Mockbeggars Farm

PINS Ref: APP/C1435/W/23/3330872
WDC Ref: WD/2022/0648/MAO
Appeal Core Document List

No.	Description of Document
1	**National Policy and Guidance**
CD1.1	National Planning Policy Framework (December 2023)
CD1.2	National Design Guide (2021)
2	**Development Plan**
CD2.1	Wealden's Core Strategy Local Plan Policies SP03, SP06, SP07, SP013, SP015, WCS1, WCS2, WCS5, WCS6, WCS7, WCS8, WCS12, WCS13 and WCS14
CD2.2	Wealden Local Plan 1998 Policies GD2, EN1, EN2, EN8, EN12, EN14, EN15, EN18, EN27, EN29, DC17, HG5, HG6, HG7, CS1, CS2, CS4, TR3, TR13, TR16, LR1, LR3 and LR5
CD2.3	Wealden Affordable Housing Delivery Local Plan 2016 Policy AFH1
CD2.4	Wealden Design Guide Chapter 5 parts 4.4, 7.7, 8.6, 10.3 and Chapter 7 part 4.8
3	**Planning Application WD/2022/0648/MAO Drawings & Relevant Documents**
CD3.1	Submitted Application (WD/2022/0648/MAO) Drawings
CD3.2	Planning Statement
CD3.3	Design and Access Statement
CD3.4	Arboricultural Development Report
CD3.5	Arboricultural Survey
CD3.6	Ecological Impact Assessment Checklist
CD3.7	Ecological Appraisal
CD3.8	Energy & Sustainability Report
CD3.9	Flood Risk Assessment & Drainage Strategy
CD3.10	Heritage Statement
CD3.11	Landscape and Visual Impact Assessment
CD3.12	Transport Assessment
CD3.13	Statement of Community Involvement
CD3.14	Transport Technical Note (November 2022)
CD3.15	Transport Technical Note – Response to ESCC (January 2023)

CD3.16	Transport Technical Note – Response to Uckfield Town Council (January 2023)
CD3.17	Transport Technical Note (February 2023)
CD3.18	Schedule of Accommodation
CD3.19	Travel Plan
4	**Decision Notice**
CD4.1	Refusal Notice WD/2022/0648/MAO
5	**Wealden District Council Reports**
CD5.1	WD/2022/0648/MAO WDC's Planning Committee North Report 15th June 2023
6	**Housing Land Supply, Monitoring and Affordable Housing Needs**
CD6.1	Wealden District Council's Five-Year Housing Land Supply Statement (as of 1st April 2023)
CD6.2	Wealden Local Housing Needs Assessment (August 2021)
CD6.3	Authority Monitoring Report (December 2023)
CD6.4	Wealden Housing Delivery Test Measurement (December 2023)
7	**Highways**
CD7.1	ESCC Highways 1st Consultation Response dated 15.02.23
CD7.2	ESCC Highways 2nd Consultation Response dated 17.02.23
8	**Ecology**
CD8.1	WDC Biodiversity 1st Consultation Response dated 27.01.23
CD8.2	WDC Biodiversity 2nd Consultation Response dated 25.05.23
CD8.3	CIEEM, Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine, 2018 (version 1.1)
CD8.4	BCT/ILP Guidance Note 08/23 – Bats and Artificial Lighting at Night
CD8.5	Gunnell, K., Grant, G. and Williams, C. (2012) Landscape and urban design for bats and biodiversity. Bat Conservation Trust
CD8.6	Natural England (March 2023) Natural England Joint Publication JP039. Biodiversity Metric 4.0: auditing and accounting for biodiversity – User Guide
CD8.7	Appeal Decision APP/Y3940/W/21/3278256 – Malmesbury
9	**Flooding and Drainage**
CD9.1	WDC Drainage Consultation Response dated 16.05.22
CD9.2	Local Lead Flood Authority Consultation Response dated 23.05.22
CD9.3	Southern Water 1st Consultation Response dated 27.05.22

