

***Appeal on Behalf of Hawkhurst Estates Ltd, Leander Hawkhurst Ltd and N & C Kennison-Cook
Proposed Residential Development at Land East of Highgate Hill and South of Copthall Avenue, Hawkhurst, Cranbrook, Kent***

LPA Ref: 20/02788/FULL

Appeal Ref: APP/M2270/W/21/3282908

CORE DOCUMENTS LIST

CD1 Application Documents and Plans

REF	DESCRIPTION
CD1.1	Application Forms, comprising:
CD1.1a	20-02788-FULL Application Forms A4
CD1.1b	20-02788_FULL Amended Declaration 031120 A4
CD1.1c	20-02788-FULL Amended Forms Q25-29 A4
CD1.1d	20-02788-FULL Amended Application Forms Certificate C 241120 A4
CD1.1e	20-02788-FULL Application Forms Revised Certificate C 290121 A4
CD1.2	DE284_001A Location Plan A3
CD1.3	DE284A-Hawkhurst-FINAL Design and Access Statement 140920
CD1.4	Hawkhurst Planning Statement A4
CD1.5	DE284-LVIA002 Landscape and Visual Impact Assessment Single Page Format A3 (REFORMATTED)
CD1.6	JCH01062 Built Heritage Statement Version V3 A3 A4
CD1.7	LN36 Flood Risk Assessment Level 2 July 2020 A1 A3 A4
CD1.8	04609 Version A Transport Assessment August 2020
CD1.9	04609 Rev C - TA Addendum February 2021 A0 A4
CD1.10	04609 Version A Travel Plan Statement August 2020 A0 A4
CD1.11	16230 RSA Stage 1 Report Revision B A3 A4
CD1.12	4609-T-04-C RSA Designer's Response March 2021 A3 A4
CD1.13	2095 Air Quality Assessment Version 2 - August 2020 A4
CD1.14	7382 Ecological Appraisal August 2020 A3 A4

CD1.15	7382_LC Land East of Highgate Hill and South of Copthall Avenue Ecology Addendum A0 A3 A4
CD1.16	Affordable Housing Statement 2021-02-23 A4
CD1.17	DE284A_003D Proposed Site Layout A0
CD1.18	DE284A_L501E Landscape Masterplan A0
CD1.19a	DE284A_L502E Landscape Plan 1 of 2 A0
CD1.19b	DE284A_L503E Landscape Plan 2 of 2 A0
CD1.20	DE284A_L_505C Illustrative Landscape Masterplan A0
CD1.21	DE284A_004D Tenure Plan A0
CD1.22	04609-TR-0001-P7 Preliminary Site Access Design A3
CD1.23	04609-TR-0002-P5 Preliminary Site Access Design Swept Path Analysis A3
CD1.24	DE284_L_504B Landscape Sections A0
CD1.25	7382 RevD Arboricultural Assessment March 2021 A3 A4
CD1.26	7382-A-04 Tree Retention Plan T5 A3
CD1.27	Land to East of Highgate Hill and South of Copthall, T5 & T20 ARB Supporting Ltr 19.03.21 A4
CD1.28	SJA AIR 20091-01 Arboricultural Implications Report A1 A4
CD1.29	SJA OWMP 20332-01a Outline Woodland Management Plan A4

CD2 Committee Report and Decision Notice

REF	TITLE
CD2.1	20_02788_FULLL Committee Report A4
CD2.2	20_02788_FULLL Decision Notice A4
CD2.3	TWBC Planning Committee Minutes 120521 A4

CD3 The NPPF, Adopted Development Plan & Supplementary Planning Documents

REF	TITLE
CD3.1	National Planning Policy Framework July 2021
The Adopted Development Plan	
CD3.2	TCore Strategy Adopted June 2010
CD3.3	TWBC Site Allocations Local Plan July 2016, comprising:
CD3.3a	TWBC Site Allocations Plan Adopted July 2016
CD3.3b	TWBC SALP Plan Legend
CD3.3c	TWBC SALP Plan Borough Proposals Plan
CD3.3d	TWBC SALP Plan Hawkhurst
CD3.4	TWBC Local Plan 2006, comprising:
CD3.4a	Local Plan 2006 List of Saved Policies
CD3.4b	TWBC 2006 Local Plan
CD3.5	Hawkhurst Neighbourhood Plan April 2020
Adopted Supplementary Planning Documents	
CD3.6	TWBC Farmsteads Guidance SPD 2016
CD3.7a	TWBC Landscape Character Assessment SPD 2017
CD3.7b	TWBC Landscape Character Assessment SPD 2017 - Hawkhurst Woodland Farmland
CD3.8	TWBC Affordable Housing SPD 2007
CD3.9	TWBC Recreational Open Space SPD 2006
CD3.10	TWBC Renewable Energy SPD 2007

