

## Core Document List (Ver.II)

25<sup>th</sup> July 2023

### CDA Planning Application Documents

CDA.1	Planning Application Form and Certificates
CDA.2	Supporting Planning Statement (Strutt & Parker)
CDA.3	Design and Access Statement (Omega Architects Ltd)
CDA.4	Site Location Plan No. 3117-A-1001-PR-C
CDA.5	Sketch Site Layout – Full Site Plan No. 3117-C-1006-SK-L
CDA.6	Sketch Site Layout Plan No. 3117-C-1005-SK-K
CDA.7	Land Use Plan No. 3117-A-1201-PR-C
CDA.8	Access Plan No. 3117-A-1202-PR-C
CDA.9	Building Heights Plan No. 3117-A-1203-PR-B
CDA.10	Density Plan No. 3117-A-1204-PR-B
CDA.11	Green Infrastructure Plan 3117-A-1205-PR-B
CDA.12	Proposed Eastern Access Location & Visibility Splay Plan No. 093.0002.002 Rev C
CDA.13	Proposed Access and Footway Design Plan No. 093.0002.005 Rev C
CDA.14	Illustrative Landscape Masterplan Plan No. 3018-APA-ZZ-00-LA-L-1000
CDA.15	Landscape and Visual Impact Assessment (Allen Pyke Associates)
CDA.16	Addendum to Landscape and Visual Impact Assessment (Allen Pyke Associates) (Sept 2022)
CDA.17	Built Heritage Application Statement (RPS)
CDA.18	Transport Assessment (Paul Basham Associates)
CDA.19	Travel Plan (Paul Basham Associates)
CDA.20	Horizontal Illuminance (lux) Plan No. 2367-DFL-ELG-XX-CA-EO-13001-S3
CDA.21	Lighting Impact Assessment (Designs for Lighting Ltd)
CDA.22	Ecological Impact Assessment (July 2022) (CSA Environmental)
CDA.23	Biodiversity Net Gain Assessment (CSA Environmental)
CDA.24	Agricultural Land Classification and Soil Resources (Reading Agricultural Consultants)
CDA.25	Air Quality Assessment (Phlorum)
CDA.26	Phase 1 Ground Conditions Assessment (Stantec)
CDA.27	Geophysical Survey Report (Magnitude Surveys)
CDA.28	Arboricultural Impact Assessment (Barton Hyett Associates)
CDA.29	Flood Risk Assessment and Drainage Strategy (Wardell Armstrong)
CDA.30	Statement of Community Involvement (BCEG)
CDA.31	Archaeological Desk-Based Assessment (Orion)
CDA.32	Energy Statement (Energist)
CDA.33	Preliminary Resource Assessment (Stantec) (Oct 2022)
CDA.34	Assessment of the Impact on Agricultural Land and Soil Resources (Reading Agricultural Consultants) (Sept 2022)
CDA.35	Arboricultural Impact Assessment Rev B (Hyett Associates)
CDA.36	Heritage Response to the Comments of the MSDC Conservation Officer (RPS) (Oct 2022)
CDA.37	Sketch Site Layout – Full Site Plan No. 3117-C-1006-SK-M (Rev A)
CDA.38	Illustrative Landscape Masterplan Plan No. 3018-APA-ZZ-00-SK-L-0002 Rev P04
CDA.39	Ecological Impact Assessment (October 2022) (CSA Environmental)

