

Core Documents List

Core Documents List

Land at Midhurst Road, Haslemere, Surrey (Scotland Park Phase 2)

LPA REF: WA/2022/01887

APPEAL REF: APP/R3650/W/23/3327643

Last updated: V19 14/05/2025

Core Documents List

Ref Number 'CD'	Document Title	Date Adopted/ Published/ Submitted	Author	Comments	Application Document Number (If Relevant)
CD1 Application Documents & Plans in support of conditions and obligations					
Plans in support of conditions and obligations					
1.1	Site Location Plan	6/2022	Adam Architecture		6046 / PL 01
1.2	Access and Movement Parameter Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 05A
1.3	Green and Blue Infrastructure Parameter Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 07A
1.4	Land Use Parameter Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 04A
1.5	Building Heights Parameter Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 06A
1.6	Building Density Parameter Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 08A
1.7	Eastern Development Design Framework Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 14
1.8	Western Access Approach Detail Drawing	6/2022	Adam Architecture	February 2023 version	6046 / PL 10A
1.9	Western Woodland Detail Drawing	6/2022	Adam Architecture	February 2023 Version	6046 / PL 11A
1.10	Central Woodland Detail Drawing	6/2022	Adam Architecture	February 2023 version	6046 / PL 12A
1.11	Southern Fields Detail Drawing	6/2022	Adam Architecture	February 2023 version	6046 / PL 13A
1.12	Plot 1 T1 Floor and Roof Plans	6/2022	Adam Architecture		6046 / PL_100A
1.13	Plot 1 T1 Elevations	6/2022	Adam Architecture		6046 / PL_101A
1.14	Scout Hut Plan	6/2022	Adam Architecture		6046 / PL_104
1.15	Scout Hut Elevations	6/2022	Adam Architecture		6046 / PL_105
1.16	Forest School Plan	6/2022	Adam Architecture		6046 / PL_106
1.17	Forest School Elevations	6/2022	Adam Architecture		6046 / PL_107
1.18	Forest School WC Elevations	6/2022	Adam Architecture		6046 / PL_108
1.19	Component Plan	6/2022	Adam Architecture	February 2023 version	6046 / PL 02A
1.20	Site Section 1	5/2022	Adam Architecture with input from Sightline		6046/SK 200A
1.21	Midhurst Road Access (Proposed Ghosted Right Turn Lane /	20/4/2023	Motion (with input from Vision Transport)	April 2023 Version	17054-002-Rev F

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	Priority Junction at Midhurst Road Option 2)				
1.22	BLANK				
1.23	Detailed Area Slab Levels	6/2022	Adam Architecture with input from Stantec	February 2023 Version	6046 / PL 09A
1.24	Proposed SANG Boundary	1/6/2022	EPR	Not for approval.	Map 1 / 2 - P2109_1669_010622
1.25	Detailed Application Area Landscape General Arrangement Plan	19/5/2022	Sightline		SL202_L_X_GA_0_00 Rev A
1.26	Detailed Landscape Plans (6 sheets) Planting plans	5/2/2023	Sightline		SL202_L_X_GA_0_01 Rev A SL202_L_X_GA_0_02 Rev A SL202_L_X_GA_0_03 Rev A SL202_L_X_GA_0_04 SL202_L_X_GA_0_05 SL202_L_X_GA_0_06
1.27	Landscape (Wetland) Cross Section Plans	3/6/2022	Sightline		492_CS_01
1.28	Landscape Boundary and Surface Treatment Plans (3 sheets)	3/6/2022	Sightline		492_D8 492_D7 492_D6 492_D5
1.29	Boardwalk Platform Plans and Elevations (3 sheets)	3/6/2022	Sightline		492_D1 492_D2 492_D3
1.30	Tree Pit in Soft Landscape Plan	3/6/2022	Sightline		492_D5
1.31	Detailed Drainage Plan (detailed area) (4 sheets in FRA Appendix E)	6/2022	Stantec	Not for approval.	332110731_2001_500 (1-4) P02
1.32	Tree Protection Plan (2 sheets) (within the Arboricultural Development Statement)	2/2023	CBA Trees		CBA10881.03A TPP
1.33	Tree Retention and Removal Plan (within the Arboricultural Development Statement) (2 sheets)	2/2023	CBA Trees		CBA10881.02B TRRP Superseded by NID8.5 to reflect the tree removal undertaken by SCC.
1.34	Swept Path Analysis for Refuse Collection Vehicle	6/2022	Vision Transport Planning	Not for approval.	17054-018 Rev C
1.35	Footway Improvements Midhurst Road / Scotland Lane	31/3/2023	Vision Transport Planning	April 2023 Version. Not for approval.	17054-004 Rev C

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1.36	Midhurst Road Proposed Speed Roundels (8 Sheets)	4/4/2023	Vision Transport Planning	April 2023 Version. Not for approval.	17054-024 Rev D
1.37	Proposed Ghost Island Junction Swept Path Analysis	4/2023	Vision Transport Planning	April 2023 Version. Not for approval.	17054-026 Rev C
1.37a	Ramblers Park Pavilion	01/2023	Adam Architecture	Not for approval.	6046 PL_109
1.37b	Western Access Approach Site Section		Adam Architecture	Not for approval.	6046/PL 20A
Documents in support of conditions and obligations					
1.38	Tree Survey Report	4/2022	CBA Trees		CBA10881 v2
1.39	Arboricultural Development Statement	2/2023	CBA Trees		CBA10881 v1B
1.40	Information for Habitats Regulations Assessment (with Appendices) Including: Map 1 Site Location and Alternative Green Spaces Map 2 SANG Catchments	22/6/2022	EPR		P2109
1.41	Site Wide Landscape and Ecology Management Plan Including: Map 1 Area covered by LEMP Map 2 Site Location Map 3 Proposed Habitats and Features	22/6/2022	EPR (with input from Sightline)		21/09-5B
1.42	SANG Creation and Management Plan Including: Map 1 SANG Location Map 2 SANG Habitats and Features Map 3 SANG Infrastructure	22/6/2022	EPR (with input from Sightline)		21/09-4B
CD2 Other Application Documents & Plans					
Other Plans (For Information Purposes)					
2.1	Illustrative Block (Site) Plan	3/2022	Adam Architecture		6046_PL 03A
2.2	Existing Topography	6/2022	Adam Architecture		6046 / PL 00
2.3	BLANK				
2.4	Tree Survey Plan (4 sheets) (within the Arboricultural Development	28/4/2022	CBA Trees		CBA10881.01A TSP

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	Statement)				
2.5	Proposed Realignment of Public Footpath	5/2022	Vision Transport Planning		17054-025
Other Documents (For Information Purposes)					
2.6	Covering Letter	06/2022	Savills		-
2.7	Covering Letter	02/2023	Savills		-
2.8	Application Forms	22/06/2022	Savills		-
2.9	CIL Additional Information Requirement	22/06/2022	Savills		-
2.10	Planning Statement Including: • Outline Planning Obligations (Heads of Terms) • Noise Assessment • Air Quality Assessment • AONB Management Plan Compliance Table • Mission Statements	6/2022	Savills		-
2.11	Statement of Community Involvement	6/2022	MPC Communications		-
2.12	Affordable Housing Statement	6/2022	Tetlow King		-
2.13	NPPF Paragraph 177 Statement (including Economics Benefit Statement)	6/2022	Savills, Neame Sutton, Sightline		-
2.14	Design and Access Statement	6/2022	Adam Architecture		-
2.15	Design and Access Statement Addendum	2/2023	Adam Architecture		-
2.16	Landscape Planting Specification for the Area of Detailed Consent	6/2022	Sightline Landscape		-
2.17	Phase 1 Ground Conditions Assessment	5/2022	Stantec (appendix – Environet)		-
2.18	Transport Assessment Including access arrangements	21/06/2022	Vision Transport Planning		-
2.19	Response to AONB Unit	27/02/2023	Sightline		-
2.20	Response to South Downs National Park Authority (SDNPA)	28/02/2023	Sightline		-
2.21	Response to Surrey Wildlife Trust	18/11/2022	Engain		-
2.22	WBC Climate Change and Sustainability Checklist	27/02/2023	Savills, David Strong Consultancy and Adam Architecture		-

