

## CORE DOCUMENTS LIST

### Planning application for construction of 165 new dwellings with associated works (reference 20/00815/FULL)

No.	Document	Date
0. Principal Plans		
0.1.1	19183 – S101J (Site Location Plan)	January 2020
0.1.2	19183 - C108E - Parking Plan	September 2020
0.1.3	19183 – P106D – Proposed Site Layout Boundary Treatment	February 2020
0.1.4	19183 – P108V - Proposed Site Layout Open Space	February 2020
0.1.5	19183 - C101K - Coloured Site Layout	August 2020
0.1.6	19183 – SK106B – Proposed Site Location Plan Indicating LEMP Area	January 2021
0.1.7	19183 - SK107C – Proposed Site Layout showing LEMP and Wider Land Holding Area	January 2021
0.1.8	19183 - C102C - Coloured Street Scenes AA BB CC	August 2020
0.1.9	19183 - C103B - Coloured Street Scenes DD EE	August 2020
0.1.10	19183 - C104D - Coloured Street Scene FF	August 2020
0.1.11	19183 - C111B - Coloured Perspective View from Hartley Road	September 2020
0.1.12	19183 - C105C - Coloured Street Scene GG	August 2020
0.1.13	19183 - C112B - Coloured Perspective View across The Green	September 2020
0.1.14	19183 - C113A - Coloured Aerial View	September 2020
0.1.15	6958_010-E Landscape Proposals to Woodland Buffer	August 2020
0.1.16	6958_011-A Lighting Strategy	August 2020
0.1.17	6958_012 Illustrative Landscape Masterplan	March 2020
0.1.18	6958_SK017-E Betterment Plan	June 2020
0.1.19	19012 P200 I3 Bulk Earthworks Bund Plan	March 2020
0.1.20	19012 P201 I3 Bulk Earthworks Bund Sections	March 2020
0.1.21	19012 P100 P4 Proposed Site Levels Plan - Key Plan	January 2020
0.1.22	19012 P120 P1 Proposed Contour Plan	August 2020
0.1.23	19072-001 Rev D - Site Access General Arrangement Plan	29 September 2020
0.1.24	19072-003 Rev A – Proposed Road Hierarchy Plan	7 September 2020

No.	Document	Date
1.	<b>Application documents</b>	
1.1	<b>Application form and covering letters</b>	
1.1.1	Covering letter- submission of planning application	6 March 2020
1.1.2	Application form	11 March 2020
1.1.3	Covering letter – soil level changes and Landscape and Ecology Management Plan	23 April 2020
1.2	<b>Full list of current plans</b>	
1.2.1	19183 – S102 (Site Topographical Survey)	March 2020
1.2.2	19183 - P101AH - Proposed Site Layout Roof Level	December 2019
1.2.3	19183 - P105E - Proposed Site Layout - Materials Layout	February 2020
1.2.4	19183 - P107B - Proposed Site Layout Refuse Strategy	February 2020
1.2.5	19183 – P110-D - 5H1b – Proposed Plans and Elevations – Plots 1, 4, 15 & 126	5 February 2020
1.2.6	19183 – P111-B - 4H7 – Proposed Plans and Elevations – Plots 2 & 14	6 February 2020
1.2.7	19183 – P112-C - 4H7 - Proposed Plans and Elevations – Plots 3, 9	6 February 2020
1.2.8	19183 - P113-D - 4A1 - Proposed Plans and Elevations - Plot 5	13 January 2020
1.2.9	19183 - P114-B - 4H7 - Proposed Plans and Elevations - Plot 6	6 February 2020
1.2.10	19183 - P115-B - 4H7 - Proposed Plans and Elevations - Plot 7	6 February 2020
1.2.11	19183 - P116-B - 4A1 - Proposed Plans and Elevations - Plot 36	13 January 2020
1.2.12	19183 - P117-C - 4C - Proposed Plans and Elevations - Plot 35	11 February 2020
1.2.13	19183 - P118-D - 3H9b-3H1 - Proposed Plans and Elevations - Plots 10-11 & 16-17	January 2020
1.2.14	19183 - P119-C - 3H10 - Proposed Plans and Elevations - Plots 12, 25, 129, 159	6 February 2020
1.2.15	19183 - P120-D - 3H10 - Proposed Plans and Elevations - Plot 13	6 February 2020
1.2.16	19183 - P121-B - 3A.1.2 - Proposed Plans and Elevations - Plot 19	11 February 2020
1.2.17	19183 - P122-A - 4C - Proposed Plans and Elevations - Plot 20	11 February 2020
1.2.18	19183 - P123-B - 3A.1.2 - Proposed Plans and Elevations - Plots 21, 127	11 February 2020

No.	Document	Date
1.2.19	19183 - P124-B - 3H10-4H18 - Proposed Plans and Elevations - Plots 22-23	January 2020
1.2.20	19183 - P125-C - 4C - Proposed Plans and Elevations - Plots 24 & 162	11 February 2020
1.2.21	19183 - P126-B - 3E.1 B - 3E.1 - Proposed Plans and Elevations Plot 26-27, 28-29, 136-137, 151-152	January 2020
1.2.22	19183 - P127-D - 3A.1.2 - Proposed Plans and Elevations - Plot 30, 32, 33, 37, 138, 158	11 February 2020
1.2.23	19183 - P128-D - 3A.1.2 - Proposed Plans and Elevation - Plot 31	11 February 2020
1.2.24	19183 - P129-A - 4C - Proposed Plans and Elevations - Plot 34	11 February 2020
1.2.25	19183 - P130-E - 4A1 - Proposed Plans and Elevations - Plots 134, 149	13 January 2020
1.2.26	19183 - P131-D - 3H10 - Proposed Plans and Elevations - Plots 81 & 82	January 2020
1.2.27	19183 - P132-B - 3H1 - Proposed Plans and Elevations - Plots 83-84 & 147-148	January 2020
1.2.28	19183 - P133-C - 3H1 - Proposed Plans and Elevations - Plots 104-106	January 2020
1.2.29	19183 - P134-B - 3H1 - Proposed Plans and Elevations - Plots 107-108	January 2020
1.2.30	19183 - P136-D - 3H10-4H18 - Proposed Plans and Elevations - Plots 111-112	January 2020
1.2.31	19183 - P137-E - 4C - Proposed Plans and Elevations - Plots 128 & 157	11 February 2020
1.2.32	19183 - P138-B - 3H1 - Proposed Plans and Elevations - Plots 121-125	January 2020
1.2.33	19183 - P139-C - 4C - Proposed Plans and Elevations - Plot 8	11 February 2020
1.2.34	19183 - P140C - 3A1.2 - Proposed Plans and Elevations - Plot 109	January 2020
1.2.35	19183 - P141C - 3H9 - Proposed Plans and Elevations - Plot 131	January 2020
1.2.36	19183 - P143B - 3H1 - Proposed Plans and Elevations - Plot 135	January 2020
1.2.37	19183 - P146B - 4H7 - Proposed Plans and Elevations - Plot 150	6 February 2020
1.2.38	19183 - P144D - 3E.1b - Proposed Plans and Elevations - Plot 141	January 2020

