

**Hawkhurst Golf Club**  
**APP/M2270/W/21/3273022**  
**Core Documents**

Please note that the inclusion of these documents in this Core Document list does not represent the acceptance by all parties.

<b>(1) Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010</b>	
CD.1.1	Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.2	Policy CP1: Delivery of Development, Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.3	Policy CP3: Transport Infrastructure Environment, Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.4	Policy CP4: Environment, Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.5	Policy CP6: Housing Provision, Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.6	Policy CP14: Development in the Villages and Rural Areas, Environment, Tunbridge Wells Borough Council (TWBC) Core Strategy (CS), 2010
CD.1.7	Policy AL/STR1: TWBC Site Allocations Local Plan Development Plan Document (SALP) 2016
CD.1.8	Chapter 7: Hawkhurst (Highgate), The Moor and Gill's Green - TWBC Site Allocations Local Plan Development Plan Document (SALP) 2016
CD.1.9	Policy AL/HA 1: TWBC Site Allocations Local Plan Development Plan (SALP) 2016
CD.1.10	Site Allocations Local Plan (July 2016) and Local Plan saved policies (2006), Hawkhurst Proposal Map
<b>(2) TWBC Local Plan (LP), 2006</b>	
CD.2.1	Policy LBD1: Development outside the Limits to Built Development
CD.2.2	Policy EN1: Development Control Criteria
CD.2.3	Policy EN25: Development Control Criteria for all Development Proposals affecting the rural landscape
CD.2.4	Policy TP1: Major Development requiring Transport Assessments and a Travel Plan
CD.2.5	Policy TP3: Multi-modal access for large-scale residential developments
CD.2.6	Policy TP4: Access to the Road Network
CD.2.7	Policy R2: Recreation Open Space in Development of more than 15 Bedspaces
CD.2.8	Policy EN13: Tree and Woodland Protection
CD.2.9	Policy EN15: Statutory Local Nature Reserves and other non-statutory Nature Conservation Sites
CD.2.10	LP Inset Map 6, Gills Green
CD.2.11	LP Inset Map 5, Hawkhurst
<b>(3) Draft Local Plan (Regulation 18 Consultation) and Evidence Base</b>	
CD.3.1	Draft Local Plan (Regulation 18 Consultation Draft) (2019)
CD.3.2	Draft Policy STR/HA 1 – The Strategy for Hawkhurst Parish, Draft Local Plan (Regulation 18 Consultation)
CD.3.3	Draft Policy AL/HA 1 – Land forming part of the Hawkhurst Golf Course to the north of the High Street (SHELAA reference: Site 115), Draft Local Plan (Regulation 18 Consultation)
CD.3.4	Distribution of Development Topic Paper for Draft Local Plan – Regulation 18 Consultation (September 2019)
CD.3.5	Housing Supply and Trajectory Topic Paper for Draft Local Plan – Regulation 18 Consultation September 2019
CD.3.6	Housing Needs Assessment Topic Paper for Draft Local Plan – Regulation 18 Consultation August 2019
CD.3.7	Limits to Built Development Topic Paper for Draft Local Plan – Regulation 18 Consultation (August 2019)
CD.3.8	Strategic Housing and Economic Land Availability Assessment July 2019
CD.3.9	Borough of Tunbridge Wells Housing Needs Study (2018)
CD.3.10	Strategic Housing Market Assessment (SHMA) (September 2015)
CD.3.11	Strategic Housing Market Assessment (SHMA) (Update January 2017)
CD.3.12	Landscape Sensitivity Assessment of additional settlements in Tunbridge Wells (July 2018)
CD.3.13	Historic Landscape Characterisation: Parishes of Hawkhurst, Cranbrook, Goudhurst & Benenden (August 2015)
CD.3.14	Settlement Role and Function Study (February 2017)
CD.3.15	Residential Parking Standards Topic Paper (August 2019)

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CD.3.16	Tunbridge Wells Borough Council, Local Plan & Community Infrastructure Levy Stage 1 Viability Assessment (August 2019)
CD.3.17	Tunbridge Wells Borough Development Plan, Transport Strategy 2015-2026 (July 2015)
CD.3.18	Tunbridge Wells Borough Local Plan, Sustainability Appraisal of the Draft Local Plan for Regulation 18 Consultation (September 2019)
CD.3.19	Tunbridge Wells Borough Council, Infrastructure Delivery Plan, Draft (2019)
CD. 3.20	Iceni Review of Local Housing Needs for Draft Local Plan (December 2020)