**CDB                      Planning Application Consultation Responses, Officer Report and Decision Notice**

CDB.1	Decision Notice dated 25 November 2022
CDB.2	Officer Delegated Report 24 November 2022
CDB.3	Historic Environment Advisor 5 August 2022
CDB.4	Street Naming & Numbering 8 August 2022
CDB.5	MSDC Flood Risk & Drainage Team 9 August 2022
CDB.6	WSCC – Lead Local Flood Authority 9 August 2022
CDB.7	MSDC Contaminated Land Officer 12 August 2022
CDB.8	Sussex Police 15 August 2022
CDB.9	WSCC Section 106 19 August 2022
CDB.10	MSDC Housing 23 August 2022
CDB.11	PTA Albourne CoE Primary School 24 August 2022
CDB.12	Southern Water GIS 25 August 2022
CDB.13	Southern Water 25 August 2022
CDB.14	WSCC Highways – Public Rights of Way 25 August 2022
CDB.15	MSDC Leisure 25 August 2022
CDB.16	WSCC Minerals & Waste 25 August 2022
CDB.17	Sussex Police 26 August 2022
CDB.18	MSDC Environmental Protection 30 August 2022
CDB.19	MSDC Landscape Consultant 26 August 2022
CDB.20	WSCC Highways Authority 16 September 2022
CDB.21	WSCC Fire & Rescue Service 29 September 2022
CDB.22	MSDC Conservation Officer 04 October 2022
CDB.23	MSDC Urban Design 29 September 2022
CDB.24	MSDC Planning Policy 06 October 2022
CDB.25	MSDC Conservation Officer 21 October 2022
CDB.26	MSDC Landscape Consultant 3 November 2022
CDB.27	WSCC Minerals & Waste 07 November 2022
CDB.28	MSDC Ecology Consultant 07 November 2022
CDB.29	NHS Sussex 17 May 2023
CDB.30	Albourne Parish Council 12 September 2022

**CDC                      Statements of Case**

CDC.1	Appellant's Statement of Case (March 2023)
CDC.2	Mid Sussex District Council's Statement of Case (June 2023)

**CDD                      Statements of Common Ground**

CDD.1	Planning Statement of Common Ground (25 <sup>th</sup> July 2023)
CDD.2	Landscape Statement of Common Ground (17 <sup>th</sup> July 2023)
CDD.3	Heritage Statement of Common Ground (14 <sup>th</sup> July 2023)
CDD.4	Highways Statement of Common Ground (27 <sup>th</sup> June 2023)
CDD.5	Housing Land Supply Statement of Common Ground (24 <sup>th</sup> July 2023)

## **CDE Local Planning Policy and Guidance**

### Development Plan

- CDE.1 Mid Sussex District Council District Plan 2014-2031 (Adopted March 2018)  
CDE.2 Mid Sussex District Council Site Allocations DPD (Adopted June 2022)

### Neighborhood Plan

- CDE.3 Albourne Parish Council Neighborhood Plan (Made September 2016)

### Guidance

- CDE.4 Mid Sussex District Council Affordable Housing SPD (adopted July 2018)  
CDE.5 Mid Sussex District Council Design Guide SPD (Adopted November 2020)  
CDE.6 Mid Sussex District Council Development Infrastructure and Contributions SPD (Adopted July 2018)  
CDE.7 Mid Sussex District Council Development Viability SPD (adopted July 2018)  
CDE.8 Air Quality and Emissions Mitigation Guidance for Sussex (2021)  
CDE.9 High Weald AONB Management Plan 2019-2024  
CDE.10 West Sussex LLFA Policy for the management of Surface Water (November 2018)  
CDE.11 West Sussex County Council Guidance on Parking at New Developments (September 2020)  
CDE.12 Planning Noise Advice Document: Sussex (September 2021)  
CDE.13 South Downs National Park Design Guidance (July 2022)

### District Plan Evidence Base

- CDE.14 Capacity of Mid Sussex District to Accommodate Development (LUC) (June 2014)  
CDE.15 Strategic Flood Risk Assessment Level 1 (June 2015)  
CDE.16 Sequential Flood Risk Test for the Mid Sussex District Plan 2014-2031 (August 2016)  
CDE.17 Mid Sussex Landscape Capacity Study (July 2007)  
CDE.18 MSTS Stage 3 Report: Mid Sussex Transport Study (December 2016)  
CDE.19 Strategic Housing Market Assessment (May 2009)  
CDE.20 Settlement Sustainability Review (May 2015)

### Site Allocation DPD Evidence Base

- CDE.21 Site Allocations DPD Inspectors Report (May 2022)  
CDE.22 Strategic Transport Assessment Regulation 19 (August 2020)  
CDE.23 Strategic Transport Assessment Regulation 19 Non technical Summary (August 2020)  
CDE.24 MSDC-06a – Response to AP4 Matter 3.4 (Housing Land Supply - 5 year Housing Land Supply Statement – 11<sup>th</sup> June 2021) (submission to examination of Site Allocations Local Plan)

### Housing Supply

- CDE.25 MSDC's Housing Land Supply Position Statement as at 1<sup>st</sup> of April 2023 (July 2023)  
CDE.26 PINS Report on the Council's Annual Position Statement (Jan 2020)