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2.23	Landscape Design Strategy	14/02/2023	Sightline		Rev A
2.24	Landscape Specification	6/02/2023	Sightline	Supersedes CD2.16	Rev A
2.25	Road Safety Audit Stage 1	5/4/2023	Vision Transport Planning		-
2.26	ES Chapter 7 Built Heritage	6/2022	Montagu Evans		-
2.27	ES Chapter 8 Climate Change and CHG	6/2022	Stantec		-
2.28	ES Chapter 9 Ecology (Ecological Assessment)	6/2022	Engain		-
2.29	ES Chapter 10 Landscape and Visual Impact (Landscape and Visual Impact Assessment), including Lighting Assessment	6/2022	Sightline		-
2.30	ES Chapter 11 Socio-economics	6/2022	Savills		-
2.31	ES Chapter 12 Traffic and Transport	6/2022	Vision Transport		-
2.32	ES Chapter 13 Interactive Effects, Assessment Summary and Mitigation Implementation	6/2022	Savills		-
2.33	Environmental Statement Addendum (ESA)	2/2023	Savills (EIA) with input from consultant team		-
2.34	Environmental Impact Assessment Non-Technical Summary (NTS)	2/2023	Savills (EIA) with input from EIA team		-
2.35	ES Appendix: Highways		Vision Transport Planning Ltd		-
2.36	ES Appendix: Residential Travel Plan	21/6/2022	Vision Transport Planning Ltd		-
2.37	ES Appendix: Heritage Statement (with Map)	6/2022	Montagu Evans		-
2.38	ES Appendix: Ecological Survey Report	16/6/2022	Engain		eg211139_ESR
2.39	ES Appendix: Energy/Sustainability Report	21/6/2022	David Strong Consultancy		-
2.40	ES Appendix: Preliminary Passivhaus Risk Review	5/5/ 2022	Stantec		-
2.41	ES Appendix: Agricultural Land Classification and Soil Resources	5/2022	Reading Agricultural Consultants		-
2.42	ES Appendix: Waste Strategy (Foul Drainage Strategy)	6/2022	Stantec		-
2.43	ES Appendix: Archaeology Desk	4/2022	Orion Heritage		-

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	Based Assessment				
2.44	ESA Appendix 1 – LVIA Addendum	2/2023	Sightline		V1
2.45	ESA Appendix 2 – Visibility Splays (8 sheets)	3/11/2022	Vision Transport Planning Ltd		
2.46	ESA Appendix 3 – Speed Data to address Surrey County Council Request (4 sheets)	16/12/2022	Vision Transport Planning Ltd		V1
2.47	ESA Appendix 4 – Appendix 3.1 FRA and Drainage Strategy (2parts)	2/2023	Stantec		V2
2.48	ESA Appendix 6 – Appendix 9.1 Ecological Survey Report	18/11/2022	Engain		V2
2.49	ESA Appendix 7 – Appendix 9.2 Biodiversity Net Gain and Enhancement Strategy	24/2/2023	Engain		eg211139_BNGES
2.50	ESA Appendix 8 – Utilities Report (4 Parts)	2/2023	Stantec		R001 Rev 01
2.51	Accurate Visual Representations	20/10/2022	Preconstruct Ltd		
2.52	ES Chapter 15 - Summary of mitigation, residual and interaction effects	6/2022	Savills		
2.53	BLANK				
2.54	ES Appendix 10.1 Landscape and Visual Figures (3 parts)	6/2022	Sightline		
CD3 Key consultation responses					
3.1	Thames Water	12/8/2022	Thames Water		
3.2	Thames Water	28/4/2023	Thames Water		
3.3	Surrey County Council (SCC) Flood Authority - SUDS	24/4/2023	SCC		
3.4	Environment Agency	28/12/2022	Environment Agency		
3.5	South Downs National Park Authority (SDNPA)	6/4/2023	SDNPA		
3.6	Surrey Wildlife (SWT) Trust	24/04/2023	SWT		
3.7	SCC Highways	23/4/2023	SCC		
3.8	SCC Public Rights of Way Officer	31/3/2023	SCC		
3.9	SCC Archaeologist	23/3/2023	SCC		
3.10	Surrey Hills AONB Officer	19/09/2022	AONB Unit		
3.11	Natural England	13/4/2023	Natural England		
3.12	BLANK				
3.13	Natural England	13/9/2022	Natural England		

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3.14	Email from Natural England	8/11/2022	Natural England to EPR		
3.15	Lynchmere Parish Council	10/10/2023	Lynchmere Parish Council		
3.16	Haslemere Town Council (HTC)	31/3/2023	HTC		
3.17	Haslemere Town Council	13/10/2023	HTC		
3.18	Clive Smith Surrey Hills AONB Planning Adviser	12/09/2023	AONB Unit		
3.19	Clive Smith Surrey Hills AONB Planning Adviser	22/10/2023	AONB Unit		
3.20	Haslemere South Residents Association (HSRA)	10/2022	HSRA		
3.21	Haslemere South Residents Association	4/2023	HSRA		
3.22	WBC Design Officer	5/12/2022	WBC		
3.23	BLANK				
3.24	Thames Water Capacity Update	9/11/2023	Thames Water		
3.25	Surrey Wildlife Trust	22/11/2023	SWT		
3.26	Surrey Wildlife Trust	15/9/2022	SWT		
3.27	Campaign to Protect Rural England (CPRE) Surrey Waverley Group	26/10/2022	CPRE		
3.28	Surrey Police	6/1/2023	Surrey Police		
3.29	Haslemere District Scouts	20/4/2023	Scouts		
3.30	Surrey County Scouts	25/4/2023	Scouts		
3.31	Thames Water	13/12/2022	Thames Water		
CD4 Determination documents					
4.1	Decision Notice	2/5/2023	WBC		
4.2	Officer's Report	2/5/2023	WBC		
CD5 Appeal documents					
Statements of Case (SoC)					
5.1	Appellant SoC (and Appendices)	10/08/2023	Savills	Applicable for previous inquiry	
5.2	LPA SoC	11/10/2023	WBC	Applicable for previous inquiry	
Statement of Common Grounds (SoCG)					
5.3	DRAFT SoCG	10/08/2023	Savills		
5.3a	DRAFT SoCG (WBC Version)	13/11/2023	WBC		
5.3b	DRAFT SoCG – Landscape (WBC Version)	29/11/2023	WBC		

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5.3c	SoCG – 5YHLS Part 1	28/11/2023	Neame Sutton/WBC	Agreed for the previous inquiry	
5.3d	SoCG	7/12/2023	Savills/WBC	Agreed for the previous inquiry	
5.3e	SoCG - Landscape	8/12/2023	Sightline/WBC	Agreed for the previous inquiry	
5.3f	SoCG – 5YHLS Part 2	8/1/2024	Neame Sutton/WBC	Agreed for the previous inquiry	
Case Management Conference / Pre-Inquiry Meeting					
5.4	Inspector's Note Ahead of the Pre-Inquiry Meeting	31/10/2023	PINS	Applicable for previous inquiry	
5.5	Inspector's Note of the Pre-Inquiry Meeting	16/11/2023	PINS	Applicable for previous inquiry	
5.6	Position Statement of the Appellant to inform the Pre-Inquiry Meeting	14/11/2023	Redwood South West Limited	Applicable for previous inquiry	
S106 Planning Obligation, Planning Conditions and CIL Compliance					
5.7	DRAFT Planning Obligation S106 Schedule For Council – Appellant Version	20/11/2023	Redwood South West Limited	Superseded by CD5.10	
5.8	DRAFT Planning Obligation S106 Schedule For County – Appellant Version	20/11/2023	Redwood South West Limited	Superseded by CD5.11	
5.9	DRAFT Conditions – LPA Version	13/11/2023	WBC	Superseded by ID5.13	
5.10	DRAFT Planning Obligation S106 Schedule For Council – Appellant Version	21/12/2023	Redwood South West Limited	Superseded by ID5.16	
5.11	DRAFT Planning Obligation S106 Schedule For County – Appellant Version	20/12/2023	Redwood South West Limited	Superseded by ID5.17	
CD6 Development Plan policies					
6.1	Waverley Borough Local Plan (Part 1): Strategic Policies and Sites SP1 – Presumption in Favour of Sustainable Development SP2 – Spatial Strategy ALH1 – The Amount and Location of Housing	02/2018	WBC		