CD. 3.21	Tunbridge Wells Borough Council, Housing Delivery Test Action Plan 2018/2019 (October 2020)
CD 3.22	Tunbridge Wells Borough Council, Brownfield and Urban Land Topic Paper for Pre-Submission Local Plan – Regulation 19 Consultation (January 2021)
CD 3.23	Tunbridge Wells Borough Council, Housing Supply and Trajectory Paper for Pre-Submission Local Plan (February 2021)
CD 3.24	Tunbridge Wells Landscape Sensitivity Assessment (February 2017)
<b>(4) Pre-Submission Local Plan (PSLP) (Regulation 19 Consultation) and Evidence Base</b>	
CD.4.1	Pre-Submission Local Plan (Regulation 19 Consultation)
CD.4.2	Draft Policy STR/HA1 – The Strategy for Hawkhurst Parish, PSLP (Reg 19)
CD.4.3	Draft Policy AL/HA3 – Former site of Springfield Nurseries, Cranbrook Road, Hawkhurst, PSLP (Reg 19)
CD.4.4	SHELAA site extract for site 115 (includes a very small part of New Local Plan Allocation AL/HA 3), January 2021
CD.4.5	SHELAA site extract for Local Plan Allocation AL/HA 3 (part SALP AL/HA 1) includes a very small part of Site 115, January 2021
CD.4.6	Housing Needs Assessment Topic Paper for PSLP (February 2021)
CD.4.7	Tunbridge Wells Borough Council Annual Monitoring Report (AMR) 2019/20 (February 2021)
CD.4.8	Housing Delivery Test Action Plan 2018/19 (October 2020)
CD.4.9	Five Year Housing Land Supply Statement 2019/2020 (September 2020)
CD.4.10	Tunbridge Wells Borough Council – Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB, main report Chapter 6.7: Hawkhurst Sites (November 2020) Chapter 6:6: Cranbrook Sites (November 2020)
CD.4.11	Tunbridge Wells Borough Council, Local Plan Viability Assessment Stage 2 (February 2021)
CD.4.12	Tunbridge Wells Borough Council, Five-Year Housing Land Supply Statement 2020/2021 (July 2021)
CD.4.13	Tunbridge Wells Borough Council, Local Development Scheme (February 2021)
CD.4.14	Local Plan Transport Evidence Base: Transport Assessment Report Update for the PSLP (March 2021)
CD.4.15	Development Strategy Topic Paper for PSLP (February 2021)
CD.4.16	TWBC, Settlement Role and Function Study for PSLP (February 2021)
CD.4.17	Limits to Built Development Topic Paper for PSLP (February 2021)
CD.4.18	Tunbridge Wells Borough Council 2020 Air Quality Annual Status Report (June 2020)
CD.4.19	Tunbridge Wells Borough Council 2021 Air Quality Annual Status report
CD.4.20	Tunbridge Wells Borough Council Hawkhurst Tubes Jan to May 2021
CD.4.21	Air Quality Consultants, Air Quality Modelling: Hawkhurst, Tunbridge Wells (June 2020), Ref J4114A/1/F2
CD.4.22	Air Quality Consultants, Air Quality Modelling: Future Air Quality in Hawkhurst (June 2020), Ref J4114B/1/F1
CD.4.23	PSLP Inset Map 15, Hawkhurst
CD.4.24	PSLP Inset Map 16, Gills Green
<b>(5) Supplementary Planning Documents</b>	

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CD.5.1	The Kent Design Guide SPD
CD.5.2	The Affordable Housing SPD (2007)
CD.5.3	Renewable Energy SPD (2007 and January 2014 update) and 2019 Energy Policy Position Statement
CD.5.4	Tunbridge Wells Borough Council, Landscape Sensitivity Assessment of Countryside around Tunbridge Wells (February 2017)
CD.5.5	Tunbridge Wells Borough Landscape Character Assessment SPD (December 2017)
CD.5.6	Recreation and Open Space SPD (2006) (Costs updated for Financial Year 2013/2014)
CD.5.7	Hawkhurst: The Moor, Highgate, and All Saints church, Iddenden Green (Sawyers Green) Conservation Areas Appraisal
CD.5.8	Noise and Vibration SPD (2014)
CD.5.9	Tunbridge Wells Borough Council, Rural Lanes SPG (1998)
CD.5.10	Landscape and Natural Conservation, Guidance Note: Parts 1-5 (August 2002)
CD.5.11	Tunbridge Wells Borough Council, Green Infrastructure SPD (August 2014)
<b>(6) Other Documents</b>	
CD.6.1	The High Weald AONB Management Plan 2019-2024
CD.6.2	High Weald AONB – Housing Design Guide (November 2019)
CD.6.3	Legislation and Planning Policy in the High Weald AONB (February 2021)
CD.6.4	Hawkhurst Neighbourhood Plan 2016 - 2033 (modified April 2020)
CD.6.5	Local Transport Plan 4 (LTP4): Delivering Growth without Gridlock 2016-2031
CD.6.6	Manual for Streets (2007)