<b>No.</b>	<b>Document</b>	<b>Date</b>
1.2.39	19183 - P147D - 4A1 - Proposed Plans and Elevations - Plot 153	13 January 2020
1.2.40	19183 - P148B - 4H7- Proposed Plans and Elevations - Plot 154	6 February 2020
1.2.41	19183 - P149F - 5H1 - Proposed Plans and Elevations - Plots 155 & 165	20 February 2020
1.2.42	19183 - P150D - 4A1 - Proposed Plans and Elevations - Plots 156 & 163	13 January 2020
1.2.43	19183 - P151C - 3E1.b - Proposed Plans and Elevations - Plot 160	January 2020
1.2.44	19183 - P153D - 4C - Proposed Plans and Elevations - Plots 113 & 114	11 February 2020
1.2.45	19183 - P152C - 3H9 - Proposed Plans and Elevations - Plot 161	January 2020
1.2.46	19183 - P154B - 4H7 - Proposed Plans and Elevations - Plot 164	6 February 2020
1.2.47	19183 - P155 - 4C - Proposed Plans and Elevations - Plot 110	11 February 2020
1.2.48	19183 - P156 - 3A1.2 - Proposed Plans and Elevations - Plots 130 & 133	January 2020
1.2.49	19183 - P157 - 3A1.2- Proposed Plans and Elevations - Plot 132	January 2020
1.2.50	19183 - P158 - 3H10 - Proposed Plans and Elevations - Plots 139 & 140	January 2020
1.2.51	19183 - P165D - 2BFG - Proposed Plans and Elevations - Plots 38-39 & 92-93	January 2020
1.2.52	19183 - P166E - 2BFG - Proposed Plans and Elevations - Plots 18 & 55	January 2020
1.2.53	19183 - P170E - HT2A - Proposed Plans and Elevations - Plots 52-54, 70-72, 85-87, 94-96	January 2020
1.2.54	19183 - P171D - HT4A & HT2A - Plans and Elevations - Plots 62-64	January 2020
1.2.55	19183 - P172D - HT3A & HT2A - Proposed Plans and Elevations Plots 65-67	January 2020
1.2.56	19183 - P173F - HT2A - Proposed Plans and Elevations Plots 68-69	January 2020
1.2.57	19183 - P174E - HT2A - Proposed Plans and Elevations Plots 79-80, 100-101	January 2020
1.2.58	19183 - P175E - HT4A & HT3A & SOHT3B - Plans and Elevations Plots 88-91	January 2020

<b>No.</b>	<b>Document</b>	<b>Date</b>
1.2.59	19183 - P176C - HT3A4P - Proposed Plans and Elevations - Plots 97-99	January 2020
1.2.60	19183 - P177D - HT3A4P - Proposed Plans and Elevations - Plots 102-103	January 2020
1.2.61	19183 - P178D - HT2A - Proposed Plans and Elevations - Plots 142-146	January 2020
1.2.62	19183 - P180D - Proposed Floor Plans - Apartment Building A - Plots 115-120	January 2020
1.2.63	19183 - P182D - Proposed Elevations - Apartment Building A - Plots 115-120	July 2020
1.2.64	19183 - P183D - Apartment Building B (Plots 56-61) & Plot 56, Proposed Plans	January 2020
1.2.65	19183 - P184C - Apartment Building B (Plots 56-61) & Plot 56, Proposed Elevations	January 2020
1.2.66	19183 - P185C - Proposed Floor Plans - Apartment Building C - Plots 73-78	January 2020
1.2.67	19183 - P186D - Proposed Floor Elevations - Apartment Building C - Plots 73-78	January 2020
1.2.68	19183 - P187C - Proposed Ground & First Floor Plans - Building D - Plots 40-51	January 2020
1.2.69	19183 - P188C - Proposed Second Floor & Roof Plans - Building D - Plots 40-51	January 2020
1.2.70	19183 - P189C - Proposed Elevations - Building D - Plots 40 - 51	January 2020
1.2.71	19183 - P190B - Proposed Elevations - Building D - Plots 40 - 51	February 2020
1.2.72	19183 - P160C - Proposed Plans and Elevations - Detached Garages	January 2020
1.2.73	19183 - P161C - Proposed Plans and Elevations - Detached Car Barns	January 2020
1.2.74	19183 - P162E - Proposed Plans and Elevations - Detached Car Barns & Substations	February 2020
1.2.75	6958_002-H Landscape Proposals Hardworks 1 of 2	February 2020
1.2.76	6958_003-G Landscape Proposals Hardworks 2 of 2	February 2020
1.2.77	6958_004 Landscape Proposals Soft works 1 of 6	February 2020
1.2.78	6958_005 Landscape Proposals Soft works 2 of 6	February 2020

No.	Document	Date
1.2.79	6958_006 Landscape Proposals Soft works 3 of 6	August 2020
1.2.80	6958_007 Landscape Proposals Soft works 4 of 6	August 2020
1.2.81	6958_008 Landscape Proposals Soft works 5 of 6	August 2020
1.2.82	6958_009 Landscape Proposals Soft works 6 of 6	August 2020
1.2.83	6958_101 Illustrative Sections AA & BB – Pond 1A	August 2020
1.2.84	6958_102 Illustrative Sections AA & BB – Pond 1B	August 2020
1.2.85	6958_103 Illustrative Sections AA & BB – Pond 2	August 2020
1.2.86	19012 P202 I2 Bulk Earthworks Bund Sections	March 2020
1.2.87	19012 P203 I2 Bulk Earthworks Additional Sections	July 2020
1.2.88	19012 P101 P5 Proposed Site Levels Sheet 1	January 2020
1.2.89	19012 P102 P4 Proposed Site Levels Sheet 2	January 2020
1.2.90	19012 P103 P4 Proposed Site Levels Sheet 3	January 2020
1.2.91	19012 P104 P4 Proposed Site Levels Sheet 4	January 2020
1.2.92	19012 P105 P5 Proposed Site Levels Sheet 5	January 2020
1.2.93	19012 P106 P5 Proposed Site Levels Sheet 6	January 2020
1.2.94	19012 P107 P5 Proposed Site Levels Sheet 7	January 2020
1.2.95	19012 P108 P4 Proposed Site Levels Sheet 8	January 2020
1.2.96	19012 P109 P4 Proposed Site Levels Sheet 9	January 2020
1.2.97	19012 P110 P4 Proposed Site Levels Sheet 10	January 2020
1.2.98	19012 P111 P3 Proposed Site Levels Sheet 11	March 2020
1.2.99	19012 P112 P3 Proposed Site Levels Sheet 12	March 2020
1.2.100	19072-TK06 – Fire Tender Swept Path Analysis	6 October 2020
1.2.101	19072-TK03-RevE – Refuse Vehicle Swept Path Analysis	5 October 2020
1.2.102	19-012-P01 – Proposed Drainage Strategy Plan – P5	February 2020
1.2.103	19-012-P02 Exceedance Flow Plan-P6	January 2020
1.3	<b>Reports submitted with original application</b>	
1.3.1	Planning statement	March 2020
1.3.2	Covering letter – minor amendment to Design and Access Statement	30 April 2020

No.	Document	Date
1.3.3	Design and Access Statement (revised)	March 2020
1.3.4	Ground Appraisal Report	June 2018
1.3.5	Statement of Community Involvement	March 2020
1.3.6	Covering letter	2 June 2020
1.3.7	Residential dwelling units supplementary information	N/A
1.3.8	Arboricultural Method Statement	27 February 2020
1.3.9	Arboricultural Impact Assessment	27 February 2020
1.3.10	Detailed Drainage Strategy	March 2020
1.3.11	Landscape Statement	March 2020
<b>2. Additional application documents post-original submission (May/June 2020)</b>		
2.1	Covering letter – ecology and figure updates	12 May 2020
2.2	Biodiversity Net Calculation spreadsheet	N/A
2.3	Covering letter – updated detailed drainage strategy	19 May 2020
2.4	Detailed drainage strategy	May 2020
2.5	Covering letter – Air Quality Assessment	3 June 2020
2.6	Air Quality Assessment	June 2020
2.7	Letter – clarification regarding affordable housing	21 May 2020
2.8	Letter – response to various queries	2 June 2020
<b>3. Amended application documents (September 2020)</b>		
3.1	Covering letter – revised submission (new/updated reports and drawings)	9 September 2020
3.2	Design and Access Statement Addendum	August 2020
3.3	Planning Statement Addendum	August 2020
3.4	Landscape and Ecological Management Plan 2020	26 August 2020
3.5	Arboricultural Method Statement (Revised)	26 August 2020
3.6	Arboricultural Impact Assessment (Revised)	25 August 2020
3.7	Landscape Statement	August 2020
3.8	Archaeology and Built Heritage Addendum	27 August 2020

