

**Appeal by: Woolbro Group and Morris Investment**  
**Site Address: Land at the Old Cottage, Station Road, Lingfield**  
**LPA Ref: TA/2022/685**  
**PINS Ref: APP/M3645/W/23/3319149**

**CORE DOCUMENT LIST on 11 August 2023**

<b>CD1 Planning Application Documents and Drawings</b>	
<b>Consultee Responses</b>	
CD1.1	Flood and Climate Resilience Officer (27.04.2023)
CD1.2	Historic England (07.05.2023)
CD1.3	Parish Council – Lingfield and Dormansland (29.09.2022)
CD1.4	SCC Countryside Access Officer (17.04.2023)
CD1.5	SCC Historic Building Officer (15.02.2023)
CD1.6	SCC Heritage (10.08.2022)
CD1.7	SCC Highways (02.08.2022)
CD1.8	SCC Transport Planning (01.12.2022)
CD1.9	Surrey Wildlife Trust (26.01.2022)
CD1.10	Surrey Wildlife Trust (26.08.2022)
<b>Documents and Plans</b>	
CD1.11	Outline Reptile Mitigation Strategy
CD1.12	1912026-01B – Visibility Splay
CD1.13	1912026-07- Proposed Pedestrian Crossing Arrangement
CD1.14	1912026-TK01 – Swept Path Analysis Site Access
CD1.15	1912026-06- Proposed Pedestrian Crossing Arrangement
CD1.16	220311- Lingfield – Cover Letter
CD1.17	221108 – Station Road Lingfield - CL
CD1.18	230323 – Appeal Statement of Case
CD1.20	2661-A-1010-PR-B Site Sections
CD1.21	2661-A-1053-SK-B Sketch Vignette – Street View 2
CD1.22	2661-C-1005-PL-B Illustrative Site Layout
CD1.23	2661-C-1005-SK-C Aerial Sketch
CD1.24	2661-C-1054-SK-D Sketch Street Scene
CD1.25	Appeal decision 3280443
CD1.26	Appendix 1 - ID16
CD1.27	Appendix 2- TED51 Appendices
CD1.28	Appendix 2 - TED51
CD1.29	Appendix 3- ID20
CD1.30	Appendix 4 - TED53
CD1.31	Appendix 5 – Lingfield PC
CD1.32	Appendix 6 – appeal decision 3151097
CD1.33	Appendix 7 – House of Lords Report
CD1.34	Arboricultural Impacts Report
CD1.35	Archaeological Impacts Report
CD1.36	Archaeological Desk Based Assessment
CD1.37	Biodiversity Metrics
CD1.38	BNG Feasibility Assessment
CD1.39	Design and Access Statement

CD1.40	Ecological Appraisal
CD1.41	Flood Risk Assessment
CD1.42	Green Belt Assessment
CD1.43	Heritage Impact Assessment
CD1.44	Landscape and Visual Impact Assessment
CD1.45	Lingfield CIL Form 1
CD1.46	Lingfield Planning Statement
CD1.47	Noise Impact Assessment
CD1.48	Renewable Energy Assessment (Sustainability)
CD1.49	Schedule of Accommodation
CD1.50	Site Location Plan
CD1.51	Statement of Community Involvement
CD1.52	Transport Assessment
CD1.53	Travel Plan
CD1.54	Geophysical Survey Report
CD1.55	Landscape Survey
CD1.56	Application Form
CD1.57	Proposed Drainage Elements
CD1.58	Flood and Climate Resilience Officer (02.08.2023)

#### **CD2 LPA's Officer Report, Statement of Case and Proofs of Evidence**

CD2.1	Officer Report
CD2.2	Statement of Case
CD2.3	Planning Proof of Evidence
CD2.4	Summary Heritage Proof of Evidence
CD2.5	Heritage Proof of Evidence

#### **CD3 The Development Plan**

CD3.1	Tandridge District Core Strategy (October 2008)
CD3.2	Tandridge Local Plan Part 2 Detailed Policies (July 2014)
CD3.3	Trees and soft landscaping SPD (November 2017)