CD.6.7	Manual for Streets 2 (2010)
CD.6.8	Chartered Institution of Highways and Transportation (CIHT), Providing for Journeys on Foot (2000)
CD.6.9	KCC Highways Position Statement: Development in Hawkhurst (September 2017)
CD.6.10	Tunbridge Wells Borough Council, Pre-application Response (dated 5 <sup>th</sup> October 2018)
CD.6.11	Guidelines for Landscape and Visual Impact, Third Edition (2013)
CD.6.12	Natural England's National Character Area 122: High Weald (2013)
CD.6.13	Landscape Assessment of Kent Landscape Character Area: Bodium, Lower Rother Valley (2004)
CD.6.14	Natural England, Biodiversity Metric 3.0, User Guide (July 2021)
CD.6.15	Natural England, The Biodiversity Metric 3.0, Technical Supplement (July 2021)
CD.6.16	Department for Transport's Trip End Model Presentation Program (TEMPro), guidance: <a href="http://www.gov.uk/government/publications/tempro-downloads">www.gov.uk/government/publications/tempro-downloads</a>
CD.6.17	Air Quality Consultants, Performance of Defra's Emission Factor Toolkit 2013-2019 (February 2020)
CD.6.18	Natural England, Biodiversity Metric 3.0 – Habitat Condition Assessment Sheets with Instruction (July 2021)
CD.6.19	Natural England, Summary of Changes from Biodiversity Metric 2.0 to Metric 3.0 (July 2021)
CD.6.20	Natural England, Biodiversity Metric 3.0 – Short User Guide (July 2021)
CD.6.21	CIEEM, Biodiversity Net Gain: Good Practice Principles for Development (2016)
CD.6.22	CIEEM, Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide (2019)
CD.6.23	Bat Conservation Trust, Bat Surveys for Professional Ecologists, Good Practice Guidelines: 3 <sup>rd</sup> edition (2016)
CD.6.24	ACV – Decision Notice (31 August 2021)
<b>(7) Planning Application Documents - not including superseded plans/documents, please refer to appendix 1 of the SoCG for a full list of application plans and documents</b>	
CD.7.1	Application Form (October 2019 amendment)
CD.7.2	Site Location Plan – Drawing 17.091_01 Rev B
CD.7.3	Parameter Plan: 01 Land Use - Drawing Rev H

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CD.7.4	Parameter Plan: 02 Access – Drawing Rev H
CD.7.5	Parameter Plan: 03 Landscape Strategy - Drawing Rev K
CD.7.6	Proposed Masterplan - Drawing R18
CD.7.7	Illustrative Landscape Masterplan - Drawing 0139-LO18 v5
CD.7.8	Design & Access Statement
CD.7.9	Planning Statement (ref: JB/EAH/12935)
CD.7.10	Statement of Community Involvement (SCI)
CD.7.11	Flood Risk Assessment (ref: CS/12865)
CD.7.12	Financial Viability Assessment (ref: AGH/DI/13332) (July 2019)
CD.7.13	Financial Viability Assessment – Non-Technical Summary (ref: AGH/DI/13332) (July 2019)
CD.7.14	Dixon Searle Partnership, Review of Applicant Submitted Viability Position (November 2019)
CD.7.15	Financial Viability Assessment – Update (ref: AGH/DI/13332) (June 2020)
CD.7.16	Phase 1 Contaminated Land Desktop Report
CD.7.17	Arboricultural Impact Assessment
CD.7.18	Inspection of Trees (ref: J55.03)
CD.7.19	Biodiversity Metric Report
CD.7.20	Environmental Statement – NTS (June 2019)
CD.7.21	Environmental Statement
CD.7.22	Environmental Statement, Appendix 1 to 6
CD.7.23	Environmental Statement, Appendix 7, 9 & 10
CD.7.24	Environmental Statement, Appendix 11 & 12
CD.7.25	Environmental Statement: Revised NTS (May 2020)
CD.7.26	Environmental Statement Addendum (May 2020)
CD.7.27	Environmental Statement: Revised NTS (September 2020)
CD.7.28	Environmental Statement – Chapter 5 Air Quality (September 2020)
CD.7.29	RPS Response to TWBC Comments dated 25 <sup>th</sup> March 2020
CD.7.30	DHA Covering Letter dated 19 May 2020
CD.7.31	DHA Email Correspondence dated 11 September 2020
<b>(8) Landscape Documents which formed part of the Application</b>	
CD.8.1	ES, Chapter 12: Landscape and Visual Impact Addendum (May 2020)
CD.8.2	ES, Appendix 12.3: Methodology for Landscape and Visual Impact Assessment
CD.8.3	ES, Appendix 12.4: Pre-application Document
CD.8.4	ES, Appendix 12.7: Landscape Features – Character Effects Tables
CD.8.5	ES, Appendix 12.8: Visual Effects Tables
CD.8.6	ES, Appendix 12.9: Cumulative Landscape Features – Character Effects Tables
