LAND AT DOWNLANDS FARM, UCKFIELD

CORE DOCUMENTS SCHEDULE

APPEAL REF: APP/C1435/W/23/3321978

Version: 20 October 2023

CD1 Appeal Documents

CD1/1	Wealden District Council's Appeal Questionnaire, including supporting documents, relevant development plan policies, neighbour responses and comments from statutory consultees
CD1/2	Appeal submitted to the Planning Inspectorate, 12 May 2023 – excluding application documents in Core Document List
CD1/3	Annexe 3 Certificate C Notice, 12 May 2023
CD1/4	Sussex Express, 12 May 2023 inc. Certificate C Notice
CD1/5	Appellant's Statement of Case, 10 May 2023
CD1/6	Wealden District Council Statement of Case, July 2023
CD1/7	East Sussex County Council Highways Statement of Case, July 2023
CD1/8	Inspector's Case Management Conference Note, 16 August 2023
CD1/9	Transport Statement of Common Ground, 11 September 2023
CD1/10	Planning Statement of Common Ground, 12 September 2023
CD1/11	Housing Land Supply Statement of Common Ground, 12 September 2023
CD1/12	Heritage Statement of Common Ground, 13 September 2023
CD1/13	Appellant's Submissions (on substituted plans), 8 September 2023
CD1/14	Environmental Statement Addendum Letter, 13 September 2023 inc: • Enclosure 1 – Revised ES Figure 3.3A (also at CD2/116) and Revised ES Figure 6.6A – Detailed Hard and Soft Landscaping Plan (new plan – CD1/17) • Enclosure 2 – Environmental Statement Chapter 7A Biodiversity • Enclosure 3 – Environmental Statement Chapter 7.2A Report to Inform a Habitats Regulations Assessment • Enclosure 4 – New Appendix 7.4 to the ES Ecology Chapter comprising updated baseline survey information • Enclosure 5 – Boardwalk Tree Protection Technical Note (dated 05 September 2023)
CD1/15	List of Plans for Approval (part of Amended Plan Consultation)
CD1/16	SANG Overview Plan - Dwg. edp6170_d026 Rev D (part of Amended Plan Consultation)
CD1/17	SANG Detailed Hard and Soft Landscape – Dwg. edp6170_d016 Rev J (part of Amended Plan Consultation)
CD1/18	Proposed SANG Boardwalk - Dwg. 2001061-142 Rev A (part of Amended Plan Consultation)
CD1/19	Proposed SANG Access and Pedestrian Crossing Point – Dwg. 2001061-107 Rev B (part of Amended Plan Consultation)
CD1/20	Proposed Emergency Access - Dwg. 2001061-102 Rev D (part of Amended Plan Consultation)
Proofs of Evidence	
CD1/21	Wealden District Council Heritage Proof of Evidence, prepared by Heather Hall
CD1/22	East Sussex County Council Highways Proof of Evidence, prepared by Roger New
CD1/23	Appellants' Heritage Proof of Evidence, prepared by Edmund Stratford
CD1/24	Appellants' Heritage Proof of Evidence – Summary, prepared by Edmund Stratford
CD1/25	Appellants' Highways and Transport Proof of Evidence, prepared by Philip Anthony Bell
CD1/26	Appellants' Highways and Transport Proof of Evidence – Appendices, prepared by Philip Anthony Bell
CD1/27	Appellants' Highways and Transport Proof of Evidence – Summary, prepared by Philip Anthony Bell