CD9.4	Southern Water 2nd Consultation Response dated 01.11.22
CD9.5	Southern Water 3rd Consultation Response dated 07.11.22
10	**Landscape**
CD10.1	Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013
CD10.2	Landscape Institute Technical Guidance Note 02/21 (LI TGN 02/21)
CD10.3	Landscape Institute Technical Guidance Note 06/19 (LI TGN 06/19)
CD10.4	National Character Area 122: High Weald (NCA 122)
CD10.5	The East Sussex Landscape Character Assessment 2016
CD10.6	Wealden District Council Landscape & Settlement Character Assessment October 2014 (Chris Blandford Associates)
CD10.7	Wealden District Council Landscape Character Assessment May 2022 (LUC)
CD10.8	Wealden Green Infrastructure Study May 2017 (Chris Blandford Associates)
11	**Other Relevant Documents**
CD11.1	Wealden pre-Application Advice Letter dated 16.07.21
CD11.2	WD/2022/0648/MAO Statutory and Non-Statutory Consultation Responses
CD11.3	Landscape Strategy Plan (7397/ASP3/LSP-C) Additional Information
CD11.4	Biodiversity Net Gain Assessment 2023 Additional Information
CD11.5	Shadow Habitats Regulations Assessment (HRA) Additional Information
CD11.6	Ecological Lighting Design Principles (6212 - TN01) Additional Information
CD11.7	Site Location Plan (S101 C) Additional Information
CD11.8	Mr Stacey Robins Confirmation of Withdrawal (01.12.2023)
CD11.9	Casework Management Note dated 20.12.23
12	**Other Relevant Decisions**
CD12.1	WD/2020/1088/MAO Decision Notice - Land West of Five Ash Down, Coopers Green (dated 01.04.21)
CD12.2	Appeal Decision APP/C1435/A/07/2046982/NWF - Downlands Farm, Uckfield (dated 25.02.09)
CD12.3	Appeal Decision APP/C1435/W/22/3301104 – Land at Old Nursery House, The Street, Framfield TN22 5PN (dated 05.01.23)
13	**Statements of Common Ground**
CD13.1	General Statement of Common Ground between Obsidian Strategic Asset Management Ltd and Wealden District Council

14	**Mockbeggars Residents Steering Group Documents**
CD14.1	Wealden Core Strategy Local Plan
CD14.2	Wealden Local Plan 1998 Policies
CD14.3	Wealden Design Guide Chapters 5 and 7
CD14.4	Wealden Senior Heritage Officer to Head of Planning
CD14.5	Biodiversity and Green Infrastructure
CD14.6	Aspect Ecological Appraisal
CD14.7	Barbastelle Bat IUCN Red List
CD14.8	Bechsteins Bat incl distribution
CD14.9	European Eel anguilla-anguilla
CD14.10	Land West of Five Ashdown
CD14.11	Sussex Wildlife WD-2022-1637
CD14.12	Vivienne Blandford Landscape Archaeologist
CD14.13	MRSG Flooding and Drainage
CD14.14	MRSG National Policies and Guidelines
CD14.15	Appeal Decision Bird in Eye
CD14.16	Appeal Decision Mill House
CD14.17	Appeal Decision Charlwood Manor
CD14.18	Appeal Decision Land Adjacent Burfield
CD14.19	Mockbeggar Appeal MRSG submitted
CD14.20	Representations
CD14.21	Statement of Case MRSG submitted 11th Dec 23
CD14.22	MRSG Statement of Case
15	**Appellants Statements of Case and Hearing Statements**
CD15.1	Appellants Statement of Case – October 2023
CD15.2	Appellants Hearing Statement and Appendices - Planning
CD15.3	Appellants Hearing Statement and Appendices - Landscape
CD15.4	Appellants Hearing Statement and Appendices - Ecology
CD15.5	Appellants Hearing Statement - Transport
CD15.6	Appellants Rebuttal - Transport

CD15.7	Appellants Rebuttal - Ecology
CD15.8	Appellants Rebuttal - Heritage
CD15.9	Appellants Rebuttal and Appendices - Flooding and Drainage
16	**Document Submissions During Hearing**