CD.8.7	ES, Appendix 12.10: Cumulative Visual Effects Table
CD.8.8	ES, Appendix 12.11: England’s Light Pollution and Dark Skies
CD.8.9	ETLA Response to TWBC Comments (April 2020)
CD.8.10	Illustrative Landscape Masterplan - Drawing 0139-LO18 v5
<b>(9) Transport Documents which formed part of the Application</b>	
CD.9.1	ES, Chapter 4: Traffic and Transport (May 2020)
CD.9.2	ES, Appendix 4.1: Transport Assessment (June 2019)
CD.9.3	ES, Appendix 4.1: Transport Technical Note and Appendices (April 2020)

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CD.9.4	ES, Appendix 4.2: Interim Travel Plan (June 2019)
CD.9.5	Road Safety Audit, Stage 1 and Appendices (August 2019)
CD.9.6	Designer's Response to Road Safety Audit, Stage 1 (dated 23 <sup>rd</sup> August 2019)
CD.9.7	Response to Designer's Response (dated 24 <sup>th</sup> September 2019)
CD.9.8	Transport Technical note and Appendices (December 2019)
CD.9.9	Road Safety Audit, Stage 1 and Appendices (dated 9 <sup>th</sup> January 2020)
CD.9.10	Designer's Response to Road Safety Audit, Stage 1 (dated 19 <sup>th</sup> March 2020)
CD.9.11	Walking, Cycling and Horse-Riding assessment Review for Flimwell Crossroads (May 2021)
CD.9.12	KCC Highways and Transportation, Comments (dated 9 <sup>th</sup> February 2021)
CD.9.13	Highways England Response (dated 12 <sup>th</sup> July 2021)
CD.9.14	Scheme Plan - Drawing 12865-H-10-P3
CD.9.15	Proposed Relief Road Design - Drawing 12865-H-11 P3
CD.9.16	Relief Road Longitudinal Sections - Drawing 12865-H-12 P3
CD.9.17	Proposed Roundabout A268/Site Access Road Design – Drawing 12865-H-13 P4
CD.9.18	Proposed Cranbrook Road Junction – Drawing 12865-H-14 P5
CD.9.19	Other Proposed Junctions (Indicative) – Drawing 12865-H-15 P3
CD.9.20	Flimwell Junction Improvements Design – Drawing 12865-H-16-P8
CD.9.21	Flimwell Junction Articulated Lorry Tracking – Drawing 12865-T-06 P3
CD.9.22	Flimwell Junction Rigid Truck Tracking – Drawing 12865-T-07 P3
CD.9.23	Flimwell Junction 11.4m Refuse Vehicle Tracking - Drawing 12865-T-08 P3
CD.9.24	Flimwell Junction Estate Car Tracking – Drawing 12865-T-09 P3
CD.9.25	Hawkhurst Crossroads Articulated Lorry Tracking – Drawing 12865-T-10 P2
CD.9.26	Hawkhurst Crossroads Rigid Truck Tracking – Drawing 12865-T-11 P2
CD.9.27	Hawkhurst Crossroads 11.4m Refuse Vehicle Tracking – Drawing 12865-T-12 P2
CD.9.28	Hawkhurst Crossroads Estate Car Tracking – Drawing 12865-T-13 P2
CD.9.29	Roundabout Articulated Lorry Tracking – Drawing 12865-T-14 P3
CD.9.30	Roundabout Rigid Truck Tracking – Drawing 12865-T-15 P2
CD.9.31	Roundabout 11.4m Refuse Vehicle Tracking – Drawing 12865-T-16 P3
CD.9.32	Roundabout Estate Car Tracking – Drawing 12865-T-17 P3
CD.9.33	Northern Access 11.4m Refuse Vehicle Tracking – Drawing 12865-T-18 P3
CD.9.34	Northern Access Estate Car Tracking – Drawing 12865-T-19 P3
CD.9.35	Cranbrook Road 11.4m Refuse Vehicle Tracking - 12865-T-20 P3
CD.9.36	Cranbrook Road Estate Car Tracking – Drawing 12865-T-21 P3
CD.9.37	Springfield 11.4m Refuse Vehicle Tracking – Drawing 12865-T-22 P2
CD.9.38	Springfield Estate Car Tracking – Drawing 12865-T-23 P2
CD.9.39	Vehicle Swept Path Analysis Cranbrook Road Access – Rigid Truck - Drawing 12865-T-25 -P2
CD.9.40	Vehicle Swept Path Analysis Cranbrook Road Turning Head – 11.4m Refuse – Drawing 12865-T-26 -P1
<b>(10) Biodiversity Documents which formed part of the Application</b>	
CD.10.1	ES, Chapter 10: Ecology (May 2020)
CD.10.2	ES, Appendix 10.1: Phase 1 Habitat Survey
CD.10.3	ES, Appendix 10.2: Hazel Dormice Report
CD.10.4	ES, Appendix 10.3: Bat Survey Report
CD.10.5	ES, Appendix 10.4: Badger Report
CD.10.6	ES, Appendix 10.5: Reptile Survey Report

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CD.10.7	ES, Appendix 10.6: Amphibian Assemblage Survey Report
CD.10.8	ES, Appendix 10.7: Aquatic Report
CD.10.9	ES, Appendix 10.8: Breeding Birds
<b>(11) Documents that did not form part of the Original Application</b>	
CD.11.1	Site Location Plan – 17.091_01-Rev C
CD.11.2	Proposed Masterplan R19
CD.11.3	Parameter Plan: 01_Land Use
CD.11.4	Parameter Plan: 02_Access