<b>No.</b>	<b>Document</b>	<b>Date</b>
3.9	Revised Built Heritage and Archaeology Addendum: Earth Movements	21 August 2020
3.10	Detailed Drainage Strategy	August 2020
3.11	Air Quality Technical Note – HGV Assessment	August 2020
3.12	Alternative Site Assessment	August 2020
3.13	Supplementary Note on Site Access Visibility	September 2020
<b>4. Additional application documents (submitted post-September 2020)</b>		
4.1	Covering letter – responses to consultee comments	10 September 2020
4.2	Covering letter –highways, open space, s106 obligations and additional plans	20 October 2020
4.3	Covering letter – landscape scheme and associated management provisions	18 December 2020
4.4	Landscape and Ecology Management Plan	December 2020
4.5	Arboricultural Impact Assessment	10 November 2020
4.6	Arboricultural Method Statement	10 November 2020
4.7	Landscape Statement	December 2020
4.8	Detailed Drainage Strategy	November 2020
4.9	Biodiversity Metric Calculation Tool	26 August 2020
4.10	Biodiversity Net Gain Report	26 October 2020
4.11	Covering email - updated plans	12 January 2021
4.12	Landscape and Ecology Management Plan	March 2021
4.13	Email – response to consultation comments	9 December 2020
<b>5. Environmental Statement</b>		
5.0	Environmental Statement: Main Report – cover and contents	March 2020
5.1	<b>Chapter 1</b>	
5.1.1	Chapter 1 - Introduction	March 2020
5.1.2	Appendix 1.1 - ES Author(s) CVs	March 2020
5.2	<b>Chapter 2</b>	
5.2.1	Chapter 2 – Site Description and Proposed Development	March 2020
5.2.2	Appendix 2.1 – Proposed Levels (original submission)	March 2020



No.	Document	Date
5.2.3	Appendix 2.1 – Proposed Levels (Revised)	August 2020
5.3	<b>Chapter 3</b>	
5.3.1	Chapter 3 – Methodology and Scope of the EIA	March 2020
5.3.2	Appendix 3.1 - Scoping Report	March 2020
5.3.3	Appendix 3.2 - TWBC Scoping Opinion	March 2020
5.3.4	Appendix 3.3 - Response to TWBC Scoping Opinion	March 2020
5.4	<b>Chapter 4</b>	
5.4.1	Chapter 4 – Traffic and Transport	March 2020
5.4.2	Appendix 4.1 – Transport Assessment	March 2020
5.4.3	Appendix 4.2 – Travel Plan	March 2020
5.4.4	Appendix 4.3 – Transport Assessment Addendum	August 2020
5.4.5	Transport Assessment Addendum II	October 2020
5.4.6	Transport Assessment Addendum III	January 2021
5.5	<b>Chapter 7</b>	
5.5.1	Chapter 7 – Socio-economics	March 2020
5.6	<b>Chapter 9</b>	
5.6.1	Chapter 9 - Ecology	March 2020
5.6.2	<b>Not used</b>	
5.6.3	<b>Not used</b>	
5.6.4	<b>Not used</b>	
5.6.5	<b>Not used</b>	
5.6.6	<b>Not used</b>	
5.6.7	Appendix 9.3 (Addendum) – Phase 2 Ecological Appraisal ( <i>confidential</i> )	August 2020
5.6.8	<b>Not used</b>	
5.6.9	<b>Not used</b>	
5.6.10	<b>Not used</b>	
5.6.11	<b>Not used</b>	

<b>No.</b>	<b>Document</b>	<b>Date</b>
5.6.12	Appendix 9.5 – Biodiversity Net Gain Calculation Report (revised)	October 2020
5.6.13	Biodiversity Metric – Calculation Tool spreadsheet	August 2020
5.6.14	<b>Not used</b>	
5.6.15	<b>Not used</b>	
5.6.16	Appendix 9.7 (Addendum) – Ancient Woodland Assessment	August 2020
5.6.17	Appendix 9.8 (Addendum) – Cranbrook Soil Compatibility Report	August 2020
<b>5.7</b>	<b>Chapter 10</b>	
5.7.1	Chapter 10 – Landscape and Visual Impact (original submission)	March 2020
5.7.2	Chapter 10 – Landscape and Visual Impact (revised)	August 2020
5.7.3	Figure 10.4 (revised) – Zone of Theoretical Visibility Study and Viewpoints	May 2020
5.7.4	Figure 10.5 (revised) – Zone of Theoretical Visibility Study, Zone of Visual Influence and Viewpoints	May 2020
5.7.5	Appendix 10.1 – Glossary	March 2020
5.7.6	Appendix 10.2 – Methodology	March 2020
5.7.7	Appendix 10.3 – Visualisations and ZTV Studies	March 2020
5.7.8	Appendix 10.4 – National Planning Policy	March 2020
5.7.9	Appendix 10.5 – Brick Kiln Farm Parameters Plan (16/502860/OUT)	March 2020
5.7.10	Appendix 10.6 – Turnden Farmstead Masterplan (18/02571/FULL)	March 2020
5.7.11	Appendix 10.7 - Extracts from Landscape Character Assessment	March 2020
5.7.12	Appendix 10.8 – Study Area and Viewpoint Agreement	March 2020
5.7.13	Appendix 10.9 - Extract from Kent County Council Public Rights of Way online Map	March 2020
5.7.14	Appendix 10.10 - Extracts from High Weald AONB Management Plan	March 2020
5.7.15	Appendix 10.11 - High Weald AONB Cranbrook Character Map (original submission)	March 2020

<b>No.</b>	<b>Document</b>	<b>Date</b>
5.7.16	Appendix 10.11 (Addendum) - High Weald AONB Cranbrook Character Map	August 2020
5.7.17	Appendix 10.12 - Initial Assessment of Effects on High Weald AONB (original submission)	March 2020
5.7.18	Appendix 10.12 (Addendum) - Initial Assessment of Effects on High Weald AONB	August 2020
5.7.19	Appendix 10.13 – Extract from Campaign for the Protection of Rural England (CPRE) Light Pollution and Dark Skies Map	March 2020
5.7.20	Appendix 10.14 – Viewpoint 1, Baseline Photomontage of Brick Kiln Farm and Turnden Farmstead	March 2020
<b>5.8</b>	<b>Chapter 11</b>	
5.8.1	Chapter 11 – Archaeology and Cultural Heritage	March 2020
5.8.2	Appendix 11.1 – Baseline Heritage Statement (original submission)	March 2020
5.8.3	Appendix 11.1 (Addendum) – Baseline Heritage Statement	August 2020
5.8.4	Appendix 11.2 – Desk Based Assessment (Archaeological) (original submission)	March 2020
5.8.5	Appendix 11.2 (Addendum) – Desk Based Assessment (Archaeological)	August 2020
<b>5.9</b>	<b>Chapter 12</b>	
5.9.1	Chapter 12 – Summary	March 2020
<b>5.10</b>	<b>Chapter 13</b>	
5.10.1	Chapter 13 – Glossary of Terms and Abbreviations	March 2020
<b>5.11</b>	<b>Non-Technical Summary</b>	
5.11.1	Environmental Statement – non-technical summary	March 2020
<b>5.12</b>	<b>Environmental Statement: Soil Movement Addendum</b>	
5.12.1	Environmental Statement: Addendum	April 2020
5.12.2	Appendix 2.1 – Existing and Proposed Site Levels	March 2020
5.12.3	Bulk Earthworks Turnden Farmstead Bund Sections (Drawing 19-012/P202 Rev I2)	March 2020
5.12.4	Bulk Earthworks Turnden Phase 2 Bund Sections (Drawing 19-012/P201 Rev I2)	March 2020
5.12.5	Spoil Heap Placement Overall Plan (Drawing 19-012/P200 Rev I2)	March 2020