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	<p>ST1 – Sustainable Transport ICS1 – Infrastructure and Community Facilities AHN1 – Affordable Housing on Development Sites AHN3 - Housing Types and Size LRC1 – Leisure and Recreational Facilities RE1 – Countryside beyond the Green Belt RE3 – Landscape Character TD1 – Townscape and Design HA1 – Protection of Heritage Assets NE1 – Biodiversity and Geological Conservation NE2 – Green and Blue Infrastructure CC2 – Sustainable Construction and Design CC4 – Flood Risk Management</p>				
6.2	<p>Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies</p> <p>DM1: Environmental Implications of Development DM2: Energy Efficiency DM3: Water Supply and Wastewater Infrastructure DM4: Quality Places through Design DM5: Safeguarding Amenity DM6: Public Realm DM7: Safer Places DM8: Comprehensive Development DM9: Accessibility and Transport DM11: Trees, Woodland, Hedgerows and Landscaping DM15: Development in rural areas DM20: Development Affecting Listed Buildings and/or their Settings DM34: Access to the Countryside</p>	21/3/2023	WBC		

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	Map 17: Haslemere Settlement Boundary Map 38: Proposed Housing Allocations in Haslemere				
6.3	Haslemere Neighbourhood Plan	12/11/2021	HTC		
6.4	Appellant Closing Statement				
6.5	Council Closing Statement				
6.6	Rule 6 Party Closing Statement				
CD7 Other Local Planning Guidance					
Supplementary Planning Documents					
7.1	Planning Infrastructure Contributions SPD	22/4/2008	WBC		
7.2	Affordable Housing SPD Update	3/2023	WBC		
7.3	Climate Change and Sustainability SPD	18/10/2022	WBC		
7.4	Waverley Cycling Plan	19/4/2005	WBC		
7.5	Residential Extensions SPD	12/10/2023	WBC		
Other Relevant Documents					
7.6	Surrey Design SPG	23/4/2002	SCC		
7.7	Vehicular and Cycle Parking Guidance	01/2018	SCC		
7.8	Haslemere Design Statement	05/2012	HTC		
7.9	Surrey Hills AONB Management Plan (2020-25)	2019	SHAONB Board		
7.10	Surrey Landscape Character Assessment: Waverley Borough	4/2015	Hankinson Duckett Associates		
7.11	Inspector's Report on the Examination of the Waverley Local Plan Part 2: Site Allocations and Development Management Policies	13/3/2023	PINS		
7.12	Five Year Housing Land Supply Position Statement October 2023	10/2023	WBC		
7.13	Waverley Housing Implementation Topic Paper LPP1	12/2016	WBC		
7.14	Waverley Green Belt Topic Paper LPP1	12/2016	WBC		
7.15	SANG Topic Paper LPP1	12/2016	WBC		
7.16	Waverley Transport Topic Paper LPP1	12/2016	WBC		

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7.17	Areas of Strategic Visual Importance (ASVI) Topic Paper LPP2	11/2020	WBC		
7.18	Green Belt Settlement Boundary Review Topic Paper LPP2	11/2020	WBC		
7.19	Haslemere Hillsides Topic Paper LPP2	11/2020	WBC		
7.20	Local Green Space Topic Paper LPP2	11/2020	WBC		
7.21	Settlement Boundaries Topic Paper LPP2	11/2020	WBC		
7.22	Settlement Boundaries Topic Paper Addendum LPP2	10/2021	WBC		
7.23	Space Standards Topic Paper LPP2	11/2020	WBC		
7.24	Housing: Numbers, Site Assessments and Allocations Topic Paper LPP2	11/2020	WBC		
7.25	Housing Number, Assessment and Allocations Addendum LPP2	10/2021	WBC		
7.26	Town and Local Centres Topic Paper LPP2	11/2020	WBC		
7.27	LPP2 Response from Waverley Borough Council to the Inspector's Matters, Issues and Questions. Matter 7: Housing Allocations – Haslemere and Hindhead	17/6/2022	WBC		
7.28	Authority Monitoring Report (2021-2022)	7/2023	WBC		
7.29	Authority Monitoring Report (2020-2021)	3/2022	WBC		
7.30	Corporate Performance Report Q3 2020/21	23/2/2020	WBC		
7.31	Corporate Performance Report Q4 2020/21	19/5/2021	WBC		
7.32	Corporate Performance Report Q2 2021/22	12/11/2021	WBC		
7.33	Corporate Performance Report Q4 2022/23 and End of Year Outturn	13/06/2023	WBC		
7.34	WBC Executive Meeting Printed Minutes (February 2023)	8/02/2023	WBC		
7.35	WBC Executive Meeting Printed Decisions (July 2023)	5/07/2023	WBC		

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7.36	WBC Executive Meeting Agenda Item EXE 68/23 (October 2023)	25/9/2023	WBC		
7.37	WBC Executive Meeting Printed Minutes (October 2023)	3/10/2023	WBC		
7.38	Email from Planning Policy lead Abi Lewis	18/09/2023	WBC		
7.39	Waverley Planning Committee Report for WA/2018/0275 Land At Sturt Farm, Sturt Road, Haslemere GU27 3SE	20/10/2018	WBC		
7.40	Land Availability Assessment	11/2020	WBC		
7.41	Five Year Housing Land Supply Position Statement February 2023	2/2023	WBC		
7.42	Five Year Housing Land Supply Position Statement November 2022	11/2022	WBC		
7.43	LPP2 Examination Document: Update to LPP1 Appendix C – Housing trajectory	18/7/2022	WBC		
7.44	Appendix 1 - Housing Completions 2013-2022	31/3/2022	WBC		
7.45	Appendix 2 - Outstanding Planning Permissions on Sites of 1-9 Dwellings	1/4/2022	WBC		
7.46	Appendix 3 – Dunsfold Park assumptions on housing trajectory	7/2020	WBC		
7.47	Appendix 3 – Dunsfold Park Position Statement Aon	7/2022	WBC		
7.48	Corporate Performance Report Q2 2022/23	10/11/2022	WBC		
7.49	Annual Infrastructure Funding Statement For CIL and Section 106 (2021-2022)		WBC		
7.50	Waverley Housing Affordability Study	2021	WBC		
7.51	Waverley First Homes Viability Update	2021	WBC		
7.52	Waverley Affordable Homes Delivery Strategy 2022-2025	26/04/2022	WBC		
7.53	Haslemere Neighbourhood Plan Evidence Base – Biodiversity Report	7/2016	Surrey Biodiversity Information Centre		
7.54	Haslemere Neighbourhood Plan Evidence Base – Biodiversity Audit	12/11/2020	GS Ecology		