CD1/28	Appellants' Landscape Proof of Evidence, prepared by Charles Mylchreest
CD1/29	Appellants' Housing Land Supply and Affordable Housing Proof of Evidence, prepared by Dominick Veasey
CD1/30	Appellants' Housing Land Supply and Affordable Housing Proof of Evidence – Appendices, prepared by Dominick Veasey
CD1/31	Appellants' Housing Land Supply and Affordable Housing Proof of Evidence - Summary, prepared by Dominick Veasey
CD1/32	Proof of Evidence by Alan Thompson on Geology, Geomorphology and the Water Environment
CD1/33	Proof of Evidence by Vivienne Blandford on Lake Wood Landscape Archaeology
CD1/34	Proof of Evidence by Mr Francis Wallace
CD1/35	Proof of Evidence by Martyn Stenning on Ecology
CD1/36	Sussex Biodiversity Record Centre Ecological Data Search - Summary
CD1/37	Sussex Biodiversity Record Centre Ecological Data Search
CD1/38	Proof of Evidence of Nick Daines – Summary
CD1/39	Proof of Evidence of Nick Daines
CD1/40	Proof of Evidence of Nick Daines – Appendices
CD1/41	Council's Planning Proof of Evidence, prepared by Stacey Robins
CD1/42	Council's Planning Proof of Evidence – Appendices, prepared by Stacey Robins
CD1/43	Council's Planning Proof of Evidence – Summary, prepared by Stacey Robins
CD1/44	Council's Ecology and Biodiversity Proof of Evidence, prepared by Gabrielle Graham
CD1/45	[Not in Use]
CD1/46	[Not in Use]
CD1/47	Council's Arboriculture Proof of Evidence, prepared by David Massheder
CD1/48	[Not in Use]
CD1/49	[Not in Use]
CD1/50	Appellants' Planning Proof of Evidence, prepared by Joshua Mellor
CD1/51	Appellants' Planning Proof of Evidence - Appendices, prepared by Joshua Mellor
CD1/52	Appellants' Planning Proof of Evidence - Summary, prepared by Joshua Mellor
CD1/53	Appellants' Drainage Proof of Evidence, prepared by Paul Jenkin
CD1/54	Appellants' Drainage Proof of Evidence - Appendices, prepared by Paul Jenkin
CD1/55	[Not in Use]
CD1/56	Appellants' Arboriculture Proof of Evidence, prepared by Julian Forbes-Laird
CD1/57	Appellants' Arboriculture Proof of Evidence - Appendices, prepared by Julian Forbes-Laird
CD1/58	Appellants' Arboriculture Proof of Evidence - Summary, prepared by Julian Forbes-Laird
CD1/59	Appellants' Biodiversity Proof of Evidence, prepared by Alistair Baxter
CD1/60	Appellants' Biodiversity Proof of Evidence - Appendices, prepared by Alistair Baxter
CD1/61	Appellants' Biodiversity Proof of Evidence - Summary, prepared by Alistair Baxter
CD1/62	Appellants' Rebuttal of Highways Proof of Evidence of Roger New, prepared by Philip Anthony Bell
CD1/63	Appellants' Rebuttal of Heritage Proof of Evidence of Heather Hall, prepared by Edmund Stratford
CD1/64	Appellants' Rebuttal of Heritage Matters raised by Vivienne Blandford (on behalf of the Downland Action Group), prepared by Edmund Stratford
CD1/65	Drainage Statement of Common Ground
CD1/66	Agreed list of Draft Conditions
CD1/67	Council's Drainage Proof of Evidence, prepared by Graham Kean
CD1/68	Appellants' Rebuttal of Planning Proof of Evidence of Stacey Robins, prepared by Dominick Veasey (Housing Land Supply)
CD1/69	Appellants' Rebuttal of Planning Proof of Evidence of Stacey Robins, prepared by Joshua Mellor (Planning Matters)

CD2 Planning Application Documents

Original Submission	
CD2/1	Full Application Form
CD2/2	Outline Application Form
CD2/3	Certificate C Press Notice
CD2/4	Covering Letter, dated 20 June 2022
Application Drawings	
Outline Element	
CD2/5	Site Location Plan – Dwg. 1309.01
CD2/6	Illustrative Masterplan – Dwg. 1309.02
CD2/7	Illustrative Masterplan – Movement and Access Strategy – Dwg. 1309.02M
CD2/8	Land Use and Access Parameter Plan – Dwg. 1309.3
CD2/9	Green Infrastructure Parameter Plan – Dwg. 1309.4
CD2/10	Scale Parameter Plan – Dwg.1309.5
CD2/11	Plan Showing Boundaries for Outline and Detailed Planning Applications – Dwg. 1309.6
CD2/12	Dark Areas Map – Dwg. 1309.7
CD2/13	Site Access Roundabout – Dwg. 2001061-101 Rev A
CD2/14	Proposed Emergency Access – Dwg. 2001061-102 Rev B
Full Element	
CD2/15	SANG: Detailed Hard and Soft Landscape – Dwg. Edp6170_d016f
CD2/16	Proposed SANG Access and Pedestrian Crossing Point – Dwg. 2001061-107
CD2/17	Overview of Fir Tree Grove Pedestrian / Cycle Route -Dwg. 2001061-135 Rev E
CD2/18	Fir Tree Grove Proposed Ramp / Steps Arrangement – Dwg. 2001061-136 Rev B
CD2/19	Fir Tree Grove Proposed Boardwalk – Dwg. 2001061-137 Rev B
CD2/20	Pedestrian / Cycle Route Long Sections – Dwg. 2001061-138
CD2/21	Pedestrian / Cycle Route Cross Sections – Dwg. 2001061-139
CD2/22	Pedestrian / Cycle Route Earthworks Cut and Fill Feasibility – Dwg. 2001061-140
CD2/23	Fir Tree Grove Detailed Soft Landscape – Dwg. Edp6170_d024 Rev A
Supporting Documents	
CD2/24	Planning Statement – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/25	Design and Access Statement – Prepared by Richards Urban Design, dated June 2022
CD2/26	Economic Benefits Statement – Prepared by Barton Willmore, now Stantec, dated May 2022
CD2/27	Transport Assessment – Prepared by Motion, dated May 2022
CD2/28	Transport Assessment Appendices – Prepared by Motion, dated May 2022
CD2/29	Framework Travel Plan – Prepared by Motion, dated May 2022
CD2/30	Lighting Impact Assessment – Prepared by The Lighting Bee, dated May 2022
CD2/31	Arboricultural Submission, including Tree Survey, RAVEN Veteran Tree Identification, Proposed Tree Retention and Removal, and Tree Protection Plan and Arboricultural Method Statement – Prepared by FLAC, dated May 2022
CD2/32	Downlands Woodland Park – SANG and Woodland Management Plan – Prepared by Aspect Ecology, dated June 2022
CD2/33	Environmental Statement Non-Technical Summary – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/34	Environmental Statement: Volume 1 – Chapter 1 Introduction – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/35	Environmental Statement: Volume 1 – Chapter 2 EIA Methodology – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/36	Environmental Statement: Volume 1 – Chapter 3 Site and Development Description – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/37	Environmental Statement: Volume 1 – Chapter 4 Alternatives and Design Evolution – Prepared by Barton Willmore, now Stantec, dated June 2022