No.	Document	Date
<b>6. Key consultation responses</b>		
<b>6.1 Consultee: Campaign for the Protection of Rural England</b>		
6.1.1	Campaign for the Protection of Rural England, Kent – Correspondence	7 May 2020
6.1.2	Campaign for the Protection of Rural England, Kent – Correspondence	27 October 2020
6.1.3	Campaign for the Protection of Rural England, Kent – Comments	25 January 2021
<b>6.2 Consultee: Cranbrook &amp; Sissinghurst Parish Council</b>		
6.2.1	Cranbrook & Sissinghurst Parish Council – Consultee Comments	29 April 2020
6.2.2	Cranbrook & Sissinghurst Parish Council – Correspondence	30 April 2020
6.2.3	Cranbrook & Sissinghurst Parish Council – Correspondence	6 May 2020
6.2.4	Cranbrook & Sissinghurst Parish Council – "Section 2 Project Costs" – Appendix to correspondence dated 6 May 2020	N/A
6.2.5	Cranbrook & Sissinghurst Parish Council – Consultee Comments	6 October 2020
6.2.6	Cranbrook & Sissinghurst Parish Council – Consultee Comments	4 November 2020
6.2.7	Cranbrook & Sissinghurst Parish Council – Consultee Comments	19 November 2020
6.2.8	Cranbrook & Sissinghurst Parish Council – Correspondence	26 January 2021
<b>6.3 Consultee: Forestry Commission</b>		
6.3.1	Forestry Commission – correspondence	21 April 2020
6.3.2	Forestry Commission – correspondence	5 October 2020
<b>6.4 Consultee: Hawkhurst Parish Council</b>		
6.4.1	Hawkhurst Parish Council – correspondence	26 May 2020
6.4.2	Hawkhurst Parish Council – Letter - Attachment to correspondence dated 26 May 2020	26 May 2020
<b>6.5 Consultee: High Weald AONB Unit</b>		
6.5.1	High Weald AONB Unit – Letter with three appendices: <ul style="list-style-type: none"> <li>• Appendix 1 – Detailed comments on the submitted documents;</li> </ul>	12 May 2020

No.	Document	Date
	<ul style="list-style-type: none"> <li>• Appendix 2 – Report by Nicola Bannister on 'Hartley and Turnden, Cranbrook Historic Landscape Assessment' and responses to Archaeological Desk-Based Assessment and Addendum;</li> <li>• Appendix 3 – Report by Kate Ryland, BSc, CEnv, MCIEEM of Dolphin Ecological Surveys on the ecological information submitted.</li> </ul>	
6.5.2	<b>Not used</b>	
6.5.3	<b>Not used</b>	
6.5.4	<b>Not used</b>	
6.5.5	<b>Not used</b>	
6.5.6	<b>Not used</b>	
6.5.7	High Weald AONB Unit – Letter	12 October 2020
<b>6.6 Consultee: Historic England</b>		
6.6.1	Historic England – Correspondence dated 17 April 2020	17 April 2020
6.6.2	Historic England – Email appending Letter from Historic England to TWBC regarding application	27 May 2020
6.6.3	Historic England – Letter following scheme revisions	18 September 2020
<b>6.7 Consultee: KCC Economic Development</b>		
6.7.1	KCC Economic Development – Correspondence	14 April 2020
6.7.2	KCC Economic Development - Appendix 1 to correspondence of 14 April 2020	9 April 2020
6.7.3	KCC Economic Development - Appendix 2 to correspondence dated 14 April 2020	14 April 2020
6.7.4	KCC Economic Development – Correspondence	21 September 2020
6.7.5	KCC Economic Development – Appendix to correspondence of 21 September 2020	21 September 2020
<b>6.8 Consultee: KCC Heritage</b>		
6.8.1	KCC Heritage – Correspondence	4 May 2020
6.8.2	KCC Heritage – Correspondence	5 October 2020
<b>6.9 Consultee: KCC Highways</b>		
6.9.1	KCC Highways – Correspondence	3 September 2020

No.	Document	Date
6.9.2	KCC Highways – "Road Layout Appraisal CA 185 Vehicle Speed Measurement" – Attachment to correspondence dated 3 September 2020	N/A
6.9.3	KCC Highways - Correspondence	17 September 2020
6.9.4	KCC Highways – Technical Note prepared by Project Centre, "Review of ARCADY / PICADY / LINSIG Modelling" - Attachment to Correspondence dated 17 September 2020	September 2020
6.9.5	KCC Highways – Correspondence	22 September 2020
6.9.6	KCC Highways - Correspondence	16 December 2020
6.9.7	KCC Highways - Correspondence	7 January 2021
6.9.8	KCC Highways – Business case for the retention and/or enhancement of bus services in Cranbrook	N/A
6.10	<b>Consultee: KCC Public Rights of Way and Access Service</b>	
6.10.1	KCC Public Rights of Way and Access Service – Correspondence	27 April 2020
6.10.2	KCC Public Rights of Way and Access Service – "Extract of the Working Copy of the Definitive Map of Public Rights of Way for the County of Kent", Issue Date 27/04/2020 - Appendix to Correspondence dated 27 April 2020	27 April 2020
6.10.3	KCC Public Rights of Way and Access Service – Correspondence	2 October 2020
6.11	<b>Consultee: Kent Wildlife Trust</b>	
6.11.1	Kent Wildlife Trust – Correspondence	28 April 2020
6.11.2	Kent Wildlife Trust - Correspondence	20 May 2020
6.11.3	Kent Wildlife Trust - Correspondence	13 August 2020
6.12	<b>Consultee: Natural England</b>	
6.12.1	Natural England - Correspondence	3 June 2020
6.12.2	Natural England - Correspondence	13 October 2020
6.13	<b>Consultee: TWBC Conservation Officer</b>	
6.13.1	TWBC Conservation Officer – "Design and Heritage Consultation Response "	12 May 2020
6.13.2	TWBC Conservation Officer – "Design and Heritage Consultation Response - ADDENDUM"	6 October 2020

No.	Document	Date
6.14	<b>Consultee: TWBC Landscape &amp; Biodiversity Officer</b>	
6.14.1	TWBC Landscape and Biodiversity Officer – Consultee comments (Richard)	5 May 2020
6.14.2	TWBC Landscape and Biodiversity Officer – Consultee comments addendum (Richard)	1 June 2020
6.14.3	TWBC Landscape and Biodiversity Officer – Consultee comments addendum (Richard)	22 December 2020
6.14.4	TWBC Landscape and Biodiversity Officer – Correspondence	13 January 2021
6.14.5	TWBC Landscape and Biodiversity Officer – Correspondence	10 March 2021
6.15	<b>Consultee: TWBC Parking Services</b>	
6.15.1	TWBC Parking Services - Correspondence	7 April 2020
6.16	<b>Consultee: TWBC Tree Officer</b>	
6.16.1	TWBC Tree Officer – "Tree Officer Consultation" – Consultee comments	5 June 2020
6.16.2	TWBC Tree Officer – Correspondence	3 November 2020
6.16.3	TWBC Tree Officer – Correspondence	15 December 2020
6.17	<b>Consultee: Woodland Trust</b>	
6.17.1	Woodland Trust – Correspondence	28 April 2020
6.17.2	Woodland Trust – Correspondence	29 October 2020
6.18	<b>Consultee: TWBC Planning Environmental Officer</b>	
6.18.1	TWBC Planning Environmental Officer – Memorandum	2 May 2020
6.19	<b>Consultee: NHS Kent and Medway CCG</b>	
6.19.1	Letter – section 106 request	22 September 2020
6.20	<b>Consultee: TWBC Environmental Health Officer</b>	
6.20.1	TWBC Environmental Health Officer – Consultee comments	24 April 2020
6.20.2	TWBC Environmental Health Officer – Consultee comments	7 July 2020
6.21	<b>Consultee: TWBC Senior Scientific Officer</b>	
6.21.1	TWBC Senior Scientific Officer – Consultee comments	16 September 2020