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7.55	Waverley Corporate Strategy 2020-2025		WBC		
7.56	West Surrey Strategic Housing Market Assessment	9/2015	GL Hearn Limited		
7.57	Inspector's Report on the Examination of the Waverley Local Plan Part 1	1/2/2018	PINS		
7.58	Report to Full Council on Review of Local Plan Part 1	21/2/2023	WBC		
7.59	Infrastructure Delivery Schedule Update	7/2021	WBC		
CD8 National Policy and Guidance					
8.1	National Planning Policy Framework (NPPF) (2024)	12/2024	MHCLG		Updated
8.2	National Design Guide	01/2021	MHCLG		
8.3	National Model Design Code	01/2021	MHCLG		
8.4	Building for a Healthy life	2020	Homes England		
8.5	An Approach to Landscape Sensitivity Assessment	06/2019	Natural England		
8.6	Landscape Institute's Guide for Landscape and Visual impact Assessment	17/4/2013	Landscape Institute and IEMA	V3	
8.7	BLANK				
8.8	Start to Finish - What factors affect the build out rates of large scale housing sites?	2/2020	Lichfields	Second Edition	
8.9	Manual for Streets	2007	Department for Transport		
8.10	Manual for Streets 2	9/2010	Chartered Institute of Highways and Transportation		
CD9 Relevant Appeal Decisions					
9.1	Land off Scotland Lane, Scotland Lane, Haslemere GU27 3AN (APP/R3650/W/21/3280136)	1/2/2022			
9.2	Land at Steers Lane, Forge Wood, Pound Hill, Crawley, West Sussex (APP/Q3820/W/19/3236721)	21/02/2020			
9.3	Longdene House, Hedgehog Lane, Haslemere, GU27 2PH (APP/R3650/W/16/3165974)	10/01/2019			

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9.4	Land on East Side of Green Road, Woolpit, Suffolk, IP30 9RF (APP/W3520/W/18/3194926)	28/09/2018			
9.5	Land north of Sandy Lane, Henfield, West Sussex, BN5 9UN (APP/Z3825/W/19/3227192)	07/10/2019			
9.6	Land to the East Of Newport Road and to the East and West of Cranfield Road, Woburn Sands, Buckinghamshire MK17 8UH (APP/Y0435/W/17/3169314)	25/06/2020			
9.7	Land at Stanbury House, Basingstoke Road, Spencers Wood RG7 1AJ (APP/X0360/W/15/3097721)	18/09/2018			
9.8	Former Weyburn Works, Shackelford Road, Elstead, Godalming, Surrey, GU8 6LB (APP/R3650/W/16/3150558)	20/03/2017			
9.9	Springbok Radcliffe Estate, Land at Sachel Court Road and between Dunsfold Road & Loxwood Road, Alfold Crossways, Cranleigh, GU6 8EX (APP/R3650/W/16/3155714)	01/12/2017			
9.10	35 Frensham Vale, Lower Bourne, Farnham GU10 3HS (APP/R3650/W/16/3163124)	17/07/2017			
9.11	Land west of Folly Hill, Folly Hill, Farnham (APP/R3650/W/17/3171409)	12/12/2018			
9.12	Land to the south of Cox Green Road, Rudgwick, Surrey (APP/R3650/W/19/3227970)	16/09/2019			
9.13	Land at Windacres Farm, Church Street, Rudgwick RH12 3EG (APP/R3650/W/19/3230164)	15/11/2019			
9.14	Land East of Loxwood Road, Alfold, Surrey (APP/R3650/W/19/3237359)	02/03/2020			
9.15	Land at Lower Weybourne Lane, Badshot Lea, Farnham, GU9 9LQ (APP/R3650/W/20/3262641)	21/06/2021			

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9.16	Land at Alfold Garden Centre, Horsham Road, Alfold, Cranleigh GU6 8JE (APP/R3650/W/19/3234716)	16/03/2020			
9.17	Land East of Loxwood Road, Alfold (APP/R3650/W/19/3237359) Agreement on Land Supply and Costs	2/03/2020			
9.18	The Heights, 5 Hill Road, Haslemere Appeal A: APP/R3650/W/21/3266933 Appeal B: APP/R3650/W/19/3225899 Appeal C: APP/R3650/W/19/3242532 Appeal D: APP/R3650/W/19/3242615 Appeal E: APP/R3650/H/20/3247524	25/06/2021			
9.19	Truman's Farm, Manor Lane, Gotherington, Gloucestershire GL52 9QX (APP/G1630/W/23/3314936)	11/09/2023			
9.20	Garretts Copse, Moorhen Lane, South Harting GU31 5PD (APP/Y9507/W/19/3242880)	2/3/2021			
9.21	G & R Harris, Main Road, Nutbourne, Chichester, West Sussex PO18 8RL (APP/L3815/W/23/3318548)	18/9/2023			
9.22	Land West of and Opposite Old Compton Lane, Waverley Lane, Farnham, Surrey, GU9 8ET (APP/R3650/W/22/3311941)	3/7/2023			
9.23	Land at Windacres Farm, Church Street, Rudgwick RH12 3EG (APP/R3650/W/22/3301692)	15/2/2023			
9.24	Hawthorns, Hale Road, Farnham, Surrey GU9 9RL (APP/R3650/W/22/3302987)	17/2/2023			
9.25	Little Sparrows, Sonning Common, Oxfordshire RG4 9NY (APP/Q3115/W/20/3265861)	25/6/2021			
9.26	Land to the rear of the Old Red Lion, High Street, Great Missenden, HP16 0AU (APP/X0415/W/18/3202026)	4/9/2018			

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9.27	Land south of High Street, Milton-under-Wychwood OX7 6ET (APP/D3125/W/16/3143885)	26/7/2016			
9.28	Land Adjacent to Turnden, Hartley Road, Cranbrook (APP/M2270/V/21/3273015)	6/4/2023			
9.29	Land west of Loxwood Road, Alfold, GU6 8HN (APP/R3650/W/21/3278196)	11/1/2022			
9.30	Land south of Alfold Garden Centre, Horsham Road, Alfold Crossways (APP/R3650/W/20/3265361)	25/2/2022			
9.31	Land at Lower Weybourne Lane, Badshot Lea, Farnham (APP/R3650/W/22/3310793)	19/5/2023			
9.32	Land at Firlands Farm, Hollybush Lane, Reading, SN16 9HZ (APP/W0340/A/14/2228089)	6/7/2015			
9.33	Land to the East of Highgate Hill, Kent (APP/M2270/W/21/3282908)	22/3/2022			
9.34	Land at Filands Road/Jenner Lane, Malmesbury Appeal A: APP/Y3940/W/21/3278256 Appeal B: APP/Y3940/Q/21/3278923 Appeal C: APP/Y3940/W/21/3282365	5/1/2022			
9.35	Land north of Upper Chapel, Launceston, PL15 7DW (APP/D0840/A/13/2209757)	11/4/2014			
9.36	Land to the north and south of Mans Hill, Reading (APP/W0340/A/14/2226342)	15/3/2015			
9.37	Land north of Oldmixon Road, Weston-super-Mare, BS24 9XN (APP/D0121/W/16/3150985)	10/4/2017			
9.38	Land east of Park Lane, South Gloucestershire, BS36 1AT (APP/P0119/W/17/3191477)	6/9/2018			