CD2/38	Environmental Statement: Volume 1 – Chapter 5 Construction Methodology and Programme – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/39	Environmental Statement: Volume 1 – Chapter 6 Landscape and Visual Effects – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/40	Environmental Statement: Volume 1 – Chapter 7 Biodiversity – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/41	Environmental Statement: Volume 1 – Chapter 8 Water Resources and Flood Risk – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/42	Environmental Statement: Volume 1 – Chapter 9 Cultural Heritage – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/43	Environmental Statement: Volume 1 – Chapter 10 Land Contamination – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/44	Environmental Statement: Volume 1 – Chapter 11 Summary and Residual Effects– Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/45	Environmental Statement: Volume 1 – Main Text and Figures Contents – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/46	Environmental Statement: Volume 1 – Figure 1.1 Site Location Plan, dated May 2022
CD2/47	Environmental Statement: Volume 1 – Figure 2.1 Cumulative Schemes Plan, dated December 2021
CD2/48	Environmental Statement: Volume 1 – Figure 3.1 Land Use and Access Parameter Plan, dated May 2022
CD2/49	Environmental Statement: Volume 1 – Figure 3.2 Scale Parameter Plan, dated May 2022
CD2/50	Environmental Statement: Volume 1 – Figure 3.3 Green Infrastructure Parameter Plan, dated May 2022
CD2/51	Environmental Statement: Volume 1 – Figure 3.4 Illustrative Masterplan, dated May 2022
CD2/52	Environmental Statement: Volume 1 – Figure 3.5 Dark Areas Map, dated May 2022
CD2/53	Environmental Statement: Volume 1 – Figure 6.1 Site Location and Site Boundaries, dated April 2022
CD2/54	Environmental Statement: Volume 1 – Figure 6.2 Illustrative Landscape and Ecology Strategy Plan, dated June 2022
CD2/55	Environmental Statement: Volume 1 – Figure 6.3 SANG Detailed Hard and Soft Landscape, dated April 2022
CD2/56	Environmental Statement: Volume 1 – Figure 6.4 Fir Tree Grove Detailed Soft Landscape, dated May 2022
CD2/57	Environmental Statement: Volume 1 – Figure 6.5 Site Character and Local Context, dated April 2022
CD2/58	Environmental Statement: Volume 1 – Figure 6.6 Topography, dated April 2022
CD2/59	Environmental Statement: Volume 1 – Figure 6.7 Relevant Planning Designations and Con, dated April 2022
CD2/60	Environmental Statement: Volume 1 – Figure 6.8 Published Landscape Character Units, dated April 2022
CD2/61	Environmental Statement: Volume 1 – Figure 6.9 Findings of EDPs Visual Appraisal, dated April 2022
CD2/62	Environmental Statement: Volume 1 – Figure 6.10 Photo View Points, dated April 2022
CD2/63	Environmental Statement: Volume 1 – Figure 6.11 Winter Photo View Points, dated April 2022
CD2/64	Environmental Statement: Volume 1 – Figure 6.12 Night Photo View Points, dated April 2022
CD2/65	Environmental Statement: Volume 1 – Figure 7.1 Ecological Designations, dated May 2022
CD2/66	Environmental Statement: Volume 1 – Figure 7.2 European Designations within 25km, dated May 2022
CD2/67	Environmental Statement: Volume 1 – Figure 7.3 Eco Features, dated May 2022
CD2/68	Environmental Statement: Volume 1 – Figure 9.1 Designated Heritage Assets, dated January 2022
CD2/69	Environmental Statement: Volume 1 – Figure 9.2 Non-Designated Heritage Assets, dated June 2022
CD2/70	Environmental Statement: Volume 2 – Appendices Contents Page, dated June 2022
CD2/71	Environmental Statement: Volume 2 – Appendix 1.1 Location of Information within the ES Required by Schedule 4 of the EIA Regulations – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/72	Environmental Statement: Volume 2 – Appendix 1.2 Statement of Expertise – Prepared by Barton Willmore, now Stantec, dated June 2022
CD2/73	Environmental Statement: Volume 2 – Appendix 2.1 EIA Scoping Report – Prepared by Barton Willmore, dated October 2020