CD4 The Emerging Development Plan and Evidence Base

REF	TITLE
Emerging Development Plan Documents	
CD4.1	TWBC Local Plan Submission Version October 2021
CD4.2	TWBC Submission Local Plan Proposals Map Legend
CD4.3	TWBC Submission Plan Policies Map
CD4.4	TWBC Submission Plan Proposals Map - Hawkhurst Inset Map
CD4.5	TWBC Submission Plan Proposals Maps Combined
Evidence Base	
CD4.6	TWBC Sustainability Appraisal of the Local Plan - Submission Version October 2021
CD4.7	TWBC Development Strategy Topic Paper February 2021
CD4.8	Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment September 2015
CD4.9	Tunbridge Wells Strategic Housing Market Assessment Update January 2017
CD4.10	TWBC Housing Needs Study July 2018
CD4.11	TWBC Housing Needs Assessment Topic Paper February 2021
CD4.12	TWBC Review of Local Housing Needs Paper December 2020
CD4.13	TWBC Review of Affordable Housing Needs in the Context of First Homes Report February 2021
CD4.14a	TWBC Housing Supply and Trajectory Topic Paper Main Report February 2021
CD4.14b	TWBC Housing Supply and Trajectory Annex 1 February 2021
CD4.15	TWBC Settlement Role and Function Study February 2021
CD4.16	TWBC Limits to Built Development Topic Paper February 2021
CD4.17a	TWBC SHELAA Main Report January 2021
CD4.17b	TWBC SHELAA Hawkhurst Site Assessments January 2021
CD4.18	TWBC AONB Setting Analysis Report November 2020
CD4.19a	Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB
CD4.19b	Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB Section 6.7 - Hawkhurst sites

CD4.20a	TWBC Landscape and Visual Impact Assessment Main Report November 2020
CD4.20b	TWBC Landscape and Visual Impact Assessment Hawkhurst Sites November 2020.
CD4.21a	TWBC Landscape Sensitivity Assessment Main Report February 2017
CD4.21b	TWBC Landscape Sensitivity Assessment - Hawkhurst July 2018
CD4.22a	TWBC Landscape Character Assessment 2018 Main Report
CD4.22b	TWBC Landscape Character Assessment 2018 Hawkhurst Wooded Farmland
CD4.23	TWBC Local Development Scheme October 2021
CD4.24	TWBC Brownfield and Urban Land Topic Paper 2021

CD5 Relevant Appeal Decisions

REF	TITLE
CD5.1	Sharps Hill Appeal Decision – 3271259
CD5.2	Land south of Newhouse Farm Old Crawley Road Horsham Appeal Decision - 3266503
CD5.3	Land at Hartley Gate Farm Appeal Decision - 3247977
CD5.4	Little Sparrows Sonning Common Decision Notice - 3265861
CD5.5	CABI International Wallingford Oxfordshire Appeal Decision – 3165351
CD5.6	Land to West of Highgate Hill Hawkhurst Appeal Decisions - 2228680 and 3001586
CD5.7	Site of The Rise, Standford Hill, Lymington Appeal Decision 3265937