### Mid Sussex District Monitoring Report(s)

- CDE.27 Authority Monitoring Report 2021/22
- CDE.28 Authority Monitoring Report 2020/21 and 2019/20
- CDE.29 Authority Monitoring Report 2018/19

#### Emerging Local Plan 2039

- CDE.30 Draft District Plan 2021-2039
- CDE.31 Adopted Local Development Scheme (November 2022)

#### Emerging Local Plan 2039 Evidence Base

- CDE.32 Strategic Housing Market Assessment 2021
- CDE.33 Urban Capacity Study 2022
- CDE.34 2021-2039 Housing Trajectory
- CDE.35 Mid Sussex Sustainable Economy Strategy and Action Plan 2022-2025
- CDE.36 Mid Sussex Sustainable Economy Strategy District Profile 2022-2025
- CDE.37 Mid Sussex Retail Study 2022
- CDE.38 Economic Growth Assessment Update 2022
- CDE.39 Economic growth Assessment Update 2020
- CDE.40 Water Cycle Study 2020
- CDE.41 Sustainable Energy Study (October 2014)
- CDE.42 Mid Sussex Local Cycling and Walking Infrastructure Plan (March 2023)
- CDE.43 Transport Study: Scenario 4 and 4b Report (October 2022)
- CDE.44 Transport Study: Scenario 4 and 4b Report Non-technical Summary (October 2022)
- CDE.45 Transport Study: Scenario 3 Report (January 2022)
- CDE.46 Transport Model Validation Report (May 2022)
- CDE.47 Infrastructure Delivery Plan (October 2022)
- CDE.48 Local Plan Viability Study (May 2022)
- CDE.49 Assessment of the Impact of the SHELAA Sites on the High Weald AONB (October 2022)
- CDE.50 Major Developments in the High Weald AONB (October 2022)
- CDE.51 Setting if the South Downs National Park: Assessment of SHELAA Sites (October 2022)
- CDE.52 District Plan 2021-2039 – Summary of Responses to Draft Mid Sussex District Plan Consultation (Regulation 18) (March 2023)

#### Additional SHELAA Documents

- CDE.53 Strategic Housing and Economic Land Availability Assessment (SHELAA) Main Report (April 2022)
- CDE.54 SHELAA Appendix 1 – Housing Sites
- CDE.55 SHELAA Appendix 2 – Employment Sites
- CDE.56 SHELAA Appendix 3 – Excluded Sites
- CDE.57 SHELAA Appendix 4 – Commitments
- CDE.58 SHELAA Appendix 5 – Employment Commitments

#### Mid Sussex Local Plan 2004

- CDE.59 Mid Sussex Local Plan (Adopted May 2004)

<b>CDF</b>	<b>Heritage Guidance and Related Information</b>
CDF.1	Planning Practice Guidance: paragraph 018 (full ref: ID: 18a-018-20190723) related to substantial harm
CDF.2	Bedford BC v SSCLG [2013] EWHC 2847 (Admin)
CDF.3	R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)
CDF.4	Holocaust War Memorial Appeal Decision: APP/XF990/V/19/3240661
CDF.5	Historic England: GPA3: The Setting of Heritage Assets (Second Edition; December 2017)
CDF.6	South Lakeland DC v SSE [1992] 2 AC 141
CDF.7	Barnwell Manor Wind Energy Ltd v East Northamptonshire DC [2014] EWCA Civ 137
CDF.8	Historic England: Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice in Planning: 2 (March 2015)
CDF.9	NOT USED
CDF.10	Mid Sussex District Council: Conservation Areas in Mid Sussex (August 2018)
CDF.11	Hunter's Cottage Statutory Listing (located within the ACA)
CDF.12	Bounty Cottage Statutory Listing (located within the ACA)
CDF.13	Finches Statutory Listing (located within the ACA)
CDF.14	Souches Statutory Listing (located within the ACA)
CDF.15	Spring Cottage Statutory Listing (located within the ACA)
CDF.16	Inholmes Cottage Statutory Listing
<b>CDG</b>	<b>Landscape Guidance and Related Information</b>
CDG.1	A Landscape Character Assessment for Mid Sussex (November 2005)
CDG.2	Guidelines for Landscape and Visual Impact Assessment 3rd Edition - Landscape Institute and IEMA (2013)
CDG.3	Landscape Institute. (2015). GLVIA3 – Statements of clarification. Available at: <a href="https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/#:~:text=GLVIA3%20Statement%20of%20Clarification%202%2F14%2028%2D01%2D14&amp;text=The%20assessor%20should%20be%20clear,a nd%20visual%20impact%20assessment%2Fappraisal.">https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/#:~:text=GLVIA3%20Statement%20of%20Clarification%202%2F14%2028%2D01%2D14&amp;text=The%20assessor%20should%20be%20clear,a nd%20visual%20impact%20assessment%2Fappraisal.</a>
CDG.4	Landscape Institute. (2021). Technical Guidance Note 02/21: Assessing landscape value outside national designations. Available at: <a href="https://www.landscapeinstitute.org/publication/tgn-02-21-assessinglandscape-value-outside-national-designations/">https://www.landscapeinstitute.org/publication/tgn-02-21-assessinglandscape-value-outside-national-designations/</a>