CD2/74	Environmental Statement: Volume 2 – Appendix 2.2 EIA Scoping Opinion – Prepared by Wealden District Council, dated 30 November 2020
CD2/75	Environmental Statement: Volume 2 – Appendix 2.3 Scoping Correspondence – Prepared by Barton Willmore, dated December 2020
CD2/76	Environmental Statement: Volume 2 – Appendix 3.1 Energy, Waste and Sustainability Statement – Prepared by Daedalus Environmental, dated May 2022
CD2/77	Environmental Statement: Volume 2 – Appendix 6.1 Landscape and Visual Baseline – Prepared by EDP, dated June 2022
CD2/78	Environmental Statement: Volume 2 – Appendix 6.2 Assessment of Effects Schedules – Prepared by EDP, dated June 2022
CD2/79	Environmental Statement: Volume 2 – Appendix 7.1 Ecological Appraisal – Prepared by Aspect Ecology, dated June 2022
CD2/80	Environmental Statement: Volume 2 – Appendix 7.2 Habitat Regulations Assessment – Prepared by Aspect Ecology, June 2022
CD2/81	Environmental Statement: Volume 2 – Appendix 7.3 Fir Tree Grove Botanical Report – Prepared by Sylvan Consulting, dated May 2022
CD2/82	Environmental Statement: Volume 2 – Appendix 8.1 Flood Risk Assessment and Drainage Strategy – Prepared by Waterman Infrastructure & Environment Limited, dated May 2022
CD2/83	Environmental Statement: Volume 2 – Appendix 9.1 Archaeological and Heritage Assessment – Prepared by EDP, dated June 2022
CD2/84	Environmental Statement: Volume 2 – Appendix 10.1 Phase 1 Geo-Environmental Desk Study – Prepared by BRD Environmental Ltd, dated April 2022
CD2/85	Environmental Statement: Volume 2 – Appendix 10.2 Phase 2 Geo-Environmental Site Investigation – Prepared by BRD Environmental Ltd, dated April 2022
Documents/Plans supplied Post-Submission / Pre-Validation	
CD2/86	Biodiversity Net Gain Assessment – Prepared by Aspect Ecology, dated June 2022. Submitted to WDC on 27 June 2022
CD2/87	Downlands Woodland Park SANG and Woodland Management Plan – Prepared by Aspect Ecology, dated June 2022. Submitted to WDC on 27 June 2022
CD2/88	Environmental Statement: Volume 1 – Figure 3.2 Scale Parameter Plan, dated July 2022. Submitted to WDC on 08 July 2022
CD2/89	Environmental Statement: Volume 1 – Figure 3.4 Illustrative Masterplan, dated July 2022. Submitted to WDC on 08 July 2022
CD2/90	Environmental Statement: Volume 1 – Figure 3.5 Dark Areas Map, dated July 2022. Submitted to WDC on 08 July 2022
CD2/91	Scale Parameter Plan – Dwg.1309.5, dated July 2022. Submitted to WDC on 08 July 2022
CD2/92	Lighting Strategy Plan – Dwg. 1309.06, dated July 2022. Submitted to WDC on 08 July 2022
CD2/93	Plan Showing Boundaries for Outline and Detailed Planning Applications – Dwg. 1309.06. Submitted to WDC on 08 July 2022
CD2/94	Illustrative Masterplan – Dwg. 1309.02, dated July 2022. Submitted to WDC on 08 July 2022.
CD2/95	Illustrative Masterplan Movement and Access Strategy – Dwg. 1309.02M, dated July 2022. Submitted to WDC on 08 July 2022
Documents/Plans supplied Post-Submission / Post-Validation	
CD2/96	Environmental Statement: Volume 1 – Figure 6.4 Fir Tree Grove Detailed Soft Landscape, dated May 2022. Submitted to WDC on 09 August 2022
CD2/97	Technical Note – Response to Drainage Comments, prepared by Waterman Infrastructure & Environment Limited, dated August 2022. Submitted to WDC on 24 August 2022
CD2/98	Technical Briefing Note 08: Potential for Hydrological Connectivity to Sphagnum Bed at Lake Wood, prepared by Sylvan Consulting, dated October 2022. Submitted to WDC on 31 October 2022
CD2/99	Response to Natural England's Consultation Response, prepared by Aspect Ecology, dated November 2022. Submitted to WDC on 29 November 2022.