CD.11.5	Parameter Plan: 03_Landscape Strategy
CD.11.6	L018 – Illustrative Landscape Masterplan (drawing no. 0139-L018)
<b>(12) LPA Comments &amp; Correspondence relating to the Application</b>	
CD.12.1	Minutes of meeting between Appellant and Tunbridge Wells Borough Council (dated 12 <sup>th</sup> December 2018)
CD.12.3	Tunbridge Wells Borough Council, Landscape Officer Comments on LVIA (December 2019)
CD.12.4	Tunbridge Wells Borough Council, Landscape Officer Comments on LVIA Addendum (December 2020)
CD.12.5	Vicki Hubert, KCC Highways – Comments for Planning Application 19/02025/HYBRID (9 <sup>th</sup> February 2021)
CD.12.6	Stuart Maxwell, Environmental Health - Comments for Planning Application 19/02025/HYBRID (January 2020)
CD.12.7	Mark Stephenson, Conservation officer – Comments for Planning Application 19/02025/HYBRID (21 <sup>st</sup> January 2020)
<b>(13) Statement of Common Ground</b>	
CD.13.1	Agreed Statement of Common Ground dated July 2021
CD.13.2	Agreed Statement of Common Ground Appendix 1: Application Documents
CD.13.3	Biodiversity Statement of Common Ground (dated 30 July 2021)
CD.13.4	Highways Statement of Common Ground (July 2021)
CD.13.5	Heritage Statement of Common Ground (July 2021)
CD.13.6	Housing Land Supply Statement of Common Ground (July 2021)
<b>(14) Appellant's Statement of Case</b>	
CD.14.1	Appellant's Statement dated April 2021
CD.14.2	Appellant's Statement Appendix 1: Policy AL/HA 1 of the Reg 18 Local Plan
CD.14.3	Appellant's Statement Appendix 2: Application Documents
CD.14.4	Appellant's Statement Appendix 3: Former Springfield Nurseries Appeal Decision
<b>(15) LPA Statement of Case</b>	
CD.15.1	LPA Statement of Case
<b>(16) Rule 6 Party (Hawkhurst Parish Council &amp; Campaign to Protect Hawkhurst Village) Statement of Case</b>	
CD.16.1	Rule 6 Party Statement of Case
<b>(17) Decision Notice</b>	
CD.17.1	LPA Decision Notice dated 19 April 2021
CD.17.2	LPA Delegated Report

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CD.17.3	LPA Delegated Report Appendix A, TWBC Landscape and Biodiversity Officer Comments
<b>(18) Planning Application/Appeal Decisions</b>	
CD.18.1	Appeal Reference APP/M2270/A/14/2228680 – Highgate Hill, Hawkhurst - Appeal Decision <i>The Appellant would request that this appeal decision be included as it relates to a major residential development within the AONB and authority boundary of TWBC. Paragraphs 14-74 are of relevance - please refer to the Appellant's evidence for more information.</i>
	Appeal Reference APP/M2270/W/20/3247397 – Land to the west of Heartenoak Road – Appeal Decision <i>The Appellant would request that this appeal decision be included as it relates to a major development within the AONB on the outskirts of Hawkhurst. The Appellant considers that there are a number of differences between this scheme and the proposed development at Hawkhurst Golf Club. The Appellant considers the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i>
CD.18.2	Appeal Reference APP/B1930/W/20/3265925 – Roundhouse Farm, Land off Bullens Green Lane, Colney Heath – Appeal Decision <i>The Appellant would request that this appeal decision be included as it relates to the development of agricultural land on the edge of a large village within the Green Belt which was allowed on the basis of a lack of housing land supply. It is of particular interest in relation to the weight attached to various matters as part of the planning balance. Paragraphs 2-79 are of relevance – please refer to the Appellant's evidence for more information.</i>
	Appeal Reference APP/Q3115/W/20/3265861 – Little Sparrows, Sonning Common – Appeal Decision <i>The Appellant would request that this appeal decision be included as it relates to development within the AONB which was allowed on the basis of a lack of housing land supply. The Inspector concluded that the tilted balance applied, and the benefits of the proposals would significantly outweigh any adverse effects. Paragraphs 17-139 are of relevance – please refer to the Appellant's evidence for more information.</i>