#### **CD4 Emerging Local Plan**

CD4.1	ID-16-Inspectors Preliminary Conclusions Advice
CD4.2	ID-23-Inspector Response
CD4.3	Our Local Plan 2033 Submission 2019 (Regulation 22)
CD4.4	TED17 – Allocated Housing Site Yields – October 2019
CD4.5	TED59 – TDC Letter – Procedural Meeting
CD4.6	Tandridge Local Plan 2033 Regulation 22 Statement of Consultation January 2019
CD4.7	Tandridge Local Plan Regulation 18 Sites Consultation 2016
CD4.8	Tandridge Local Plan Green Belt Assessment (Part 2) Appendix 2 Areas for further investigation 2016
CD4.9	Tandridge Local Plan Green Belt Assessment (Part 3) Exceptional Circumstances and Insetting 2018

CD4.10	TED56a Local Plan Examination Progress Update July 2022
CD4.11	SAD6 - Tandridge Local Plan 2033 Housing and Economic Land Availability Assessment 2017-2018 Appendix 3 Deliverable & Developable Sites
CD4.12	Tandridge Local Plan 2033 Regulation 22 Statement of Consultation January 2019
CD4.13	Examination Procedural Meeting Note

<b>CD5 Relevant Appeal Decisions</b>	
CD5.1	3265925 & 3265926 Land off Bullens Green Lane, Colney Heath
CD5.2	3257010 – Footzie Social Club
CD5.3	3273053 – Land at Oakley Farm
CD5.4	3296116 – Land at Maitland Lodge
CD5.5	3288019 – Land to the west of Park Farm
CD5.6	223309334 – Land West of Limpsfield Road
CD5.7	3265906 – 66 Beechwood Road, Caterham
CD5.8	11977 – land adjoining New Place and off Station Road, Lingfield
CD5.9	3194926 – Woolpit, Suffolk
CD5.10	3298599 - Land North of Kennel Lane, Billericay
CD5.11	3309960 - Kiln Lane, Brockham

<b>CD6 Relevant Judgements</b>	
CD6.1	SOS Decision and Inspectors Report, Edith Summerskill House
CD6.2	Bramshill v Secretary of State for Housing and Communities
CD6.3	Luton BC v Central Bedfordshire Council (2015)
CD6.4	Stroud District Council v Secretary of State for Communities and Local Government Gladman Developments Ltd [2015]
CD6.5	Turner v Secretary of State for Communities and Local Government 2015

<b>CD7 Green Belt and Landscape</b>	
CD7.1	GB1 – GBA (Part 3) Exceptional Circumstances
CD7.2	GB2 – GBA (Part 3) - Appendix 1 2018
CD7.3	GB3 – GBA (Part 2) Review 2016
CD7.4	GB4 – GBA (Part 2) and Appendix 1 Areas for Further Investigation 2016
CD7.5	GB5 – GBA (Part 2) Appendix 2 Areas for Further Investigation 2016
CD7.6	GB6 – GBA (Part 1) 2015
CD7.7	GB8 – GBA (Part 1) Appendix B Strategic Green Belt Area Assessment 2015
CD7.8	GB10 – GBA (Part 1) Appendix D Parcel Assessments 2015
CD7.9	GB11 – GBA (Part 1) Appendix E Settlement Assessment 2015
CD7.10	GB12 – GBA (Part 1) Appendix F Areas for Further Investigation Map 2015
CD7.11	National Character Area Profile
CD7.12	Surrey Landscape Character Assessment (April 2015)
CD7.13	Tandridge Landscape Capacity and Sensitivity Study – Addendum
CD7.14	TGN 02.21 Assessing landscape value outside national designations
CD7.15	Guidelines for Landscape Visual Impact Assessment (hard copy only)
CD7.16	Housing and Economic Land Availability

<b>CD8 Heritage</b>	
CD8.1	The setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3
CD8.2	Conservation Area Appraisal, Designation and Management – Historic England Advice Note 1
CD8.3	Historic England – List Descriptions
CD8.4	Heritage Statement of Common Ground

<b>CD9 Housing Need Delivery and Supply</b>	
CD9.1	Affordable Housing Need Assessment
CD9.2	Housing Delivery Test Action Plan
CD9.3	Tandridge Housing Strategy (2019-2023)
CD9.4	Strategic Housing Market Assessment (2018)
CD9.5	Authority Monitoring Report
CD9.6	Interim Policy Statement for Housing Delivery