CD2/100	Response to Comments from Non-statutory Ecological Consultees, prepared by Aspect Ecology, dated November 2022. Submitted to WDC on 29 November 2022.
CD2/101	Response to WDC Ecology Consultation, prepared by Aspect Ecology, dated November 2022. Submitted to WDC on 29 November 2022.
CD2/102	Response to ESCC Highways Comments, prepared by Motion, dated December 2022. Submitted to WDC on 21 December 2022.
CD2/103	Heritage Addendum, prepared by EDP. Submitted to WDC on 10 January 2023.
CD2/104	Proposed Emergency Access – Dwg. 2001061-102 Rev C – Prepared by Motion. Submitted to WDC on 22 February 2023.
CD2/105	Letter in response to Natural England, prepared by Aspect Ecology, dated 21 February 2023. Submitted to WDC on 22 February 2023.
CD2/106	Report to inform a HRA, prepared by Aspect Ecology, dated February 2023. Submitted to WDC on 22 February 2023.
CD2/107	SANG Overview Plan – Dwg. edp6170_d026b – Prepared by EDP, dated 08 February 2023. Submitted to WDC on 22 February 2023.
CD2/108	SANG Detailed Hard and Soft Landscape – Dwg. edp6170_d016i – Prepared by EDP, dated 02 February 2023. Submitted to WDC on 22 February 2023.
CD2/109	Site Access Roundabout – Dwg. 2001061-101 Rev C – Prepared by Motion. Submitted to WDC on 22 February 2023.
CD2/110	Snatts Road Access – Dwg. 2001061-107 Rev A – Prepared by Motion. Submitted to WDC on 22 February 2023.
CD2/111	Woodland Park SANG and Woodland Management Plan – Prepared by Aspect Ecology, dated February 2023. Submitted to WDC on 22 February 2023.
CD2/112	Technical Note – Response to Drainage Comments, prepared by Waterman Infrastructure & Environment Limited, dated January 2023. Submitted to WDC on 23 January 2023.
CD2/113	Updated Drainage Strategy Drawing – Dwg. 92001p13, prepared by Waterman Infrastructure & Environment Limited, dated 22 December 2022. Submitted to WDC on 23 January 2023.
CD2/114	Noise Assessment, prepared by Cass Allen, dated March 2023. Submitted to WDC on 28 March 2023.
CD2/115	Air Quality Assessment, prepared by Cass Allen, dated March 2023. Submitted to WDC on 28 March 2023
CD2/116	Green Infrastructure Parameter Plan – Dwg. 1309.04A, dated April 2023. Submitted to WDC on 11 April 2023

CD3 Relevant Correspondence between Appellant and Wealden District Council

Pre-Submission Correspondence	
CD3/1	Request for EIA Screening Opinion – Prepared by Barton Willmore, dated 20 July 2020
CD3/2	EIA Screening Report – Prepared by Barton Willmore, dated 20 July 2020
CD3/3	EIA Screening Report Cover Letter – Prepared by Barton Willmore, dated 20 July 2020
CD3/4	Request for Pre-Application Meeting – Prepared by Barton Willmore, Dated 31 July 2020
CD3/5	Pre-Application Cover Letter – Prepared by Barton Willmore, dated 31 July 2020
CD3/6	Landscape and Visual Appraisal Methodology – Prepared by EDP (submitted with CD3/5)
CD3/7	Photoviewpoint Locations – Dwg. edp6170_d003. Prepared by EDP (submitted with CD3/5)
CD3/8	Site Location Plan – Dwg. 1309.01 (submitted with CD3/5)
CD3/9	High Level Masterplan Concept – Dwg. 1309.04 (submitted with CD3/5)
CD3/10	Email with additional information to be considered at the Pre-Application meeting – prepared by Barton Willmore, dated 04 September 2020
CD3/11	Pre-Application Agenda – Prepared by Barton Willmore, dated September 2020 (submitted with CD3/10)
CD3/12	Green Infrastructure Strategy – Dwg. 1309.04 (submitted with CD3/10)
CD3/13	Illustrative Masterplan – Dwg. 1308.03 (submitted with CD3/10)
CD3/14	Sustainable Transport Strategy – Prepared by Motion (submitted with CD3/10)