CD.18.3	Application Reference 20/02788/FULL – Land to East of Highgate Hill – Decision Notice <i>The Appellant would request that this decision notice be included as it relates to a draft allocated site on the edge of Hawkhurst which was refused planning consent in May 2021 on highways grounds. Please refer to the Appellant's evidence for more information.</i>
	Application Reference 20/02788/FULL – Land to East of Highgate Hill – Committee Report <i>The Appellant would request that this decision notice be included as it relates to a draft allocated site on the edge of Hawkhurst which was refused planning consent in May 2021 on highways grounds. The paragraphs of particular relevance of 26-45 – please refer to the Appellant's evidence for more information.</i>
CD.18.4	Application Reference 20/02788/FULL – Land to East of Highgate Hill – KCC Highways & Transportation comments (dated 30 <sup>th</sup> March 2021) <i>The Appellant would request that this is included as it relates to a draft allocated site on the edge of Hawkhurst whereby KCC Highways objected to a scheme on the basis that mitigation would be required at the Hawkhurst crossroads. Please refer to the Appellant's evidence for more information.</i>
	Appeal Reference APP/M2270/W/20/3245562 – Former site of Springfield Nurseries – Appeal Decision <i>The Appellant would request that this appeal decision be included as it includes part of the Hawkhurst Golf Club site. The Appellant's consider the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i>
CD.18.5	Appeal Reference APP/U1105/A/13/2208393 – Land at Pinn Court Farm – Appeal Decision <i>The Appellant would request that this appeal decision is included as this considers the NPPF severity test (paragraph 111, formerly 109). Paragraphs 17, 34-52 are of particular relevance – please reference to the Appellant's evidence for more information.</i>
	Appeal Reference APP/M2325/A/14/2217060 – Land at Blackfield Farm – Appeal Decision
CD.18.6	Appeal Reference APP/M2325/A/14/2217060 – Land at Blackfield Farm – Appeal Decision

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	<i>The Appellant would request that this appeal decision is included as this considers the NPPF severity test (paragraph 111, formerly 109). Paragraphs 10, 30-40 are of particular relevance – please reference to the Appellant’s evidence for more information.</i>
CD.18.11	<p>Appeal Reference APP/N4720/W/15/3004034 – Land at Bradford Road – Appeal Decision</p> <p><i>The Appellant would request that this appeal decision is included as this considers the NPPF severity test (paragraph 111, formerly 109). Paragraph 16, section 5.5 and 8.5 are of particular relevance – please reference to the Appellant’s evidence for more information.</i></p>
CD.18.12	<p>Appeal Reference APP/U2235/W/20/3254134 and APP/U2235/W/20/3256952 – Land West of Church Road – Appeal Decision</p> <p><i>The Appellant would request that this appeal decision is included as this considers the NPPF severity test (paragraph 111, formerly 109). Paragraphs 32-76 are of particular relevance – please reference to the Appellant’s evidence for more information.</i></p>
CD.18.13	<p>Appeal Reference APP/M2270/V/21/3273015 – Land adjacent to Turnden, Hartley Road, Cranbrook – Statement of Case on behalf of Tunbridge Wells Borough Council</p> <p><i>The Appellant would request that this document be included as it relates to a development within the AONB and outside of the LBD of Cranbrook. The Appellant considers the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i></p>
CD.18.14	<p>Case No. C1/2019/1955/QBACF - Monkhill v SoS for Housing, Communities and Local Government</p> <p><i>The Appellant would request that this judgement is included as it considers the AONB and what should constitute exceptional circumstances. The Appellant considers the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i></p>
CD.18.15	<p>Appeal Reference APP/M2270/W/20/3247977 – Land adjacent to Hartley Gate Farmhouse – Appeal Decision</p> <p><i>The Appellant would request that this document be included as it refers to a recent public Inquiry appeal within TWBC. The Appellant considers the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i></p>
