent Order
25.3	ONR SoC Doc 2 – ONR Detailed Grounds in s288 Challenge
25.4	ONR SoC Doc 3 – ONR to WBC – AWE OSEP – 29 Nov 23
25.5	ONR SoC Doc 4 -WBC to ONR -OSEP – 6 Feb 2024
25.6	ONR SoC Doc 5 – Shyshack PINS Decision
25.7	ONR SoC Doc 6 – Gov’t Response to draft REPP19 Regs
25.8	ONR SoC Doc 7 – Nuclear Emergency Planning and Response Guide
25.9	ONR SoC Doc 8 - Nuclear Emergency Planning and Response Guide Annex U
25.10	ONR SoC Doc 9 – WHO Framework for Emergencies Support
25.11	ONR SoC Doc 10 -2012 EWHC 289 (Admin)
25.12	Summary of Proof of Evidence –Emergency Preparedness and Response– Grant Ingham
25.13	Proof of Evidence - Emergency Preparedness and Response
25.14	Summary Proof of Evidence – Land Use Planning
25.15	Proof of Evidence – Land Use Planning
25.16	Proof of Evidence – Land Use Planning – Annex 1 REPP19 Definitions
25.17	Proof of Evidence – Land Use Planning – Annex 2 AN Capability and Governance Arrangements of WBDC Redacted
25.18	Rebuttal Proof of Evidence - Monitoring
<b>CD26</b>	<b>Rule 6 Party – AWE SoC, PoEs and Rebuttals to Re- Determination Inquiry</b>
26.1	AWE and MOD Statement of Case (May 2024)
26.2	Person AW – Addendum Proof of Evidence
26.3	Person AW – Addendum Proof of Evidence – Appendix 1 – Licence Nuclear Installations
26.4	Person AW – Addendum Proof of Evidence – Appendix 2 – Nuclear Safety Permissioning
26.5	Tom Bennington – Addendum Proof of Evidence
26.6	Tom Bennington – Addendum Proof of Evidence – Appendix 1 – Managing Public Money
26.7	SB Planning Addendum 23 August 2024
<b>CD27</b>	<b>Relevant Documentation Relating to Reason 2</b>
27.1	Katmal Limited Rebuttal of AWE and MOD Objections Shyshack Lane Nov 23

Core Documents List: Appeal APP/W0340/W/22/3312261

27.2	ONR Contact Record AWE Aldex 23 Level 2 Exercise 25 May 23
27.3	ONR Contact Record Meeting with WBC 14 March 24
27.4	Responding to Radiation Accidents - what more do we need to know
27.5	What's better for our health
27.6	HPA Radiation Monitoring Units Planning and Operational Guidance
27.7	ONR 2018 Determination of the Off Site Emergency Planning and Public Information Areas
27.8	NAO Managing Infrastructure projects on Nuclear Regulated Sites
27.9	Effectiveness of Expedient Sheltering in Place in a Residence Journal of Hazardous Materials
27.10	WBC REPIR booklet
27.11	ONR Chief Nuclear Inspectors Annual Report Sept 2023
27.12	ONR Licence Condition Handbook Feb 2017
27.13	ONR Chief Nuclear Inspectors Annual Report Oct 2019
27.14	C Morgan Et Al - Therapeutic Whole Lung Lavage for Inhaled Plutonium Oxide Revisited
27.15	The Ionising Radiations Regulations 2017
27.16	Evacuation and Shelter Guidance 2014
27.17	HAC Guidance
27.18	Together Against Sizewell C Limited and SOS for Energy Security and NET Zero
27.19	Transportable Lung and WB Monitoring System
27.20	Wipe sampling – review of the literature international nuclear Atlantic conference
27.21	ICRP Publication 119
27.22	ICRP Publication 66
27.23	Cooper et al
27.24	FOI WBC Letter 10 July 24
27.25	FOI Request Miles
27.26	REPIR and COMAH Educational Establishments Information pack v1.3
27.27	The Environmental Behaviour of Uranium
27.28	Land Use Planning Office for Nuclear Regulation
27.29	Burghfield Briefing January 2016 and Trident Ploughshares Webpage
27.30	READY Tools – Pasquill Stability Classes
27.31	Government sets out £2.5M for Salsbury following Chemical Weapon attack in city
27.32	Clean up work completed in Salsbury as area continues to recover
27.33	Nuclear sites move from enhanced to routine regulatory attention after safety improvements - ONR
27.34	CBRN Incident Management –Met Office
27.35	House of Lords – Science and Technology – Written Evidence
27.36	How Safe is AWE Burghfield – Nuclear Information Service
<b>CD28</b>	<b>SoCG, S106 and Draft Conditions to Re- determination Inquiry</b>
28.1	WBC Suggested Conditions (May 2024)
28.2	SoCG Draft v3
28.3	Agreed Suggested Conditions (Aug 2024)
28.4	Agreed SoCG Final
28.5	Section 106 – Unilateral Undertaking 06.09.2024
28.6	Land Registry Register – FH BK268769
28.7	Land Registry Title Plan – FH BK268769
28.8	Land Registry Register – FH BK412104



Core Documents List: Appeal APP/W0340/W/22/3312261

28.9	Land Registry Title Plan – FH BK412104
28.10	Land Registry Register – FH BK324735
28.11	Land Registry Title Plan – FH BK324735
28.12	Land Registry Register – FH BK480212
28.13	Land Registry Title Plan – FH BK480212
28.14	Email from WBC to PV 09.09.2024
<b>CD29 National Planning Policy Framework Consultation</b>	
29.1	NPPF Consultation July 2024
29.2	Written Ministerial Statement 30 July 2024 Building the Homes We Need
29.3	Letter from DPM to Local Authorities 30.07.2024
<b>CD30 Pre-Inquiry Documentation</b>	
30.1	CMC Note 24 July 2024
30.2	Indicative Inquiry Programme
<b>CD31 Documentation Introduced During Re-Determination Inquiry</b>	
31.1	Appearances List
31.2	Opening Statement for the Appellant (Mr Tabachnik)
31.3	Opening Statement for the WBC (Ms Byrd)
31.4	Opening Statement for Rule 6 Party – AWE (Rose Grogan)
31.5	Opening Statement for Rule 6 Party – ONR
31.6	Rule 6 Parties Updated SoCG signed by ONR, MoD and AWE