No.	Document	Date
6.22	<b>Neighbour response: Cranbrook &amp; Sissinghurst Neighbourhood Development Plan Group</b>	
6.22.1	Correspondence – Cranbrook & Sissinghurst Neighbourhood Development Plan Group	10 May 2020
6.23	<b>Neighbour response: Hartley Save Our Fields</b>	
6.23.1	Correspondence – Hartley Save Our Fields	11 May 2020
6.24	<b>Neighbour response: Liz Daley</b>	
6.24.1	Correspondence – Liz Daley	7 May 2020
6.24.2	Correspondence – Liz Daley	5 June 2020
6.25	<b>Neighbour response: Philippa Gill</b>	
6.25.1	Comments – Philippa Gill	8 May 2020
6.25.2	Comments – Philippa Gill	15 October 2020
6.26	<b>Neighbour response: Philip Govan</b>	
6.26.1	Comments – Philip Govan	15 May 2020
6.27	<b>Neighbour response: June Bell</b>	
6.27.1	Comments – June Bell	21 April 2020
6.27.2	Correspondence – June Bell	3 June 2020
6.27.3	Comments – June Bell	13 November 2020
7.	<b>Determination documents</b>	
7.1	Committee Report	27 January 2021
7.2	Case officer update to Members at 27 January 2021 Planning Committee Meeting	N/A
7.3	Planning Committee Meeting Minutes	27 January 2021
7.4	Presentation to Members for 27 January 2021 Planning Committee Meeting	N/A
7.5	Section 106 agreement between Tunbridge Wells Borough Council, Kent County Council and Berkeley Homes (Eastern Counties) Limited	30 March 2021
8.	<b>Call-in correspondence with PINS and Secretary of State</b>	
8.1	Letter from Secretary of State to Applicant – decision to call in planning application 20/00815/FULL	12 April 2021
8.2	Letter from Ashurst to PINS – inquiries procedure	29 April 2021



No.	Document	Date
8.3	Letter from PINS to TWBC – inquiry procedure	4 May 2021
8.4	Letter from PINS to Applicant – inquiry procedure	4 May 2021
8.5	<b>Not used</b>	
8.6	Letter from PINS – confirmation of Rule 6 status of HWAONB	17 May 2021
8.7	Letter from Ashurst to PINS – inquiry procedure	17 May 2021
8.8	Various email correspondence	April – June 2021
8.9	CPRE Kent Call In Letter	15 April 2021
<b>9. Call-in documents</b>		
9.1	Statement of Common Ground between the Applicant and TWBC	18 June 2021
9.1.1	Statement of Common Ground between the Applicant and TWBC (Addendum)	24 August 2021
9.2	Statement of Common and Uncommon Ground between the Applicant, TWBC and Natural England	29 July 2021
9.3	Applicant's Statement of Case	June 2021
9.4	Tunbridge Wells Borough Council Statement of Case and appendices (unless included elsewhere in the CDs)	N/A
9.5	High Weald AONB Unit Statement of Case and Appendix	N/A
9.6	Natural England Statement of Case	17 June 2021
9.7	CPRE Kent Statement of Case and appendices (unless included elsewhere in the CDs)	17 June 2021
9.7.1	CPRE Kent Statement of Case – Appendix 4: Draft statement of Nancy Warne including AECOM Site Assessment July 2017, AECOM Housing Needs Assessment and AECOM Strategic Environmental Assessment July 2019	July 2017 and July 2019
9.7.2	CPRE Kent Statement of Case – Appendix 5 - Report of Dr Claire Holman of Air Pollution Services	14 June 2021
9.7.3	CPRE Kent Statement of Case – Appendix 6 - CPRE Kent's response to the pre-submission version of the Local Plan	N/A
9.7.4	CPRE Kent Statement of Case – Appendix 7 - the Secretary of State for Housing Communities and Local Government letter to Roger Gale MP on 21 April	21 April 2021
9.7.5	CPRE Kent Statement of Case – Appendix 8 - Draft statement of Liz Daley (including June Bells submission)	N/A

No.	Document	Date
9.7.6	CPRE Kent Statement of Case – Appendix 1 – The transcript of the virtual Committee meeting on 27th January 2021	27 January 2021
9.8	Statement of Common Ground between Applicant and CPRE relating to Air Quality	12 August 2021
9.9	Planning Inspectorate Pre-Case Management Conference Note	19 July 2021
9.10	Planning Inspectorate Case Management Conference Summary Note	26 July 2021
9.11	KCC Economic Development Statement of Case Covering Email	4 June 2021
9.12	KCC Economic Development Statement of Case	N/A
9.13	KCC Economic Development Statement of Case Appendix 1	30 March 2021
9.14	KCC Economic Development Statement of Case Appendix 2	14 April 2020
9.15	KCC Economic Development Statement of Case Appendix 3	9 April 2020
9.16	KCC Economic Development Statement of Case Appendix 4	26 May 2021
9.17	KCC Economic Development Statement of Case Appendix 5	16 December 2020
9.18	Statement of Common and Uncommon Ground between the Applicant, TWBC and CPRE Kent	24 August 2021
9.19	Statement of Common and Uncommon Ground between the Applicant, TWBC and the High Weald AONB Unit	13 August 2021
9.20	Statement of Common Ground agreed between Kent County Council and Vectos (on behalf of Berkeley Homes)	August 2021
<b>10.</b>	<b>National policy and practice guidance</b>	
10.1	Comparison showing changes between the National Planning Policy Framework July 2021 against February 2019	20 July 2021 and February 2019
10.2	National Planning Practice Guidance: Design Process and Tools	1 October 2019 (last updated)
10.3	National Planning Practice Guidance: Determining planning applications	24 June 2021 (last updated)
10.4	National Planning Practice Guidance: Climate change	15 March 2019 (last updated)
10.5	National Planning Practice Guidance: Historic environment	23 July 2019 (last updated)
10.6	National Planning Practice Guidance: Natural environment	21 July 2019 (last updated)

No.	Document	Date
10.7	National Planning Practice Guidance: Air Quality	1 November 2019 (last updated)
10.8	National Planning Practice Guidance: Transport evidence bases in plan making and decision taking	13 March 2015 (published)
10.9	National Planning Practice Guidance: Travel Plans, Transport Assessments and Statements	6 March 2014 (published)
10.10	National Design Guide	January 2021
10.11	National Model Design Code – Part 1	June 2021
10.12	National Model Design Code – Part 2	June 2021
<b>11. Development Plan policies</b>		
11.1	Site Allocations Local Plan (adopted 2016) - Policy AL/STR 1: Limits to Built Development	July 2016
11.2	Site Allocations Local Plan (adopted 2016) – Policy AL/CR 4 (Land adjacent to the Crane Valley) and AL/CR 6 (Wilkes Field)	July 2016
11.3	Site Allocations Local Plan Adopted July 2016 - Cranbrook Proposals Map	July 2016
11.4	<p>Tunbridge Wells Borough Council Core Strategy 2010</p> <ul style="list-style-type: none"> <li>• Chapters 1-4</li> <li>• Strategic Objective 1;</li> <li>• Strategic Objective 4;</li> <li>• Strategic Objective 7;</li> <li>• Core Policy 1: Delivery of Development;</li> <li>• Core Policy 3: Transport Infrastructure;</li> <li>• Core Policy 4: Environment;</li> <li>• Core Policy 5: Sustainable Design and Construction;</li> <li>• Core Policy 6: Housing Provision;</li> <li>• Core Policy 8: Retail, Leisure and Community Provision;</li> <li>• Core Policy 12: Development in Cranbrook;</li> <li>• Core Policy 13: Development in Hawkhurst;</li> <li>• Core Policy 14: Development in Villages and Rural Areas.</li> </ul>	June 2010