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9.39	Land North of Pulley Lane and Newland Lane, Droitwich SPA Appeal A: APP/H1840/A/13/2199085 Appeal B: APP/H1840/A/13/2199426	2/7/2014			
9.40	Land off Spruce Close, Exeter (APP/Y11110/W/22/3292721)	25/8/2022			
9.41	Oxford Brookes University, Wheatley Campus, Oxford, OX33 1HX (APP/Q3115/W/19/3230827)	23/4/2020			
9.42	Land at Franklands Drive, Addlestone Surrey (APP/Q3630/A/05/1198326)	13/12/2006			
9.43	Land rear of Monkton House (formerly Bindon House), Monkton Lane, Farnham GU9 9ND (APP/R3650/AW/23/3324112)	28/11/2023			
9.44	Land at Oakley Farm, Cheltenham (APP/B1605/W/21/3273053)	5/10/2022			
9.45	Land at Dunsfold Common, Dunsfold Common Road, Godalming, GU8 4NB (APP/R3650/AW/22/3300262)	2/12/2022			
9.46	Old Manor House, Udimore Road, Broad Oak, East Sussex, TN31 6DG (APP/U1430/W/23/3314485)	4/12/2023			
9.47	51-56 Manor Road and 53-55 Drayton Green Road, West Ealing, London W13 0LJ (APP/A5270/W/21/3268157)	29/10/2021			
CD10 Relevant Legal Materials					
10.1	SSCLG and Knight Developments v Wealden District Council [2017] ECWA Civ 39	31/01/2017	Court of Appeal		
10.2	Compton PC v Guildford BC [2019] EWHC 3242	2019	High Court		
10.3	Monkhill v Secretary of State for Housing [2021] EWCA Civ 74	28/01/2021	Court of Appeal		
10.4	R. (Mevagissey Parish Council) v Cornwall Council [2013] EWHC 3684	27/11/2013	High Court		
10.5	R. (Advearse) v Dorset Council [2020] EWHC 807	6/4//2020	High Court		
10.6	R. (Davies) v Secretary of State for Housing [2021] EWCA Civ 74	28/1/2021	Court of Appeal		

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10.7	SSCLG and Knight Developments v Wealden District Council [2018] Env LR 5	31/1/2017	Court of Appeal		
10.8	Countryside and Rights of Way Act 2000 c.37	1/4/2013	MHCLG	Section 82-93	
10.8a	Countryside and Rights of Way Act 2000 c37 (as amended)	26/12/2023	MHCLG	Section 82-93	
10.8b	Levelling-up and Regeneration Act 2023 c55	26/12/2023	MHCLG	Section 92-94, 245 and 255.	
10.9	A practical guide to planning law and rights of way in national parks, the broads and AONBs	15/10/2020	Maurici, Neill, Dale-Harris et al. Law Brief Publishing	Pages 92-122	
10.10	Newcastle Upon Tyne City Council v Secretary of State for Levelling Up, Housing and Communities [2022] EWHC 2752	1/11/2022	High Court		
10.11	"Trust me, I'm the expert": the weight to be given to statutory consultees' witness evidence at inquiry	2022	Maurici and Shattock, Journal of Planning & Environment Law		
10.12	Luton Borough Council v Central Bedfordshire Council [2015] EWCA Civ 537	20/5/2015	Court of Appeal		
10.13	Timothy James House and Isobel House v Waverley Borough Council and Secretary of State for Levelling Up, Housing and Communities [2023] EWHC 3011	28/11/2023	High Court		
10.14	Monkhill Limited v Secretary of State for Housing, Communities and Local Government [2019] EWHC 1993	24/07/2019	High Court		
10.15	Regina (Morge) v Hampshire County Council [2011] UKSC 2	19/1/2011	Supreme Court		
10.16	R (Prideaux) v Buckinghamshire County Council v FCC Environment UK Limited [2013] EWHC 1054	29/4/2013	High Court		
10.17	Mordue v Secretary of State for Communities and Local Government and others [2015] EWCA Civ 1243	3/12/2015	Court of Appeal		
10.18	National Parks and Access to the Countryside Act 1949 c. 97	12/2023	MHCLG	Section 5 and 11A	

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Topic Specific Documents e.g. Landscape etc					
CD11 General					
11.1	Officer's Report – recommendation to grant permission for Allotments on Scotland Lane (WA/2023/00029)	11/11/2023	WBC		
11.2	Printed Committee Minutes – resolution to grant for Allotments on Scotland Lane (WA/2023/00029)	18/10/2023	WBC		
11.3	Officer's Report – recommendation to grant 78 dwellings at Queen's Mead (WA/2022/02506)	6/11/2023	WBC		
11.4	Land at Sturt Road, Haslemere Decision Notice (WA/2014/1054)	20/3/2015	WBC		
11.5	Land at Sturt Road, Haslemere Officers Report (WA/2014/1054)	2/2/2015	WBC		
CD12 Ecology					
12.1	Further Ecology Report – response to SWT comments	20/7/2023	Engain		
12.2	Covering Letter – ecology submissions	7/11/2023	Savills		
12.3	Further ecology surveys, GCN and Bats (2 parts)	7/11/2023	Engain		
12.4	Bat Surveys for Professional Ecologists: Good Practice Guidelines	2023	The Bat Conservation Trust	4 th Edition	
12.5	Bat Surveys for Professional Ecologists: Good Practice Guidelines	2016	The Bat Conservation Trust	3 rd Edition	
CD 13 Landscape					
13.1	South Gloucestershire Trees and Development Sites Supplementary Planning Document (SPD)	4/2021	South Gloucestershire Council		
13.2	AONB Review Plan Map	2023	Natural England		
CD14 Appellant Consultation					
14.1	Consultation Responses for Updated Material	9/2023	Meeting Place		
CD15 SANG					
15.1	Natural England Objection to the Royal School, Haslemere	30/6/2023	Natural England		
15.2	Natural England Discretionary Advice Service	5/6/2022	Natural England		

Core Documents List

Inquiry Documents (Documents/Plans submitted between 13/12/2023 and 19/1/2024)

[For use during the previous Inquiry process, post exchange of evidence]

ID1 Further Representations / Submissions				
ID Number	Document Title	Date	Author	Comments
1.1	A3 Booklet of Key Plans	8/1/2024	Savills	
ID2 Proofs of Evidence (PoE) and Summaries				
Appellant				
2.1	Mr Collins Planning PoE (12 parts)	12/12/2023	Savills	Previous appeal Includes appendices
2.2	Mr Collins Planning PoE Summary	12/12/2023	Savills	Previous appeal
2.3	Mr McDermott Landscape PoE (3 parts)	12/12/2023	Sightline	Previous appeal Includes appendices
2.4	Mr McDermott Landscape PoE Summary	12/12/2023	Sightline	Previous appeal
2.5	Mr Neame Housing Land Supply PoE (26 parts)	12/12/2023	Neame Sutton	Previous appeal Includes: 1. PoE Vol 1 2. PoE Summary Vol 2 3. PoE Appendices Vol 3 4. Appendices 1-14
2.6	Mr Davies Ecology PoE	12/12/2023	Engain	Previous appeal Includes appendices
WBC				
2.7	Mr Eastham Planning PoE	12/12/2023	WBC	Previous appeal
2.8	Mr Petrow Landscape PoE	12/12/2023	WBC	Previous appeal
2.9	Ms Dove Housing Land Supply PoE	12/12/2023	WBC	Previous appeal
2.10	Mr Hutchinson Ecology PoE	12/12/2023	SWT	Previous appeal
ID3 Rebuttal				
3.1	Mr Collins Planning Rebuttal	5/1/2024	Savills	Previous appeal
3.2	Mr Collins Second Planning Rebuttal Appendix 1 – Procedure Note Appendix 2 – Comparison between permissive paths and a circular walk (Phase 1) and the SANG (Phase 2) Appendix 3 – Scout’s Response to Third Party Comments Appendix 4 – DEFRA Website Extract on the AONB Boundary Appendix 5 – Response to Public Comments in	7/2/2024	Savills	Previous appeal