CD6 Relevant Judgements

REF	TITLE
CD6.1	Monkhill Ltd v Secretary of State for Housing, Communities And Local Government [2019] EWHC 1993 (Admin) (24 July 2019) Judgement
CD6.2	Monkhill Ltd v Secretary of State for Housing, Communities and Local Government [2021] EWCA Civ 74 (28 January 2021) Judgement
CD6.3	Wavendon Properties Ltd v Secretary of State of Housing Communities And Local Government [2019] EHCW 1524 (Admin) (14 June 2019) Judgement
CD6.4	Secretary of State for Communities and Local Government & Anor v Wealden District Council [2017] EWCA Civ 39 (31 January 2017) Judgement
CD6.5	Peel Investments (North) Limited v Secretary of State for Housing Communities and Local Government and Salford City Council [2020] EWCA Civ 1175 (3 September 2020)
CD6.6	Hallam Land v. SSCLG & Eastleigh BC July 2018
CD6.7	East Northamptonshire Council, SSCLG & Lourett Developments [CO/917/2020] dated 7 th May 2020
CD6.8	Mevagissey-Parish-Council-v-Cornwall-Council [2013] EWHC 3684 (Admin) 27 th November 2013

CD7 Statements of Common Ground, Statements of Case and draft Unilateral Undertaking

REF	TITLE
CD7.1	Planning SoCG between Appellant and TWBC (284C Hawkhurst SoCG 201221)
CD7.2	Highways SoCG between Appellant and KCC - 04609-R-04-B Hawkhurst KCC SoCG
CD7.3	Appellant SoC - 284C Hawkhurst SoC 130921
CD7.4a	TWBC SoC - Highgate Hill Copthall Avenue Statement of Case FINAL 11.11
CD7.4b	TWBC SoC Appendix 1 to 3 [Note: Appendices 4 to 6 are covered by CD5.1, CD5.2, and CD5.3 above]
CD7.5a	KCC Appeal Statement - Land east of Highgate Hill, Hawkhurst 3282908
CD7.5b	KCC SoC - Amended Request Summary TW-20-02788
CD7.6	Section 106 Agreement

CD8 Documents relating to the initial Scheme at OS Plot 3100 Fieldways, Hawkhurst (TWBC Application Ref. 18/01063/FULL)

REF	TITLE
CD8.1	18_01063_FULL DAS - DE284_DAS 001LR
CD8.2	18_01063_FULL Final Layout - DE284_003B Proposed Site Layout
CD8.3	18_01063_FULL High Weald AONB Unit Comments 4th May 2018
CD8.4	18_01063_FULL Committee Report
CD8.5	18_01063_FULL Decision Notice

CD9 Other

REF	TITLE
CD9.1	TWBC Authority Monitoring Report 2019-20
CD9.2	TWBC Five-Year Housing Land Supply Statement 2020-21 - April 1st 2021 to 31st March 2026
CD9.3	TWBC Housing Delivery Test Action Plan 2019-20 - September 2021
CD9.4	Home Truths - The Housing Crisis in the South East
CD9.5	HBF The Economic Footprint of UK House Building July 2018
CD9.6	Lichfields Start to Finish – What Factors Affect The Build-Out Rates of Large Scale Housing Sites
CD9.7	TWBC Landscape Character Assessment and Capacity Study Volume 2
CD9.8	High Weald AONB Management Plan 2019-24
CD9.9	Planning Position Statement for Proposed Developments which may impact on Air Quality in Hawkhurst
CD9.10	Land-Use Planning and Development Control - Planning for Air Quality
CD9.11	TWBC 2020 Air Quality Annual Status Report June 2020
CD9.12	TWBC Hawkhurst Conservation Areas Appraisal September 1999
CD9.13	Manual for Streets Department for Transport 2007
CD9.14	Inclusive Mobility Department for Transport 2005
CD9.15	Listed Building Listings
CD9.16	Tree Preservation Order 0004_2020_TPO
CD9.17	Presentation by Sally Marsh High Weald AONB Co-Director - Alternative housing delivery models- inspiration from landscape. Presented at a Good Homes Alliance Seminar on 23 May 2018
CD9.18	Planning application Reference 20/00815 Land adjacent to Turnden, Hartley Road Committee Report
CD9.19	Conservation Officer comments
CD9.20	Third Party Comments High Weald AONB (27 th October 2021)
CD9.21	Third Party Comments Natural England (17 th December 2020)
CD9.22	Third Party Comments High Weald Protection Society (11 th December 2020)
CD9.23	Third Party Comments Edward Waller The Georgian Group (17 th December 2020)

CD9.24	Third Party Correspondence Hawkhurst Parish Council
CD9.25	Housing and Economic Needs Assessment PPG - GOV.UK
CD9.26	Housing Supply and Delivery Planning Practice Guidance - GOV.UK