No.	Document	Date
11.5	Tunbridge Wells Borough Local Plan 2006 - Introduction and strategy chapters	March 2006
11.6	Tunbridge Wells Borough Local Plan 2006 – Policy CS4: Development contributions to school provision for developments over 10 bedspaces	March 2006
11.7	<p>Tunbridge Wells Borough Local Plan 2006</p> <ul style="list-style-type: none"> <li>• Policy EN1: Development Control Criteria</li> <li>• Policy EN5: Conservation Areas</li> <li>• Policy EN10: Archaeological sites</li> <li>• Policy EN13: Tree and Woodland Protection</li> <li>• Policy EN16: Protection of Groundwater and other watercourses</li> <li>• Policy EN18: Flood Risk</li> <li>• Policy EN25: Development affecting the rural landscape</li> </ul>	March 2006
11.8	Tunbridge Wells Borough Local Plan 2006 - Policy H2: Dwelling mix	March 2006
11.9	<p>Tunbridge Wells Borough Local Plan 2006 - – Chapter 5 (Town, Neighbourhood and Village Centres (incorporating Retail Development):</p> <ul style="list-style-type: none"> <li>• Chapter 5, paragraph 5.1 – 5.38</li> <li>• Chapter 5, paragraph 5.116 – 5.129</li> </ul>	March 2006
11.10	Tunbridge Wells Borough Local Plan 2006 – Policy LBD1: Development outside the Limits to Built Development	March 2006
11.11	Tunbridge Wells Borough Local Plan 2006 - Policy R2: Recreation and Open Space over 10 bedspaces	March 2006
11.12	<p>Tunbridge Wells Borough Local Plan 2006</p> <ul style="list-style-type: none"> <li>• Chapter 11: Introduction</li> <li>• Policy TP1: Major development requiring Transport Assessment and Travel Plan</li> <li>• Policy TP3: Larger scale residential development</li> <li>• Policy TP4: Access to Road Network</li> <li>• Policy TP5: Vehicle Parking Standards</li> <li>• Policy TP9: Cycle Parking</li> </ul>	March 2006

No.	Document	Date
11.13	Inspector's Report to Tunbridge Wells Borough Council on the Examination into the TWBC Site Allocations Local Plan	9 June 2016
<b>12. Other local policy and guidance</b>		
12.1	Kent County Council Local Transport Plan 4	N/A
12.2	Rural Lanes SPD	January 1998
12.3	Recreation and Open Space SPD	July 2006
12.4	Affordable Housing SPD	October 2007
12.5	Renewable Energy SPD	April 2007
12.6	Renewable Energy SPD (update)	January 2014
12.7	2019 Energy Policy Position Statement	July 2019
12.8	Tunbridge Wells Borough: Landscape Character Assessment Supplementary Planning Document	December 2017
12.9	Tunbridge Wells Borough Local Plan – Farmsteads Assessment Guidance for Tunbridge Wells Borough	February 2016
12.10	Cranbrook Conservation Area Appraisal plus townscape map	June 2010
12.11	Kent Design Guide	N/A
12.12	Kent Design Guide Review: Interim Guidance Note 3 (Residential parking)	20 November 2008
12.13	High Weald AONB Management Plan 2019-24	2019
12.14	TWBC - Planning Position Statement for proposed developments which may impact on air quality in Hawkhurst	June 2020
12.15	High Weald Housing Design Guide	November 2019
12.16	Five-Year Housing Land Supply Statement 2020/2021	Position as at 1 April 2021
12.17	Legislation and Planning Policy in the High Weald AONB	July 2021
12.18	TWBC map showing position of site relative to Cranbrook Conservation Area	28 April 2021
12.19	Local Landscape Character Area (TWLCA) – LCA 4: Cranbrook Fruit Belt	February 2017
12.20	Local Landscape Character Area (TWLCA) – LCA 6: Benenden Wooded Farmland	February 2017
12.21	Local Landscape Character Area (TWLCA) – LCA 10: Kilndown Wooded Farmland	February 2017

No.	Document	Date
12.22	Landscape Sensitivity Assessment of additional settlements in Tunbridge Wells Paddock Wood, Horsmonden, Hawkhurst, Cranbrook	July 2018
12.23	Landscape Character Assessment and Capacity Study: <ul style="list-style-type: none"> <li>• Volume 1: Main Report</li> <li>• Volume 2: Tables 1-3 - Criteria</li> <li>• Volume 2, Figure 9: Table 7 – Character Area Landscape Capacity Evaluation Cranbrook</li> </ul>	March 2009
<b>13. Neighbourhood plan</b>		
13.1	Draft Cranbrook Neighbourhood Plan – Regulation 14 version	October 2020
<b>14. Draft Plan and relevant evidence base</b>		
<b>14.1 General</b>		
14.1.1	Pre-Submission Local Plan – Regulation 19 Consultation:  Section 2: Setting the Scene  Policies: <ul style="list-style-type: none"> <li>• STR 1: Development Strategy;</li> <li>• STR 2: Place Shaping and Design;</li> <li>• STR 6: Transport and Parking;</li> <li>• STR 7: Climate Change;</li> <li>• STR 8: Conserving and Enhancing the Natural, Built, and Historic Environment;</li> <li>• AL/CRS 1: Land at Brick Kiln Farm, Cranbrook;</li> <li>• AL/CRS 3: Turnden Farm, Hartley Road, Cranbrook;</li> <li>• AL/CRS 4: Cranbrook School;</li> <li>• EN1: Sustainable Design;</li> <li>• EN2: Sustainable Design Standards;</li> <li>• EN4: Historic Environment;</li> <li>• EN5: Heritage Assets;</li> <li>• EN9: Biodiversity Net Gain;</li> <li>• EN12: Trees, Woodland, Hedges and Development;</li> <li>• EN13: Ancient Woodland and Veteran Trees;</li> </ul>	N/A

No.	Document	Date
	<ul style="list-style-type: none"> <li>• EN19: The High Weald Area of Outstanding Natural Beauty;</li> <li>• EN21: Air Quality;</li> <li>• EN 22: Air Quality Management Areas;</li> <li>• H1: Housing Mix;</li> <li>• H2: Housing Density;</li> <li>• H3: Affordable Housing;</li> <li>• TP1: Transport Assessments/Statements and Travel Plans;</li> <li>• TP3: Parking Standards;</li> <li>• STR/CRS 1: The Strategy for Cranbrook &amp; Sissinghurst Parish;</li> <li>• STR/HA 1: The Strategy for Hawkhurst Parish</li> </ul>	
14.1.2	Sustainability Appraisal of the Draft Local Plan: <ul style="list-style-type: none"> <li>• Non-technical summary</li> <li>• Cranbrook and Sissinghurst</li> </ul>	September 2019
14.1.3	Natural England's comments on Landscape Policies on the Rural Landscape and the AONB, Biodiversity and ecology policies	23 October 2018
14.1.4	Natural England Regulation 19 consultation response to TWBC Local Plan	4 June 2021
14.1.5	High Weald AONB Unit comments on Regulation 19 plan	N/A
14.1.6	CPRE comments on the Regulation 19 plan	N/A
14.1.7	Natural England final Regulation 18 consultation response to TWBC Local Plan	15 November 2019
14.2 <b><i>Evidence base: Housing</i></b>		
14.2.1	Distribution of Development Topic Paper	September 2019
14.2.2	Development Strategy Topic Paper	February 2021
14.2.3	Housing Needs Assessment Topic Paper	August 2019
14.2.4	Housing Needs Assessment Topic Paper	February 2021
14.2.5	Review of Local Housing Needs	December 2020
14.2.6	Housing Needs Study	July 2018

<b>No.</b>	<b>Document</b>	<b>Date</b>
14.2.7	Housing Supply and Trajectory Topic Paper	September 2019
14.2.8	Strategic Housing and Economic Land Availability Assessment	January 2021
14.2.8(a)	Strategic Housing and Economic Land Availability Assessment – Site assessment sheets for Cranbrook & Sissinghurst Parish	January 2021
14.2.8(b)	Strategic Housing and Economic Land Availability Assessment – Site assessment sheets for Cranbrook & Sissinghurst Parish (addendum)	April 2021
14.2.9	Strategic Housing Market Assessment Update 2017	January 2017
14.2.10	Brownfield and Urban Land Topic Paper	January 2021
14.3	<b><i>Evidence base: Environment and landscape</i></b>	
14.3.1	<b>Not used</b>	
14.3.2	Development Constraints Study	October 2016
14.3.3	Green Infrastructure Framework	September 2019
14.3.4	<b>Not used</b>	
14.3.5	<b>Not used</b>	
14.3.6	Historic Environment Review – Part 1	January 2018
14.3.7	Historic Landscape Characterisation 2017 – Section I User Guide & Interpretation	June 2017
14.3.8	Historic Landscape Characterisation: Parishes of Hawkhurst, Cranbrook, Goudhurst, and Benenden 2015	August 2015
14.3.9	Tunbridge Wells – Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB (Issue 3)	November 2020
14.3.9(a)	Tunbridge Wells – Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB (Issue 3) –Cranbrook sites	November 2020
14.3.10	Landscape Sensitivity Assessment Report – Main Report	February 2017
14.3.11	Landscape Sensitivity Assessment Report – Sub Area Assessments Part 1	February 2017
14.3.12	Landscape Sensitivity Assessment Report – Sub Area Assessments Part 2	February 2017
14.3.13	<b>Not used</b>	
14.4	<b><i>Correspondence relating to Local Plan Inspector</i></b>	