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	<p>Relation to Veteran Trees</p> <p>Appendix 6 – Response to Public Comments in Relate to Transport</p> <p>Appendix 7 – Knowle Lane Appeal Decision</p> <p>Appendix 8 – Clarke Willmott’s opinion on CIL Reg 122 Compliance</p> <p>Appendix 9 – Forest School Response</p> <p>Appendix 10 – Haslemere Town Council Comment on Allotment Waiting List</p> <p>Appendix 11 – Natural England’s Response on the Sturt Farm Application (May 2017)</p> <p>Appendix 12- Natural England SANG Guidance (August 2021)</p> <p>Appendix 13 – Official Copy Deed of Dedication</p> <p>Appendix 14 – Email Exchange regarding Tree Planting with CLLR Stephen Mulliner</p>			
ID4 Opening and Closing Statements				
4.1	Appellant Opening Statement	9/1/2024	Redwood South West Ltd.	Previous appeal
4.2	LPA Opening Statement	9/1/2024	WBC	Previous appeal
4.3	LPA Closing Statement	9/2/2024	WBC	Previous appeal
4.4	Appellant Closing Statement	13/02/2024	Redwood South West Ltd.	Previous appeal
ID5 Inquiry Documents				
5.1	HSRA Webpage	9/1/2024	HSRA	Scotland Park Inquiry Announcement
5.2	Inspector’s Note on Ecology and Biodiversity Questions	9/1/2024	PINS	Previous appeal
5.3	Guidance on Assessing Landscapes for Designation	Updated 2021	Natural England	
5.4	WBC Landscape Document HG05/ HG05a		WBC	
5.5	SWT Updated Position	4/1/2024	SWT	
5.6	Section 106 for Land at Scotland Park (WA/2020/1213)	12/2021	WBC/Redwood (South West) Ltd	
5.7	Mr Lawson’s Speech	9/1/2024		Previous appeal
5.8	Mr Coombe’s Speech	9/1/2024		Previous appeal
5.9	Haslemere Scouts Group Third Party Speech	9/1/2024	Scouts	Previous appeal
5.10	Grayswood Forest School Third Party Speech	9/1/2024	Grayswood	Previous appeal
5.11	Appellant and SWT Response to Inspector’s Note on Ecology and Biodiversity Questions	11/1/2024	Engain, EPR and SWT	Superseded by ID5.12
5.12	Updated Appellant and SWT Response to Inspector’s Note on Ecology and Biodiversity Questions	12/1/2024	Engain, EPR and SWT	Supersedes ID5.11

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5.13	DRAFT Conditions— LPA & Appellant Version	15/1/2024	WBC/Redwood (South West) Ltd	
5.14	Old Grove Site Allocation Map	15/1/2024	Sightline	
5.15	Surrey County Council (SCC) Flood Authority - SUDS	11/11/2022	SCC	
5.16	Draft Section 106— Council (Appellant Version)	15/1/2024	Redwood South West Limited	Superseded by ID5.34
5.17	Draft Section 106— County (Appellant Version)	15/1/2024	Redwood South West Limited	Superseded by ID5.35
5.18	Draft Section 106— Allotments (Appellant Version)	15/1/2024	Redwood South West Limited	
5.19	Haslemere Affordable Housing Delivery	15/1/2024	Neame Sutton	
5.20	Landscape Designations and Green Belt Map	12/1/2024	Sightline	
5.21	SANG Car Park Accessibility Map	16/1/2024	WBC	
5.22	WBC Haslemere Housing Delivery Note	16/1/2024	WBC	
5.23	Scotland Park Allotments Masterplan (6046 / AG / PL 02)	11/2022	Adam Architecture	
5.24	Mr Lawson's Public Representation	16/1/2024		Previous appeal
5.25	Natural England Response to Sturt Road (WA/2014/1054)	12/08/2014	Natural England	
5.26	Natural England Response to Sturt Road (WA/2014/1054)	29/08/2014	Natural England	
5.27	Surrey Hills Response to Sturt Road (WA/2014/1054)	6/08/2014	AONB Officer	
5.28	Agreed Affordable Housing Delivery Figures	18/1/2024	Neame Sutton/WBC	
5.29	Standard Methodology Calculations	18/1/2024	Neame Sutton/WBC	
5.30	DRAFT Conditions – LPA & Appellant Version	18/1/2024	WBC/Redwood (South West) Ltd	Supersedes ID5.13. Previous appeal.
5.31	Waverley Web Article	16/1/2024	WBC	
5.32	Agenda For Council Committee Meeting	18/7/2023	WBC	
5.33	Council Committee Meeting Printed Minutes	18/7/2023	WBC	
5.34	Scotland Park Monitoring Fee Rational	18/1/2024	WBC	
5.35	Draft Section 106— Council	18/1/2024		
5.36	Draft Section 106— Council	19/1/2024	WBC/Redwood (South West) Ltd	Supersedes ID5.35. Minor amendments on 19/1/2023.
5.37	Draft Section 106— County	18/1/2024		
5.38	Draft Section 106— County	18/1/2024	SCC/Redwood (South West) Ltd	Supersedes ID5.37. Amended following input from SCC on 18/1/2023.

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5.39	Draft Section 106— Allotments	16/1/2024	Redwood (South West) Ltd	Supersedes ID5.18
5.40	Ecology Technical Note	15/1/2024	Engain	
5.41	Land East of Knowle Lane, Cranleigh (APP/R3650/W/23/3326412)	22/1/2024	PINS	
5.42	Revised SANG Infrastructure Map	7/11/2023	EPR	
5.43	Proposed Site Route Map for Inspector	22/1/2024	Sightline	
5.44	WBC Map PROW	24/1/2024	WBC	
5.45	Land at Sturt Road S106 Agreement	18/4/2018		
5.46	LPP1 Habitats Regulations Assessment	08/2016	AECOM	
5.47	LPP2 Habitats Regulations Assessment	09/2021	AECOM	
5.48	CIL Regulation 122 Compliance Correspondence	22/1/2024	SCC/Clarke Willmott	
5.49	Bilateral S106 Agreement – Council	07/02/2024	WBC/Redwood (South West) Ltd	Supersedes ID5.36. Signed Agreement. Previous appeal
5.50	Bilateral S106 Agreement – County	13/02/2024	SCC/Redwood (South West) Ltd	Supersedes ID5.38. Signed Agreement, Previous appeal
5.51	Unilateral S106 Agreement – Allotments	13/02/2024	Redwood (South West) Ltd	Supersedes ID5.39. Signed by Redwood only. Previous appeal
ID6 Public Correspondence (Alphabetical Order)				
6.1	Public responses A-B	1/2024		All Public Correspondence is from Previous Appeal received in January 2024.
6.2	Public responses C-D	1/2024		
6.3	Public Responses E-I	1/2024		
6.4	Public Responses J-P	1/2024		
6.5	Public Responses Q-Y	1/2024		

New Inquiry Documents (Documents/Plans submitted from 16/07/2024 to present)

NID Number	Document Title	Date	Author	Comments
NID1 Legal Challenge				
1.1	Consent Order	16/07/2024	High Court Decision	
1.2	Pre-Action Protocol Letter Before Claim	07/06/2024	Clarke Willmott	
1.3	Letter to PINS	31/05/2024	Savills	

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1.4	Response from Secretary of State to Pre-Action Protocol Letter	21/06/2024	DLUHC	
1.5	Response from WBC	25/06/2024	WBC	
1.6	Redwood Statement of Facts and Grounds	26/06/2024	Redwood South West Ltd.	
NID2 Further Statutory Consultee Representations / Submissions				
2.1	Thames Water Capacity Update	18/09/2024	Thames Water	Superseded by Appendix 7 of Mr Collins Planning Proof of Evidence (NID5.1)
2.2	Surrey Hills National Landscape Board	30/11/2024	Surrey Hills National Landscape (SHNL) Board	
2.3	Natural England	04/12/2024	Natural England	
2.4	Haslemere Scouts	12/12/2024	Haslemere Scouts	
2.5	Environment Agency	14/11/2024	Environment Agency	
NID3 Other Appeal Documents				
3.1	Rule 6 Status Application by HSRA	n.d.	Haslemere South Residents Association (HSRA)	
3.2	Case Management Conference (CMC) Agenda	20/12/2024	PINS	
3.3	Position Statement of the Appellant to inform the Pre-Inquiry Meeting	20/12/2024	Redwood South West Limited	
3.4	Rule 6 Statement of Case	20/12/2024	HSRA	Version 2
3.5	Position Statement of WBC to inform the Pre-Inquiry Meeting	3/1/2024	WBC	
3.6	Rule 6 Amended Statement of Case	5/1/2024	HSRA	Version 3
3.7	Revised CMC Summary Note	7/1/2025	PINS	
3.8	Previous Inspector's Decision	24/05/2024	PINS	
3.9	Andrew Griffith MP Public Response	30/12/2024		
3.10	Confirmation of Tree Protection Order (TPO) 20/24 Notice	14/02/2025	WBC	
NID4 Statements of Common Ground (SoCG)				
4.1	Housing Land Supply SoCG Final and WBC 5YHLS Statement (2 parts)	29/01/2025	WBC / Neame Sutton	
4.2	Draft Landscape SoCG (Appellant Version)	11/02/2025	Fabrik	Superseded by NID4.4