CD.18.16	<p>Appeal Reference APP/H1840/A/14/2215896 – Land between Springfield Lane and Averill Close, Broadway – Appeal Decision</p> <p><i>The Appellant would request that this appeal decision be included as it demonstrates that housing need can be a principal reason for passing the NPPF, paragraph 177 (formerly paragraph 172) exceptional circumstances and public interest tests. Paragraphs 38 – 74 are of relevance – please refer to the Appellant’s evidence for more information.</i></p>
CD.18.17	<p>Appeal Reference APP/M2270/W/15/3006768 – Land off Common Road, Sissinghurst – Appeal Decision</p> <p><i>The Appellant would request that this appeal decision be included as the Inspector allowed development outside of the Limits to Built Development, given the absence of a five-year housing land supply. The Appellant’s consider the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i></p>
CD.18.18	<p>Appeal Reference APP/Z3825/W/21/3266503 - Land south of Newhouse Farm, Old Crawley Road, Horsham – Appeal Decision</p> <p><i>The Council would request that this appeal decision be included as the inspector has assessed the proposal against the NPPF tests for major development in the AONB. The Council considers the full decision notice to be of relevance.</i></p>
CD.18.19	<p>Case No. C1/2017/3339 - Hallam Land Management Ltd. v SoS for Communities and Local Government/ Eastleigh Borough Council</p> <p><i>The Council would request that this appeal decision be included as the inspector deals with detailed matters concerning five year housing supply . The Council considers the full decision notice to be of relevance.</i></p>
CD.18.20	<p>Appeal Reference APP/M2270/A/13/2198919 Land at Fowler’s Park, Hawkhurst – Appeal Decision</p>



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	<i>The Appellant would request that this appeal decision be included as the Inspector has referred to the housing land supply calculation. The Appellant considers the full decision notice to be of relevance and have provided further information on this as part of their evidence.</i>
CD.18.21	Case no. CO/431/2020 – Hawkhurst Parish Council v Tunbridge Wells Borough Council – The White House, Highgate Hill, Hawkhurst (LPA Reference TW/19/01271) <i>The Council would request that this judicial review decision be included as the judge deals with matters concerning highways impacts including discussion on impacts being severe. The Council considers the full decision notice to be of relevance.</i>
CD.18.22	Appeal reference APP/H1840/A14/2224292 Land to the west of Leamington Road, Broadway, Worcestershire – Appeal decision <i>The Appellant would request that this appeal decision be included as the Inspector has allowed a major development of 125 units in the Cotswolds Area of Outstanding Natural Beauty. The Appellant considers the full decision notice to be of relevance.</i>
CD.18.23	Case Nos. CO/2173, 2174, 2175/2019 - Compton PC v Guildford BC and Others [2019] EWHC 3242 (Admin) <i>The Appellant would request that this judgment be included as it demonstrates that housing need can be a principal reason for the approved allocation of development on Green Belt. The Appellant considers the full documents to be of relevance.</i>
CD.18.24	Case no. C1/2015/0091 - Luton BC v Central Beds [ 2015] EWHC Civ 537 <i>The Appellant would request that this judgment be included as it concerns the approval of a major development in an area designated as Green Belt. The Appellant considers the full document to be of relevance.</i>
CD.18.25	Suffolk Coastal v Hopkins Homes: Richborough Estates v Cheshire East [2017] UKSC 37 <i>The Appellant would request that this judgment be included as it refers to the presumption in favour of sustainable development. The Appellant considers the full document to be of relevance.</i>