No.	Document	Date
14.4.1	Correspondence from Local Plan Inspector to Sevenoaks District Council	December 2019
14.4.2	Correspondence from Local Plan Inspector to Tonbridge and Malling Borough Council	December 2020
14.4.3	Correspondence from Tonbridge and Malling Borough Council to Local Plan Inspector	March 2021
<b>15. Heritage documents</b>		
15.1	Historic England guidance note, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets	December 2017
15.2	Listed Building Details – The Cottage, Hartley Road	Entry on 28 April 2021
15.3	Listed Building Details – Cranbrook War Memorial, Angley Road	Entry on 28 April 2021
15.4	Listed Building Details – Barn at Goddard's Green Farm, Angley Road	Entry on 28 April 2021
15.5	Listed Building Details – Goddards Green Farmhouse, Angley Road	Entry on 28 April 2021
15.6	<b>Not used</b>	
15.7	Listed Building Details – Turnden (now delisted)	Listing date – 19 May 1986
15.8	Historic England Good Practice Advice Note, No. 2, 'Managing Significance in Decision-Taking in the Historic Environment'	July 2015
<b>16. Landscape and AONB documents</b>		
16.1	Guidelines for Landscape and Visual Impact Assessment (GLVIA) third edition: <ul style="list-style-type: none"> <li>• Glossary</li> <li>• Chapter 3</li> <li>• Chapter 4</li> <li>• Chapter 7</li> </ul>	April 2013
16.2	National Landscape Character Areas: NCA 122 High Weald (NE 508)	N/A
16.3	Natural England Standard: Responding to consultations on development (NESTND037)	1 September 2016
16.4	HWAONB Cranbrook Landscape Character Maps: <ul style="list-style-type: none"> <li>• GIS character component data</li> </ul>	August 2018

No.	Document	Date
	<ul style="list-style-type: none"> <li>• Ancient woodland map</li> <li>• Historic settlement map</li> <li>• Historic routeways map</li> <li>• Field &amp; Heath map</li> <li>• Geology, landform, water systems &amp; climate map</li> </ul>	
16.5	Kent County Council, 'Natural Solutions to Climate Change in Kent'	18 March 2021
16.6	HWAONB: The Making of the High Weald	November 2003
16.7	CPRE – Beauty Still Betrayed: State of our AONBs (2021)	April 2021
16.8	An Independent Review of Housing In England’s Areas of Outstanding Natural Beauty 2012-2017 Final Report, prepared by David Dixon, Neil Sinden and Tim Crabtree	November 2017
16.9	DEFRA: The Landscapes Review ('The Glover Report')	September 2019
16.10	Minutes of High Weald Officer Steering Group	25 November 2020
16.11	Grassland Assessment Survey of Selected Sites within the High Weald AONB	September 2020
16.12	Historic England, Farmstead and Landscape Statement: High Weald (National Character Area 122)	N/A
16.13	<i>England’s statutory landscape designations: a practical guide to your duty of regard</i> (Natural England, 2010)	2010
16.14	Biodiversity Metric 3.0 documents: <ul style="list-style-type: none"> <li>• Biodiversity Metric 3.0 - habitat condition assessment sheets with instructions</li> <li>• Summary of Changes from Biodiversity Metric 2.0 to Metric 3.0</li> <li>• Biodiversity Metric 3.0 - User Guide,</li> <li>• Biodiversity Metric 3.0 - Technical Supplement</li> <li>• Biodiversity Metric 3.0 - Short User Guide</li> </ul>	July 2021
16.15	Biodiversity Metric 2.0 documents: <ul style="list-style-type: none"> <li>• The Biodiversity Metric 2.0 - User Guide</li> <li>• The Biodiversity Metric 2.0 - Technical Supplement</li> <li>• The Biodiversity Metric 2.0 - Calculation Tool: User Guide</li> </ul>	July & October 2019
16.16	Natural England advice to TWBC on of LVIA in assessing candidate major development allocations sites within the High Weald AONB	1 May 2020
16.17	CIRIA, Biodiversity Net Gain: Good practice principles for development	2016

No.	Document	Date
16.18	Biodiversity Net Gain: Good practice principles for development, A Practical Guide	2019
16.19	UK Habitat Classification Field Key	N/A
16.20	The UK Habitat Classification – Habitat Definitions Version 1.1	September 2020
16.21	Natural England Technical Information Note TIN050: Selecting Indicators of Success for Grassland Enhancement	20 January 2009
16.22	Nicola Bannister, Field Systems Character Statement: Field Systems in the High Weald	March 2017
16.23	Dr Ronald B Harris, Summary of Historic Settlement Development in the High Weald	September 2011
16.24	Forum Heritage Services, Historic Farmsteads & Landscape Character in the High Weald AONB	2008
16.25	<b>Not used</b>	
16.26	Zu Ermgassen et al, Exploring the ecological outcomes of mandatory biodiversity net gain using evidence from early-adopter jurisdictions in England	23 May 2021
16.27	Correspondence on BNG research between David Scully and Sophus Zu Ermgassen	29 January 2021
16.28	A landscape approach to field system assessment: Towards an assessment framework for fields in the planning system	March 2017
16.29	Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England, Natural England 2011	2 March 2011
16.30	An Approach to Landscape Character Assessment, Natural England 2014	October 2014
16.31	Commons, Greens and Settlement in the High Weald, Dr Nicola Bannister 2011	July 2011
16.32	JNCC (2010) Handbook for Phase 1 habitat survey	2010
16.33	A National Vegetation Classification (NVC) Survey Land East of Oxford Road, Calne, Wiltshire	N/A
16.34	Natural England (2013), National Vegetation Classification: MG5 grassland: Technical Information Note TIN147	2 April 2013
<b>17.</b>	<b>Transport documents</b>	
17.1	Institute of Highways and Transportation: Planning for Walking, 2015	March 2015
17.2	Institute of Highways and Transportation: Planning for Cycling, 2015	October 2014
17.3	National Travel Survey	5 August 2020
17.4	Manual for Streets (2007) (MS 2)	September 2010
<b>18.</b>	<b>Recent planning permissions granted by TWBC / planning applications made to TWBC</b>	
18.1	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – Decision Notice	26 February 2019

<b>No.</b>	<b>Document</b>	<b>Date</b>
18.2	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – Officer's Report	13 December 2018
18.3	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – Natural England Consultation Comments	7 September 2018 and 21 November 2018
18.4	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Decision Notice	17 February 2020
18.5	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Committee Report	28 March 2018
18.6	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Design Principles	August 2017
18.7	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Parameter Plan Drawing number 7115-L-02 Rev M, Green Infrastructure	28 July 2017
18.8	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Master Plan Drawing 7115-L-26 Rev H	17 October 2017
18.9	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Natural England Consultation Comments	2 June 2016 and 13 October 2017
18.10	Wilkes Field Community Centre Cranbrook Kent (16/503953/FULL) – Decision Notice	7 September 2016
18.11	Wilkes Field Community Centre Cranbrook Kent (16/503953/FULL) – Officer's Report	31 August 2016
18.12	Brick Kiln Farm High Street Cranbrook Kent (20/00814/REM) – Withdrawal Notice	4 March 2021
18.13	Brick Kiln Farm High Street Cranbrook Kent (20/00814/REM) – Detailed Layout Plan Drawing 7115-L-100 AA	16 September 2020
18.14	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – High Weald AONB Unit Consultation Comments	27 September 2018
18.15	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – Design and Access Statement	August 2018
18.16	Turnden, Hartley Road, Cranbrook Kent (21/01379/FULL) – Design and Access Statement (Addendum)	April 2021
18.17	Turnden, Hartley Road, Cranbrook Kent (18/02571/FULL) – Replacement Farmhouse & Revised Layout Plan	April 2021
18.18	Turnden, Hartley Road, Cranbrook Kent (21/01379/FULL) – view of new farmhouse	N/A