CD3/15	Email query clarifying EIA Scoping Opinion – Prepared by Barton Willmore, dated 17 December 2020
Post-Submission Correspondence	
CD3/16	Email from Barton Willmore, now Stantec to WDC with email submission of unsplit documents, dated 22 June 2022
CD3/17	Email from WDC to Barton Willmore, now Stantec with confirmation of receipt of planning application, dated 24 June 2022
CD3/18	Email from WDC to Barton Willmore, now Stantec with notification of missing items, dated 06 July 2022
CD3/19	Missing items – Prepared by WDC, dated 06 July 2022
CD3/20	Email from Barton Willmore, now Stantec containing missing items requested on 06 July 2022, dated 08 July 2022. This is part 1 of 2 emails.
CD3/21	Email from Barton Willmore, now Stantec containing missing items requested on 06 July 2022, dated 08 July 2022. This is part 2 of 2 emails.
CD3/22	Email from WDC to Barton Willmore, now Stantec containing the Acknowledgement of Application, dated 14 July 2022.
CD3/23	Acknowledgement of Application – Prepared by WDC, dated 14 July 2022
CD3/24	Email from Barton Willmore, now Stantec to WDC to submit response to Drainage Officer and LLFA, dated 24 August 2022.
CD3/25	Email from Barton Willmore, now Stantec to WDC to request update to Consultee Responses, dated 05 October 2022.
CD3/26	Email from WDC to Barton Willmore, now Stantec to update on Consultee Responses, dated 05 October 2022.
CD3/27	Email from WDC to Barton Willmore, now Stantec to seek to agree Extension of Time, dated 06 October 2022.
CD3/28	Email from WDC to Barton Willmore, now Stantec agreeing Extension of Time, dated 06 October 2022.
CD3/29	Email from Barton Willmore, now Stantec to WDC reviewing Conservation Officer's comments and response, dated 20 October 2022.
CD3/30	Email from Barton Willmore, now Stantec to WDC to submit additional information in response to comments raised by Woodland Trust, Sussex Wildlife Trust and a Local Resident, dated 31 October 2022.
CD3/31	Email from WDC to Barton Willmore, now Stantec confirmation of consulting the Conservation Officer, dated 31 October 2022.
CD3/32	Email from Barton Willmore, now Stantec to WDC submitting a response to comments relating to Ecology and Arboriculture, dated 29 November 2022.
CD3/33	Email from WDC to Barton Willmore, now Stantec confirming response from Conservation Officer, dated 05 December 2022.
CD3/34	Email from WDC to Barton Willmore, now Stantec to notify of the outstanding issues to be addressed, dated 20 December 2022.
CD3/35	Email from Barton Willmore, now Stantec to WDC to request an Extension of Time, dated 03 January 2023.
CD3/36	Email from WDC to Barton Willmore, now Stantec agreeing the Extension of Time, dated 10 January 2023.
CD3/37	Email from Barton Willmore, now Stantec to WDC to submit Heritage Addendum to respond to Conservation Officer, dated 10 January 2023.
CD3/38	Email from Barton Willmore, now Stantec to WDC to request update position and submission of response to LLFA comments, dated 23 January 2023.
CD3/39	Email from WDC to Barton Willmore, now Stantec to confirm no response to consultation, dated 23 January 2023.
CD3/40	Email from Barton Willmore, now Stantec to WDC request determination of application, 24 January 2023.
CD3/41	Email from WDC to Barton Willmore, now Stantec to notify of new officer reallocation, dated 25 January 2023.
CD3/42	Email from WDC to Barton Willmore, now Stantec to confirm consultation period for EIA additional Information, dated 01 February 2023.

CD3/43	Email from Barton Willmore, now Stantec to WDC submission of new and updated plans, dated 22 February 2023.
CD3/44	Email from Barton Willmore, now Stantec to WDC to request Extension of Time, dated 15 March 2023.
CD3/45	Email from WDC to Barton Willmore, now Stantec to agree Extension of Time, dated 15 March 2023.
CD3/46	Email from Barton Willmore, now Stantec to WDC to submit Noise and Air Quality Assessments, dated 28 March 2023.
CD3/47	Email from WDC to Barton Willmore, now Stantec to confirm receipt of Noise and Air Quality Assessments, dated 29 March 2023.
CD3/48	Email from Barton Willmore, now Stantec to submit updated Green Infrastructure Parameter Plan, dated 11 April 2023.
CD3/49	Email from Barton Willmore, now Stantec to PINS and copy WDC to prior notify of submitting an appeal, dated 13 April 2023.
CD3/50	Notification of submitting an Appeal – Prepared by Barton Willmore, now Stantec.
CD3/51	Email from Barton Willmore, now Stantec to WDC – Great Crested Newts, stating intention to utilise Natural England license is sufficient, dated 20 April 2023.
Post-Determination Correspondence	
CD3/52	Email from WDC to Barton Willmore, now Stantec issuing the Decision Notice, dated 21 April 2023.
CD3/53	Pre-Application Response, dated 28 November 2020