CDG.5	Natural England. (2014). An Approach to Landscape Character Assessment.
CDG.6	Natural England. (2019). An approach to landscape sensitivity assessment.
CDG.7	BS5837:2012 'Trees in Relation to Design, Demolition and Construction'
CDG.8	Assessment guide: ancient woodland, ancient and veteran trees, Natural England
CDG.9	Landscape Institute Technical Guidance Note TGN 02-21: 'Assessing Landscape Value Outside National Designations'
CDG.10	Natural England National Character Area (NCA) 121 The Low Weald
CDG.11	West Sussex Landscape Character Assessment 2003

## **CDH Court Judgements**

CDH.1	High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin) Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).
CDH.2	Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)
CDH.3	Hallam Land Management Ltd v SSCLG [2018] EWCA Civ 1808 Considering the extent of the housing land supply shortfall – paras 50 to 52.
CDH.4	Oxton Farm v Harrogate BC [2020] EWCA Civ 805 Weight to be given to out of date policies is a matter of judgement – para 52
CDH.5	Gallagher Homes Limited (2) Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin) Sets out valuable guidance for all involved in the plan-making process on the objective assessment of housing need
CDH.6	St Modwen Developments Ltd. v Secretary of State for Communities and Local Government, East Riding of Yorkshire Council, Save Our Ferriby Action Group [2017] EWCA Civ 1643. Judgment is included regarding the definition of deliverability
CDH.7	R. (on the application of East Bergholt Parish Council) v Babergh DC [2019] EWCA Civ 2200
CDH.8	Eastleigh Borough Council v Secretary of State for Housing, Communities and Local Government [2019] EWHC 1862 (Admin). Weight given to housing supply even when a five year housing land supply is demonstrated
CDH.9	Bramshill v SSHCLG [2021] EWCA Civ 320 considers the approach to heritage harm paras 66, 71 – 73.

- CDH.10      Wavendon Properties Ltd v Secretary of State of Housing Communities And Local Government & Anor [2019] EWHC 1524 (Admin) (14 June 2019) sets out approach to most important policies and whether they are out of date paras 56-58.
- CDH.11      Peel Investments (North) Ltd v Secretary of State for Housing, Communities And Local Government & Anor [2020] EWCA Civ 1175 (03 September 2020) – interpretation of the term "out-of-date" in paragraph 11d of the Framework – para 66.
- CDH.12      Gladman Developments Ltd v Secretary of State Case No. CO/3932/2019 (March 2020). Summarises the approach to the tilted balance, paragraph 90.