<b>CD10 Other Documents</b>	
CD10.1	Infrastructure Delivery Plan 2019
CD10.2	Lingfield Neighbourhood Plan (Regulation 14)
CD10.3	Lingfield Village Design Statement
CD10.4	Local Plan Sites Consultation (Regulation 18)
CD10.5	Pre-application feedback 2018
CD10.6	Sustainability Appraisal Volume 2 Options Assessment
CD10.7	National Design Guide
CD10.8	Manual for Streets
CD10.9	The Highway Code (hard copy only)
CD10.10	Michael Gove's statement 5 December 2022
CD10.11	Gove's change of direction on housing numbers
CD10.12	Case Management Conference
CD10.13	Statement of Common Ground
CD10.14	RH7 History Group
CD10.15	Website. Google Earth Pro
CD10.16	Office of Rail and Road: Table 1410 Passenger entries and exits by station 2022
CD10.17	Statement of Common Ground Addendum (Landscape)
CD10.18	LPC Email from TDC Strategic Planning Officer re parish council funding Conservation Area Appraisal 13 Jan 2021
CD10.19	Statement of Common Ground Addendum – Public Right of Way

<b>CD11 Lingfield Neighbourhood Plan</b>	
CD11.1	LNP Reg 14 consultation version
CD11.2	TDC Response to Lingfield NP Reg 14
CD11.3	ROKs submission to the Reg 14 LNP Consultation
CD11.4	Lingfield Heritage & Character Assessment 2019 AECOM (supporting document for LNP)
CD11.5	LNP Minutes of Steering Group Meeting 27 April 2015
CD11.6	LNP Consultation Response to Tandridge Local Plan Reg 18 Sites Consultation (2016)

CD11.7	LNP Minutes of Meeting of Steering Group with S Thompson 28 June 2018
CD11.8	LNP Email from TDC Neighbourhood Planning Officer general conformity with local plan 26 April 2022
CD11.9	LNP Site Options and Assessment AECOM
CD11.10	LNP T of R (Constitution) Approved by LPC 31 March 2015
CD11.11	LNP Constitution Agreed 6 September 2014
CD11.12	LNPSG no. 8 Minutes 30 March 2015
CD11.13	LNPSG no. 9 27 April 2015 (Sarah Thompson)
CD11.14	Lingfield Neighbourhood Plan Sites Consultation Response Dec 2016
CD11.15	LNP Regulation 14 Consultation - Summary of Responses Received

#### **CD12 Rule 6 Party Documents**

CD12.1	Star Fields Action Group (STAG) Proof of Evidence
CD12.2	Lingfield Parish Council Statement of Case
CD12.3	Star Fields Action Group (STAG) Statement of Case
CD12.4	LPC Minutes 29th April 2014 (Agreement to request designation of NP)
CD12.5	LPC Minutes 30th September 2014 (Start of LNP)
CD12.6	LPC Minutes of Annual Parish Assembly 14 April 2014 (Agreement to a NP)
CD12.7	Minutes LPC EM 12 Jan 2021
CD12.8	Lingfield Conservation Area Appraisal Leaflet 2023
CD12.9	Star fields LPC Email 13 Jan 2021
CD12.10	Heatherwell House Officer Report
CD12.11	Letter 5 June 2013
CD12.12	Letter 10 June 2013

#### **CD13 Appellant Proof of Evidence**

CD13.1	Summary of Planning PoE
CD13.2	Planning PoE
CD13.3	Planning PoE Appendix A – TDC Housing Supply Delivery
CD13.4	Planning PoE Appendix B – Alternative Site Analysis
CD13.5	Heritage PoE
CD13.6	Heritage PoE Appendix 1
CD13.7	Heritage PoE Appendix 2
CD13.8	Heritage PoE Appendix 3
CD13.9	Heritage PoE Appendix 4
CD13.10	Summary of Landscape PoE
CD13.11	Landscape PoE
CD13.12	Landscape PoE Figures 1-9
CD13.13	Landscape PoE Appendix 1
CD13.14	Landscape PoE Appendix 2
CD13.15	Landscape PoE Appendix 3
CD13.16	Landscape PoE Figure 10
CD13.17	PROW PoE
CD13.18	Urban Design PoE
CD13.19	Rebuttal Proof and Appendices

<b>CD14 Section 106 Agreement</b>	
CD14.1	Section 106 Agreement