CD4 Relevant Application and Appeal Decisions and Judgements

CD4/1	Decision Notice, Downlands Farm, Uckfield, dated 22 February 2007
CD4/2	SoS Appeal Decision, Downlands Farm, Uckfield, 24 February 2009
CD4/3	Inspectors Report to the SoS, Downlands Farm, Uckfield, 27 November 2008
CD4/4	R (On the Application Of Corbett) v Cornwall Council [2020] EWCA Civ 508
CD4/5	Bloor Homes East Midlands Ltd v Secretary of State for Communities and Local Gov
CD4/6	Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government
CD4/7	Land west of Kingfisher Grove, Three Mile Cross, Reading Berkshire, RG7 1LZ, 31 January 2023 (appeal ref. 3304042)
CD4/8	Land at Ash Manor, Ash Green Road, Ash, Guildford, GU12 6HH, 10 May 2022 (appeal ref. 3273305)
CD4/9	Land adjacent M42 Junction 4, Box Tree Farm, Hockley Heath, Solihull and Land Adjacent Solihull Road, Catherine-de-Bernes, Solihull, 11 March 2022 (appeal ref. 3273047 and 3275290)
CD4/10	Edith Summerskill House, Clem Atlee Court, July 2022 (appeal ref. 3277137)
CD4/11	Catesby Estates Lrd vs Peter Steer [2018] EWCA Civ 1697
CD4/12	Clear View Farm, Chiddingly Road, Horam, 15 August 2023 (appeal ref. 3317468)
CD4/13	City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors [2021] EWCA Civ 320
CD4/14	Barnwell Manor Wind Energy Ltd v E.Northants DC, English Heritage, National Trust & SSCLG [2014] EWCA Civ 137
CD4/15	Visao Ltd v The Secretary of State for Housing, Communities and Local Government [2019] EWHC 276 (Admin)
CD4/16	R. (on the application of Preston) v Cumbria County Council [2019] EWHC 1362 (Admin)
CD4/17	Baroness Hale in R. (on the application of Morge) v Hampshire County Council [2011] 1 W.L.R.
CD4/18	R. (on the application of Prideaux) v Buckinghamshire County Council [2013] Env. L.R.
CD4/19	R. (on the application of Mott) v Environment Agency [2016] 1 W.L.R. 4338
CD4/20	Hindsland, Eastbourne Road, Willingdon 11 October 2022
CD4/21	Mornings Mill Farm, Eastbourne Road, Lower Willingdon 28 September 2022
CD4/22	Land east of North Wallington Road, Wallington, Fareham 21 September 2022
CD4/23	Hop Garden Nursery, Eastbourne Road, Halland 03 September 2019
CD4/24	The Forge, Eastbourne Road, Halland 06 April 2020

CD4/25	Bramblebank, Lewes Road, Halland 15 March 2022
CD4/26	Danecroft Nurseries, Station Road, Hellingly 15 December 2022
CD4/27	Land West of Station Road, Hailsham 27 September 2022
CD4/28	Land at Old Orchard House, Horebeech Lane, Horam 04 August 2022
CD4/29	Land at Old Nursery House, The Street, Framfield 05 January 2023
CD4/30	Land east of Sandy Cross Lane, Heathfield 04 September 2023
CD4/31	Land at 366440 152493 Beauchamps Drive, Stratton on the Fosse, Somerset 09 May 2022
CD4/32	Land off Pendragon Road, Exeter, 24 August 2023
CD4/33	Land East of Windsor Grove, West Norwood, London, 26 August 2022
CD4/34	Plot 3,The Stables, Saunton Road, Braunton, 23 January 2023
CD4/35	Berkeley House, 7 Oakhill Road, Sevenoaks, 03 August 2023
CD4/36	Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, Uckfield, 12 October 2023
CD4/37	Land at Bird in Eye Farm, South of Bird in Eye Hill Cover Letter, 12 October 2023

CD5 Decision Notice

CD5/1	Decision Notice, dated 21 April 2023
CD5/2	Officer Report, dated 21 April 2023
CD5/3	Officer Report Appendix, dated 21 April 2023
CD5/4	Pre-Application Response, dated 28 November 2020

CD6 Planning Policies and Guidance

CD6/1	National Planning Practice Framework, July 2021
CD6/2	Index of Wealden Local Plan Saved Policies
CD6/3	Wealden Local Plan (Chapters 1-9 and 14), 1998
CD6/4	Wealden Core Strategy Local Plan, February 2013
CD6/5	Wealden Design Guide, November 2008
CD6/6	East Sussex County Council, Local Design Guide for Residential Development, September 2010
CD6/7	Wealden Affordable Housing Delivery Local Plan, May 2016
CD6/8	Community Infrastructure Levy Charging Schedule, November 2015
CD6/9	Wealden Local Plan Direction of Travel Consultation, November 2020
CD6/10	Wealden Local Housing Needs Assessment, August 2021
CD6/11	Wealden District Council Draft Outdoor Playing Space Supplementary Planning Guidance, February 2003
CD6/12	Wealden Open Space Study 2016 – 2028
CD6/13	Wealden Playing Pitch and Outdoor Sports Needs Assessment 2016 – 2028
CD6/14	National Design Guide, January 2021
CD6/15	Latest Constitution approved February 2023 Web Resource: Agenda for Constitution on Tuesday, 28th February, 2023, 9.00 a.m. - Councillors Committees - Wealden District Council
CD6/16	National Planning Policy Framework, September 2023
CD6/17	Wealden District Council Climate Emergency Plan, December 2019
CD6/18	Planning (Listed Buildings and Conservation Areas) Act 1990
CD6/19	The North Wealden Level 1 SFRA (2022)
CD6/20	The North Wealden Leel 1 SFRA (2022) Appendices
CD6/21	Settlement Hierarchy Background Paper January 2019
CD6/22	Town and Country Planning (Development Management Procedure) Order 2015
CD6/23	Wealden Local Plan 1998 Proposals Map – Uckfield
CD6/24	Wealden Local Plan 2019 Inspector's Stage 1 Conclusions

CD7 Five Year Housing Land Supply

CD7/1	WDC Authority Monitoring Report 2021-22, December 2022
CD7/2	WDC Five Year Housing Land Supply Statement – as of 1st April 2022, December 2022
CD7/3	Start to Finish (Second Edition), Lichfields