**CDI              Appeal Decisions and Other**

- CDI.1      Land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands, Buckinghamshire (APP/Y0435/W/17/3169314)
- CDI.2      South of Williamsfield Road, Hutton Cranswick (APP/E2001/W/18/3207411)
- CDI.3      Poplar Hill, Stowmarket (APP/W3520/W/18/3214324)
- CDI.4      Station Approach, Lower Sydenham (APP/G5180/W/16/3144248)
- CDI.5      Land off London Road, Bolney, West Sussex (APP/D3830/W/19/3231996 and APP/D3830/W/19/3231997)
- CDI.6      Land off Watery Lane, Curborough, Lichfield (13<sup>th</sup> February 2017) (PINS ref APP/K3415/A/14/2224354).
- CDI.7      Land north of Dark Lane, Alrewas, Buton upon Trent (13<sup>th</sup> February 2017) (PINS ref APP/K3415/A/14/2225799).
- CDI.8      Land at Deerlands Road, Wingerworth (19<sup>th</sup> November 2018) (PINS ref APP/R1038/W/17/3192255).
- CDI.9      Land off Satchell Lane, Hamble-le-Rice (20<sup>th</sup> December) (PINS ref AP/W1715/W/18/3194846).
- CDI.10      Land at Little Sparrows, Sonning Common (25<sup>th</sup> June 2021) (PINS ref APP/Q3115/W/20/3265861).
- CDI.11      Land off Audlem Road/Broad Lane, Nantwich (15<sup>th</sup> July 2020) (PINS ref APP/R0660A/13/2197532).
- CDI.12      Land west of Park Lane, Charvil (2<sup>nd</sup> March 2017) (PINS ref APP/X0360/W/15/3130829).
- CDI.13      Land east of Butts Road, Higher Ridgeway, Ottery St. Mary (14<sup>th</sup> December 2012) (PINS ref APP/U1105/A/12/2180060).
- CDI.14      Land to the west of Park Farm, Thornbury (13<sup>th</sup> February 2023) (PINS ref APP/P0119/W/21/3288019).
- CDI.15      Land on east side of Green Road, Woolpit (28<sup>th</sup> September 2018) (PINS ref APP/W3520/W/18/3194926).

CDI.16	Longdene House, Hedgehog Lane Haslemere (19 <sup>th</sup> January 2019) (PINS ref APP/R3650/W/16/3165974).
CDI.17	Land to the west of Cody Road, Waterbeach, Cambridge (25 <sup>th</sup> June 2014) (PINS ref APP/W0530/A/13/2207961).
CDI.18	Land south of Oakridge, Highnam. Gloucestershire (20 <sup>th</sup> December 2018) (PINS ref APP/G1630/W/3184272).
CDI.19	Land north and south of Flitch Way, Pods Brook Road, Braintree (13 <sup>th</sup> June 2019) (PINS ref APP/Z1510/W/18/3197293).
CDI.20	Site of the former Hazeldens Nursery, London Road, Albourne 11 <sup>th</sup> September 2020) (APP/D3830/W/19/3241644)
CDI.21	Start to Finish Second Edition (Feb 2020) (Lichfields)
CDI.22	Land at Peacocks, Horsted Keynes APP/D3830/W/19/3242226
<b>CDJ</b>	<b>National Planning Policy Documents &amp; Ministerial Guidance</b>
CDJ.1	National Planning Policy Framework (July 2021)
CDJ.2	Planning Policy Guidance (June 2021)
CDJ.3	Gove ministerial statement (December 2022)
CDJ.4	Levelling-up and Regeneration Bill: reforms to national planning policy (December 2022)
CDJ.5	National Design Guide (January 2021)
CDJ.6	PINS Note 14/2022 (8 December 2022)
CDJ.7	Housing Delivery Test Measurement Rule Book
CDJ.8	Housing Delivery Test: 2021 Measurement Technical Note
<b>CDK</b>	<b>Affordable Housing Documents and Guidance</b>
CDK.1	House of Commons Debate (24 October 2013)
CDK.2	Children's Commissioner Report "Bleak Houses: Tackling the Crisis of Family Homelessness in England (April 2019)
CDK.3	Shelter Report "Denied the Right to a Safe Home; Exposing the Housing Emergency" (May 2021)
CDK.4	Shelter Report "Unlocking Social Housing: How to fix the rules are holding back building" (April 2022)
CDK.5	House of Commons 'Rising Cost of living in the UK' briefing report (November 2022)
CDK.6	Shelter Briefing Report 'Briefing: Cost of Living Crisis and the Housing Emergency' (September 2022)



CDK.7	National Audit Office Homelessness Report Executive Summary (13 September 2017)
CDK.8	White Paper: Fixing Our Broken Housing Market (February 2017)
CDK.9	Regulator of Social Housing: Rent Standard (April 2020)
<b>CDL</b>	<b>Highway Guidance and Related Information</b>
CDL.1	TRL Software Junctions 9 User Guide (2019)
CDL.2	JCT LinSig 3.2 User Guide (2018)
CDL.3	Manual for Streets
CDL.4	Manual for Streets 2
CDL.5	Chartered institute of Highways and Transport (CIHT) 'Planning for Walking' (2015)
CDL.6	CIHT 'Providing for Journeys on Foot' (2000)
CDL.7	Design Manual for Roads and Bridges (DMRB) CD123 'Design for Geometric design of at-grade priority and signal-controlled junctions

\*\*\*\*\*