No.	Document	Date
18.19	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – High Weald AONB Unit Comments via email	26 September 2017
18.20	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – High Weald AONB Unit Consultation Comments	N/A
18.21	Brick Kiln Farm High Street Cranbrook Kent (20/00814/REM) – High Weald AONB Unit Comments	5 June 2020
18.22	Brick Kiln Farm High Street Cranbrook Kent (16/502860/OUT) – Landscape and Visual Appraisal Addendum	August 2017
18.23	Land Adjacent Wilsley Farm, Angley Road, Cranbrook, Kent (20/003816/FULL) – Decision Notice	6 April 2021
18.24	Land off Angley Road, Cranbrook, Kent (21/00519/FULL) – Decision Notice	27 May 2021
18.25	Land Adjacent Frisco Cottage, Hawkhurst Road, Cranbrook, Kent (21/00602/FULL) – Decision Notice	13 May 2021
18.26	Brick Kiln Farm High Street Cranbrook Kent (20/00814/REM) – Committee Report	27 January 2021
<b>19. Appeal and call-in decisions</b>		
19.1	Steel Cross, Crowborough (WD/2013/2410/MEA) – Appeal APP/C1435/A/14/2223431	16 July 2015
19.2	<b>Not used</b>	
19.3	Land at Perrybrook (12/01256/OUT) – Appeal APP/G1630/V/14/2229497	31 March 2016
19.4	CABI International (P15/S3387/FUL) – Appeal APP/Q3115/W/16/3165351	31 August 2017
19.5	Old Red Lion Great Missenden – Appeal APP/X0415/W/18/3202026	4 September 2018
19.6	Land at Citroen Site, Capital Interchange Way (GLA/4279 & 01508/A/P6) – Appeal APP/G6100/V/19/3226914 (extracts only)	10 September 2020
19.7	Land to the west of Heartenoak Road, Hawkhurst (18/03976/OUT) – Appeal APP/M2270/W/20/3247397	6 November 2020
19.8	Land at Gate Farm, Hartley Road, Hartley, Cranbrook (19/02170/OUT) – Appeal APP/M2270/W/20/3247977	10 February 2021
19.9	<b>Not used</b>	
19.10	Little Sparrows, Sonning Common, Oxfordshire RG4 9NY (P19/S4576/O) – Appeal APP/Q3115/W/20/3265861	25 June 2021

No.	Document	Date
19.11	Land south of High Street Milton-under-Wychwood – Appeal APP/D3125/W/3143885	26 July 2016
19.12	Land to the west of Leamington Road, Broadway, Worcestershire – APP/H1840/A/14/2224292	2 July 2015
19.13	Land south of Newhouse Farm, Old Crawley Road, Horsham – Appeal APP/Z3825/W/21/3266503	30 July 2021
<b>20. Case law</b>		
20.1	<i>R. (on the application of Prideaux) v Buckinghamshire CC</i> [2013] Env. L.R. 32	29 April 2013
20.2	<i>Bedford BC v SSCLG</i> [2013] EWHC 2847 (Admin)	26 July 2013
20.3	<i>Mordue v SSCLG</i> [2015] EWCA Civ 1243	3 December 2015
20.4	<i>R (Luton) v Central Beds</i> [2015] 2 P&CR 19	20 May 2015
20.5	<i>SSCLG v Wealden DC</i> [2018] Env LR 5	31 January 2017
20.6	<i>Hawkhurst PC v Tunbridge Wells DC</i> [2020] EWHC 3019 (Admin)	11 November 2020
20.7	<i>R. (Mevagissey Parish Council) v Cornwall Council</i> [2013] EWHC 3684 (Admin)	27 November 2013
20.8	<i>Monkhill Ltd v Secretary of State for Housing, Communities and Local Government</i> [2021] EWCA Civ 74	28 January 2021
20.9	<i>City and Country Bramshill Limited v SSCLG</i> [2021] EWCA Civ 320	9 March 2021
20.10	<i>Peel Investments (North) Limited v SSHCLG and Salford City Council</i> [2020] EWCA Civ 1175	3 September 2020
20.11	<i>Suffolk Coastal DC v Hopkins Homes Ltd; and Richborough Estates Partnership LLP v Cheshire East BC</i> [2017] UKSC 37	10 May 2017
20.12	<i>Wavendon Properties v SSHCLG &amp; Milton Keynes Council</i> [2019] EWHC 1524 (Admin)	14 June 2019
20.13	<i>Mansell v Tonbridge and Malling BC</i> [2017] EWCA Civ 1314	8 September 2017
20.14	<i>SSCLG and Knight Developments v Wealden District Council</i> [2017] EWCA Civ 39	31 January 2017
20.15	<i>R (on the application of Advearse) v Dorset Council</i> [2020] EWHC 807 (Admin)	6 April 2020
20.16	<i>Catesby Estates Ltd v Steer</i> [2018] EWCA Civ 1697	18 July 2018

No.	Document	Date
<b>21. Relevant legislation</b>		
21.1	<b>Not used</b>	
21.2	Section 99 of the Natural Environment and Rural Communities Act 2006	2006
21.3	Section 38 of the Planning and Compulsory Purchase Act 2004	2004
21.4	Section 82 of the Countryside and Rights of Way Act 2000	2000
21.5	Section 84 of the Countryside and Rights of Way Act 2000	2000
21.6	Section 85 of the Countryside and Rights of Way Act 2000	2000
21.7	Section 92 of the Countryside and Rights of Way Act 2000	2000
21.8	Section 99 of the Countryside and Rights of Way Act 2000	2000
21.9	Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990	1990
21.10	Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990	1990
21.11	<b>Not used</b>	
<b>22. Miscellaneous documents</b>		
22.1	Hawkhurst Golf Club High Street Hawkhurst (19/02025/HYBRID) <sup>1</sup> – Decision Notice	19 April 2021
22.2	Hawkhurst Golf Club High Street Hawkhurst (19/02025/HYBRID) – Officer's Report and Appendix	19 April 2021
22.3	EPUK/IAQM, Land-Use Planning & Development Control: Planning for Air Quality	January 2017
<b>23. Proofs of Evidence</b>		
23.1	<b><i>Applicant – proofs of evidence</i></b>	
23.1.1	Ben Marner – Air Quality	August 2021
23.1.2	Chris Miele – Historic Environment	August 2021
23.1.3	Colin Pullan – Urban Design	20 August 2021
23.1.4	David Bird - Transport	August 2021
23.1.5	Simon Slatford – Planning	23 August 2021
23.1.6	Tim Goodwin - Ecology	August 2021

<sup>1</sup> There is an appeal against non-determination in progress

<b>No.</b>	<b>Document</b>	<b>Date</b>
23.1.7	Andrew Cook – Landscape and Visual	23 August 2021
23.2	<b><i>Tunbridge Wells Borough Council – proofs of evidence</i></b>	
23.2.1	Richard Hazelgrove – Planning	August 2021
23.2.2	Brian Duckett – Landscape	August 2021
23.2.3	Debbie Salter – Heritage	10 August 2021
23.2.4	David Scully - Biodiversity	23 August 2021
23.3	<b><i>CPRE Kent – proofs of evidence</i></b>	
23.3.1	Dr Claire Holman – Air Quality	20 August 2021
23.3.2	Stuart Page – Heritage	23 August 2021
23.3.3	Nancy Warne – Planning (Neighbourhood Plan)	N/A
23.3.4	Liz Daley – Transport	
23.3.5	Position Statement with respect to Conditions and Obligations	N/A
23.4	<b><i>High Weald AONB Unit – proofs of evidence</i></b>	
23.4.1	Sally Marsh – Landscape & Visual and Biodiversity	24 August 2021
23.5	<b><i>Natural England – proofs of evidence</i></b>	
23.5.1	Alison Farmer – Landscape and Visual	August 2021
23.5.2	Helen Kent – Planning	August 2021