CD8 Other Relevant Highways Documents

CD8/1	DfT's Manual for Streets
CD8/2	Manual for Streets 2
CD8/3	Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
CD8/4	Local Transport Note 1/20
CD8/5	Uckfield Local Cycling and Walking Infrastructure Plan (LCWIP)
CD8/6	TfSE Strategic Investment Plan, adopted March 2023
CD8/7	IHT – Guidelines for Providing for Journeys on Foot (2000)
CD8/8	CIHT – Planning for Walking, April 2015
CD8/9	CIHT – Designing for Walking, March 2015
CD8/10	CIHT – Planning for Cycling, April 2014
CD8/11	DMRB CD 123 Geometric design of at-grade priority and signal-controlled junctions
CD8/12	ESCC Local Transport Plan 2011-2026
CD8/13	DMRB CD 109 Highway Link Design
CD8/14	ESCC Bus Service Improvement Plan, October 2021
CD8/15	DMRB CD 169 The Design of Lay-bys, maintenance hardstandings, rest areas, service areas and observation platforms
CD8/16	Active Travel England – Standing Advice Note: Active Travel and Sustainable Development (2023)

CD9 Other Relevant Ecology & Arboriculture Documents

CD9/1	Ashdown Forest SPA Mitigation Zone Background Paper – Prepared by WDC, dated January 2019
CD9/2	Ashdown Forest Special Protection Area (SPA) Strategic Access Management and Monitoring Strategy Tariff Guidance, dated October 2019
CD9/3	Ancient Woodland, ancient trees and veteran trees – advice for making planning decisions
CD9/4	Planners Manual for Ancient Woodland
CD9/5	Natural England SANG quality guidance
CD9/6	Keepers of time: ancient and native woodland and trees policy in England. Government's statement on England's ancient and native woodland and ancient and veteran trees, dated May 2022
CD9/7	Ancient and other veteran trees: further guidance on management, date February 2013
CD9/8	BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations
CD9/9	Ancient Woodland Inventory handbook (NECR248), May 2018
CD9/10	BS 42020:2013 Biodiversity — Code of practice for planning and development
CD9/11	Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system
CD9/12	Ashdown Forest SPA Mitigation Zone Background Paper, January 2019
CD9/13	Ashdown Forest SANGS Survey 2021
CD9/14	Ashdown Forest Visitor Survey 2021
CD9/15	Ashdown Forest Visitor Survey 2016
CD9/16	Footprint Ecology – Visitor Surveys at Potential SANGs Sites in Wealden, April 2015
CD9/17	Ashdown Forest Visitor Survey Data Analysis, September 2010
CD9/18	UE Associates Visitor Access Patterns on the Ashdown Forest Report for Mid Susses District Council and Wealden District Council, September 2009
CD9/19	Natural Environment, NPPG

CD9/20	A revision of the Ancient Woodland Inventory for Mid Sussex District, West Sussex
CD9/21	Ghyll Woodlands of the Weald: Characterisation and Conservation
CD9/22	Responses of an ancient woodland field layer to soil translocation: methods and timing
CD9/23	Microbial community composition of translocated ancient woodland soil: a case study
CD9/24	Twenty-five years on– vegetation succession on a translocated ancient woodland soil at Biggins Wood, Kent, UK
CD9/25	Forestry Standard (5th Edition), Forestry Commission

CD10 Other Relevant Drainage Documents

CD10/1	Non-Statutory Technical Standards for Sustainable Drainage Systems – Prepared by Department for Environment, Food and Rural Affairs, dated March 2015.
CD10/2	East Sussex SuDS Decision Support Tool for Small Scale Development - User Guide Version 2 – Prepared by Royal HaskoningDHV, dated August 2017.
CD10/3	CIRIA C753 SuDS Manual
CD10/4	Clear View Farm, Horam – Outfall Details

CD11 Other Relevant Heritage Documents

CD11/1	Maresfield Draft Conservation Area Character Appraisal – Prepared by WDC, dated February 2019
CD11/2	The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (GPA3) (Second Edition)
CD11/3	Planning Practice Guidance: Historic Environment
CD11/4	Rural Landscapes: Register of Parks and Gardens Selection Guide - Historic England
CD11/5	Lake Wood Management Plan – Woodland Trust
CD11/6	Buckswood Grange Official List Entry
CD11/7	Buckswood Grange Comments and Photos
CD11/8	Barn at Downlands Farm Official List Entry
CD11/9	Oast Cottage Official List Entry
CD11/10	WDC Conservation Comments of 13 September 2022
CD11/11	WDC Conservation Comments of December 2022
CD11/12	WDC Conservation Comments of 13 February 2023
CD11/13	ESCC Archaeology Comments of 27 October 2022
CD11/14	Advice Note 12 - Analysing Significance in Heritage Assets - Historic England
CD11/15	Downlands Farm Buildings Plan, prepared by Heather Hall

CD12 3rd Party Representations

See separate list