CD.18.26	Case no. C1/2019/1955/QBACF - Monkhill v SSHCLG [2021] EWCA Civ 74 <i>The Appellant would request that this judgment be included as it refers to the interpretation of paragraph 172 of the NPPF (now paragraphs 176-177). The Appellant considers the full document to be of relevance.</i>
<b>(19) Proofs of Evidence</b>	
<b>Appellant</b>	
CD.19.1	JB Planning Proof of Evidence (09.08.21)
CD.19.2	JB Planning Proof of Evidence Appendices (09.08.21)
CD.19.3	ET Landscape Proof of Evidence (09.08.21)
CD.19.4	ET Landscape Proof of Evidence Appendices (09.08.21)
CD.19.5	ET Landscape Proof of Evidence Figures (09.08.21)
CD.19.6	DB Housing Delivery and Supply Proof of Evidence (09.08.21)
CD.19.7	PL Highways Proof of Evidence (09.08.21)
CD.19.8	PL Highways Proof of Evidence Appendices (09.08.21)
CD.19.9	HL Ecology Proof of Evidence (09.08.21)
CD.19.10	HL Ecology Proof of Evidence Appendices (09.08.21)
<b>TWBC</b>	
CD.19.11	KH Planning Proof
CD.19.12	KH Summary of Proof of Evidence
CD.19.13	Landscape Proof of Evidence, Issue 02 (02.08.21)
CD.19.14	Summary Landscape and Visual Proof of Evidence, Issue Sum 01 (August 2021)
CD.19.15	DS Biodiversity Proof of Evidence (09.08.21)

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CD.19.16	NI Housing Land Supply Proof of Evidence (August 2021)
CD.19.17	JK Air Quality Proof (09.08.21)
<b>Rule 6 Party</b>	
CD.19.18	CE Proof of Evidence (August 2021)
CD.19.19	CE Appendices to Proof of Evidence (August 2021)
CD.19.20	Summary Proof of Evidence of CE (August 2021)
CD.19.21	MH Transport Proof of Evidence (August 2021)
CD.19.22	MH Transport Proof of Evidence Appendices (August 2021)
<b>(20) Rebuttal Statements &amp; Further Evidence</b>	
CD.20.1	Appellant, Air Quality Rebuttal Statement (August 2021)
CD.20.2	Appellant, Air Quality Rebuttal Response (August 2021)
CD.20.2	TWBC, KH Planning and Highways Rebuttal Statement
CD.20.3	TWBC, Planning and Highways Rebuttal Statement, Appendices (part 1)
CD.20.4	TWBC, Planning and Highways Rebuttal Statement, Appendices (part 2)
CD.20.5	TWBC, NI Rebuttal Housing Land Supply (August 2021)
CD.20.6	TWBC, TK Landscape Rebuttal (23.08.21)
CD.20.7	TWBC, Air Quality Rebuttal (23.08.21)
CD.20.8	TWBC, Pedestrian/Cycling Connectivity from the northern part of the site
CD.20.9	TWBC, Pedestrian/Cycling Connectivity from the southern part of the site
CD.20.10	TWBC, Pedestrian/Cycling Connectivity of site allocated under Policy AL-HA4 within the site
CD.20.11	TWBC, Hawkhurst Connectivity for allocated site AL-HA4
<b>(21) Additional Documents Submitted During the Inquiry</b>	
CD.21.1	Appellant, Tree Survey Data Overlay on HDA3
CD.21.2	Appellant, Tree removal summary table
CD.21.3	Rule 6 Party, Highways Proof of Evidence, Appendix MH2 (photographs)
CD.21.4	Rule 6 Party, Highways England Email (19 August 2021)
CD.21.5	Statement by Peter Brudenall
CD.21.6	Slides by Peter Brudenall
CD.21.7	Application Reference 20/00815/FULL – Land adjacent to Turnden, Hartley Road – Committee Report
CD.21.8	Mr J Hunt, Appeal Submission, Traffic Movements and Photographs
CD.21.9	Highways England Objection (23 September 2019)
CD.21.10	Highways England Objection (22 July 2019)
CD.21.11	Rother District Council Objection (8 January 2021)
CD.21.12	East Sussex County Council Objection (16 July 2020)
CD.21.13	Application Reference 20/00815/FULL – Land adjacent to Turnden, Hartley Road – SoCG between KCC and Vectos
CD.21.14	Application Reference 20/00815/FULL – Land adjacent to Turnden, Hartley Road – Transport Statement
CD.21.15	Written Ministerial Statement on Housing Delivery Test
CD.21.16	Update on timescales for Former Gas Works, Sandhurst Road, Tunbridge Wells
CD.21.17	Update on timescales for Former Plant and Tool Hire Site, Tunbridge Wells
CD.21.18	Infrastructure Delivery Plan (March 2021)
CD.21.19	Application Reference 20/00815/FULL – Land adjacent to Turnden, Hartley Road – Landscape Betterment Plan – 6958_SK017-E-Betterment Plan)

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CD.21.20	Biodiversity Metric Addendum (10 <sup>th</sup> September 2021)
CD.21.21	Final Biodiversity Position Statement (13 <sup>th</sup> September 2021)
CD.21.22	Highway Definition Plan (dated 14/11/2016)
CD.21.23	High Street overlay