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4.3	Draft Planning SoCG (Appellant Version)	11/02/2025	Savills	Superseded by NID4.5
4.4	Draft Landscape SoCG V2	21/02/2025	Fabrik / WBC	Superseded by NID4.6
4.5	Draft Planning SoCG V2	26/02/2025	Savills / WBC	Superseded by NID4.7
4.6	Draft Landscape SoCG V3	28/02/2025	Fabrik / WBC	Superseded by NID4.9
4.7	Draft Planning SoCG V3	28/02/2025	Savills / WBC	Superseded by NID4.8
4.8	Draft Planning SoCG V4	03/03/2025	Savills / WBC	Superseded by NID4.11
4.9	Draft Landscape SoCG V4	03/03/2025	Fabrik / WBC	Superseded by NID4.10
4.10	Landscape SoCG Final	04/03/2025	Fabrik / WBC	
4.11	Planning SoCG Final	04/03/2025	Savills / WBC	
NID5 Proofs of Evidence				
5.1	Mr Collins Planning Proof of Evidence	11/03/2025	Savills	
5.2	Mr Jack Ecology Proof of Evidence	11/03/2025	EPR	
5.3	Mr Smith Landscape Proof of Evidence	11/03/2025	Fabrik	
5.4	Mr Pullan Design Proof of Evidence	11/03/2025	Pegasus	
WBC				
5.5	Mr Johnson Planning Proof of Evidence	11/03/2025	Luken Beck	
5.6	Mr Johnson Planning Proof of Evidence Summary	11/03/2025	Luken Beck	
5.7	Mr Petrow Landscape Proof of Evidence	11/03/2025	Petrow Harley Ltd	
R6P				
5.8	Mr Harrison Landscape Proof of Evidence	11/03/2025	R6 Party	
5.9	Ms Moses Biodiversity and Ecology Proof of Evidence	11/03/2025	R6 Party	Includes ecology report prepared by GS Ecology
NID6 Opening and Closing Statements				
6.1	Appellant Opening Statement	08/04/2025	Redwood South West Limited	
6.2	Council Opening Statement	08/04/2025	WBC	
6.3	Rule 6 Party Opening Statement	08/04/2025	R6 Party	
6.4	Appellant Closing Statement	06/05/2025	Redwood South West Limited	
6.5	Council Closing Statement	06/05/2025	WBC	
6.6	Rule 6 Party Closing Statement	06/05/2025	R6 Party	
NID7 Other Relevant Guidance and Documents				
7.1	Written Ministerial Statement – Secretary of State Angela Rayner	30/07/2024	MHCLG	
7.2	The Secretary of State’s Statement in Parliament	30/07/2024	MHCLG	
7.3	Chief Planner’s letter to Local Planning Authorities	2/08/2024	MHCLG	
7.4	NPPF Consultation Response Document	12/12/2024	MHCLG	
7.5	Statement in Parliament – Matthew Pennycook	12/12/2024	MHCLG	
7.6	Written Ministerial Statement – Matthew Pennycook	12/12/2024	MHCLG	

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7.7	Message from the Chief Planner	13/12/2024	MHCLG	
7.8	Prime Minister's Speech on Plan for Change	5/12/2024	Prime Minister's Office	
7.9	The King's Speech 2024	17/07/2024	His Majesty King Charles III	
7.10	WBC 5YHLS Position Statement	11/2024	WBC	
7.11	DEFRA Guidance for relevant authorities on seeking to further the purposes of Protected Landscape	16/12/2024	Department for Environment, Food & Rural Affairs (DEFRA)	
7.12	Lichfields Start to Finish	03/2024	Lichfields	(Third Edition)
7.13	Council Meeting Committee Report and Minutes	21/02/2023	WBC	
7.14	Council Meeting Committee Report and Minutes	18/07/2023	WBC	Includes 2 Appendices
7.15	WBC Local Development Scheme	12/2023	WBC	
7.16	Q3 2022-23 Corporate Performance Report	02/03/2023	WBC	
7.17	Q4 2023-24 Corporate Performance Report	07/06/2024	WBC	
7.18	WBC Leader of the Council Letter to Deputy Prime Minister	19/09/2024	WBC	
7.19	Secretary of State Decision for Land Adjacent to Turnden	22/11/2024	MHCLG	
7.20	The Surrey Hills Environmental Design Guide	14/11/2019	Surrey Hills National Landscape Board (formerly AONB)	
7.21	National Planning Policy Guidance (NPPG) – Design: process and tools	1/10/2019	MHCLG	
7.22	Land off Scotland Lane, Scotland Lane, Haslemere (WA/2020/1213) Officer's Committee Report and Late Sheet	07/2021	WBC	
7.23	Building Design into the Surrey Hills: Guidance on the preparation of Design Statements for new development	08/2004	Surrey Hills National Landscape Board (formerly AONB)	
7.24	WBC Landscape Study – Part 2: Haslemere & Godalming	08/2014	WBC / AMEC Environment & Infrastructure UK Limited	
7.25	R (Kinnersley) v Maidstone BC [2023] EWCA Civ 172	22/02/2023	Court of Appeal	
7.26	WBC Corporate Strategy 2024-2028	10/2024	WBC	
7.27	WBC Homelessness Strategy 2023-2028	12/2023	WBC	

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7.28	New draft National Planning Policy Framework – implications for Waverley	09/2024	Iceni	
7.29	WBC's response to the NPPF Consultation	09/2024	WBC	
7.30	Five Year Housing Land Supply Statement	01/2025	WBC	
7.31	House of Lords Built Environment Committee inquiry into the Grey Belt Evidence on behalf of WBC	21/10/2024	WBC	
7.32	Land West of London Lane, Ascott under Wychwood, Oxfordshire (APP/D/3125/W/23/3332089)	03/05/2024	PINS	
7.33	Hunston Properties Ltd v Secretary of State for Communities and Local Government [2013] EWHC 2678	12/12/2023	High Court	
7.34	Land at Chichele Road, Oxted RH8 0NZ (APP/M3645/W/24/3345915)	11/12/2024	PINS	
7.35	Land South of Newhouse Farm, Old Crawley Road, Horsham (APP/Z3825/W/21/3266503)	30/07/2021	PINS	
7.36	North Wiltshire DC v Secretary of State for the Environment [1992] EWCA J0415-6	12/04/1992	Court of Appeal	
7.37	R (on the application of Davison) v Elmbridge Borough Council [2019] EWHC 1409	02/05/2019	High Court	
7.38	R (on the application of Paul Harvard) v South Kesteven District Council [2006] EWHC 1371	06/04/2006	High Court	
7.39	St Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643	20/10/2017	Court of Appeal	
7.40	Land at Sondes Place Farm, Westcott Road, Dorking (APP/C3620/W/23/3324631)	28/11/2023	PINS	
7.41	Land South of Shenley Road, Radlett, WD7 7BP (APP/N1920/W/23/3320599)	26/01/2024	PINS	
7.42	Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire (APP/N1920/W/23/3329947)	25/03/2024	PINS	
7.43	Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold (APP/R3650/W/23/3332590)	08/05/2024	PINS	
7.44	Land west of Hedgehog Lane, Hedgehog Lane, Haslemere GU27 2PH (APP/R3650/W/22/3295573)	01/06/2023	PINS	
7.45	HTC Application Response to Land West of Hedgehog Lane, Haslemere (WA/2024/02460)	07/02/2025	HTC	
7.46	PINS emails in relation to the First Appeal Decision	02/08/2024	PINS	
7.47	WBC Local Development Scheme	03/2025	WBC	
7.48	HTC Planning & Highways Committee Signed Minutes	06/02/2025	HTC	

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7.49	Weston Homes Plc, R (On the Application Of) v Secretary of State for Levelling Up, Housing and Communities & Anor [2024] EWHC 2089 (Admin)	07/08/2024	High Court	
NID8 Inquiry Documents				
8.1	New Forest National Park Authority v Secretary of State for Housing, Communities and Local Government & Mr Simon Lillington [2025] EWHC 726 (Admin)	27/03/2025	High Court	
8.2	Land West of Hedgehog Lane, Haslemere (WA/2024/02460) Officer's Report	1/04/2025	WBC	
8.3	Protected Landscapes Targets and Outcomes Framework	31/01/2024	DEFRA	
8.4	Rule 6 Declarations Biodiversity, Ecology, Landscape	20/03/2025	R6 Party	
8.5	Tree Retention and Removal Plan Sheet 1 of 2 and 2 of 2	03/2025	Fabrik	Drawing No. 6046 / PL 03A Supersedes CD1.33.
NID9 Public Responses (Alphabetical Order)				
9.1	Public responses A-B	12/2024		Public Responses Received in Relation to Re-determination Appeal in December 2024
9.2	Public responses C-D	12/2024		
9.3	Public responses E-G	12/2024		
9.4	Public responses H-I	12/2024		
9.5	Public responses J-L	12/2024		
9.6	Public responses M-N	12/2024		
9.7	Public responses O-R	12/2024		
9.8	Public responses S-T	12/2024		
9.9	Public responses U-Z	12/2024		
NID10 Public Responses from Previous Appeal (Alphabetical Order)				
10.1	Public responses A-B	11/2023		All Public Correspondence is from Previous Appeal received in October 2023.
10.2	Public responses C-D	11/2023		
10.3	Public responses E-F	11/2023		
10.4	Public responses G	11/2023		
10.5	Public responses H-I	11/2023		
10.6	Public responses J-L	11/2023		
10.7	Public responses M-N	11/2023		
10.8	Public responses O-R	11/2023		
10.9	Public responses S-T	11/2023		
10.10	Public responses U-Z	11/2023		

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NID11 Rebuttals				
11.1	Mr Collins Planning Rebuttal	25/03/2025	Savills	
11.2	Mr Jack Ecology Rebuttal	25/03/2025	EPR	
NID12 S106 Planning Obligation, Planning Conditions and CIL Compliance				
12.1	Draft Schedule of Conditions (Appellant Version)	11/02/2025	Redwood South West Limited	
12.2	Draft Schedule of Conditions (Appellant & LPA Version)	03/03/2025	Redwood South West Limited / WBC	
12.3	Draft Schedule of Conditions V3 (Appellant & LPA Version)	01/04/2025	Redwood South West Limited / WBC	
12.4	Agreed Schedule of Conditions V4 (Appellant & LPA Version)	23/04/2025	Redwood South West Limited / WBC	
12.5	Final Section 106 Agreement – Council	02/05/2025	Redwood South West Limited / WBC	Includes appendices. Not signed.
12.6	Agreed CIL Compliance Statement	06/05/2025	Redwood South West Limited / WBC	
12.7	Summary Note Regarding Council Level Obligations	14/04/2025	Clarke Willmott	
12.8	R122 Note Regarding County Level Obligations	14/04/2025	Clarke Willmott	
12.9	Council S106 Monitoring Fee Table Rational	17/04/2025	WBC	
12.10	Final Section 106 Agreement – Council (Signed)	12/05/2025	Redwood South West Limited / WBC	
NID13 Documents Shared at Inquiry				
13.1	Clive Smith Surrey Hills Landscape Adviser Response	11/03/2025	National Landscape Unit	
13.2	Mr Pullan Inquiry Presentation	08/04/2025	Pegasus	
13.3	Mr Weldon Inquiry Statement	08/04/2025		
13.4	Mr Bradford Inquiry Statement	08/04/2025		
13.5	Mr Coombes Inquiry Statement	08/04/2025		

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13.6	Ms Ahern Inquiry Statement	08/04/2025		
13.7	Mr D Page Inquiry Statement	08/04/2025		
13.8	Ms Peters Inquiry Statement	08/04/2025		
13.9	Ms Hamilton Inquiry Statement	08/04/2025		
13.10	Ms Brown Inquiry Statement	08/04/2025		
13.11	Mr A Page Inquiry Statement	08/04/2025		
13.12	Land at Scotland Park Public Exhibition Boards	2019	Pegasus	
13.13	Land at Scotland Park Vision Statement for Public Exhibition	05/2019	Adam Architecture	
13.14	Ms Devlin Inquiry Statement	08/04/2025		
13.15	Mr Pullan Presentation Speaking Notes	08/04/2025	Pegasus	
13.16	Ms Strachan Inquiry Statement	09/04/2025		
13.17	National Planning Policy Guidance (NPPG) – Natural Environment Extracts	2019/2025	MHCLG	
13.18	Photo of the Appeal Site from Howard Brown	10/04/2025	R6 Party	Introduced in Mr Harrison's evidence.
13.19	Thames Water Response to R6 Party	09/04/2025	Thames Water	
13.20	Correspondence between EPR and Natural England	07/04/2025	Natural England / EPR	
13.21	Grayswood Forest School Inquiry Statement	07/04/2025	Grayswood Forest School	
13.22	R6 Party Statement on Water Interruptions	14/04/2025	R6 Party	
13.23	Ecology Statement of Common Ground	14/04/2025	R6 Party	
13.24	The Old Grove (WA/2021/02876) Officer's Report	14/04/2025	WBC	
13.25	Waverley Landscape Designations Map	23/04/2025	Fabrik	
13.26	Frack Free Balcombe Residents' Association v Secretary of State for Housing Communities and Local Government and Angus Energy Weald Basin No.3 Limited and West Sussex County Council [2025] EWCA Civ 495	16/04/2025	Court of Appeal	
13.27	Mr Clark Written Statement	23/04/2025		
13.28	1st Haslemere Scout Group and Scout Hall Lease Letter	17/04/2025	1st Haslemere Scout Group	
13.29	Letter from DAC Beachcroft on behalf of WBC regarding Scout Hall at Bunch Lane, Haslemere	30/04/2025	DAC Beachcroft / WBC	
13.30	R. (on the application of Samuel Smith Old Brewery (Tadcaster)) v Secretary of State for Communities and Local Government [2009] EWHC 3238	26/11/2009	High Court	
13.31	Kingswood District Council v Secretary of State for the Environment and Another [1987] EWHC 2	15/07/1987	High Court	
13.32	R. (on the application of The Forge Field Society, Barraud and Rees) v Sevenoaks DC, West Kent Housing	15/06/2014	High Court	

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	Assoc and The Right Honourable Viscount De L'Isle [2014] EWHC 1895			
13.33	Town and Country Planning Act 1990 c. 8 s. 288 Proceedings for questioning the validity of other orders, decisions and directions.	01/03/2016		
13.34	Vision Transport's Response to Mr Clark's Written Statement	02/05/2025	Vision Transport Planning	
13.35	Ecology Evidence Chronology	02/05/2025	EPR / R6 Party	

END