

Section 78 appeal against refusal of planning application 20/01238/OUTMAJ by West Berkshire Council

Appeal reference: APP/W0340/20/3265460

Site Address: Sandford Park, Newtown Road, Newbury

## Core Documents List

Ref	Document description
<b>CD1</b>	<b>Planning application documents</b>
1.1	Covering letter
1.2	Application form and certificates
1.3	Planning Statement
1.4	Affordable Housing Statement
1.5	Transport Assessment (incl. Travel Plan)
1.6	Environmental Statement Non-Technical Summary
1.7	Environmental Statement Main Text (Vol 1) (see documents in section CD20)
1.8	Environmental Statement A3 Figures (Vol 2) (Redacted) (see documents in section CD21)
1.9	Environmental Statement Appendices (Vol 3) (Redacted) (see documents in section CD22)
1.10	Design and Access Statement
1.11	Statement of Community Involvement
1.12	Draft Planning Conditions
1.13	Energy and Sustainability Statement
1.14	Draft S106 Agreement
1.15	Response to Reasons for Refusal 16/03309/OUTMAJ
1.16	Memorandum of Understanding May 2020
1.17	Application Boundary (red line/site plan) (14.273 PP01 Rev B)
1.18	Land Use and Access Parameter Plan (14.273 PP02 Rev H1)
1.19	Green Infrastructure Parameter Plan (14.273 PP03 Rev G1)
1.20	Building Heights Parameter Plan (14.273 PP03 Rev G1)
1.21	Strategic Landscape and Green Infrastructure Plan (04627.00005.16.632.13)
1.22	Country Park Phasing Plan (04627.000065.16.306.15)
1.23	Parcelisation Plan (04627.000065.16.306.15)
1.24	Main Access Road Plan (14.273 298)
1.25	Monks Lane Access (east) (172985_A_07.1)
1.26	Monks Lane Access (west) (172985_A_08)
1.27	Combined Land Use and Access Parameter Plan (14.273 PP02 Rev I)
1.28	Combined Green Infrastructure Parameter Plan (14.273 PP03 Rev H)
1.29	Combined Building Heights Parameter Plan (14.273 PP04 Rev H)
1.30	Combined Strategic Landscape and Green Infrastructure Plan (04627.00005.16.632.14)
1.31	Illustrative Masterplan (14.273 171)
<b>CD2</b>	<b>Consultation responses</b>
2.1	Adult Social Care response to application 27/7/20
2.2	Lead Local Flood Authority (LLFA) response to application 14/9/20
2.3	Landscape Consultant response to application 15/9/20
2.4	Landscape Consultant response to 'Wheatcroft' proposals 2/3/21
2.5	Archaeology response to application 4/8/20
2.6	Berkshire, Buckinghamshire, Oxfordshire Wildlife Trusts (BBOWT) response to application 24/7/20
2.7	Berkshire, Buckinghamshire, Oxfordshire Wildlife Trusts (BBOWT) further response to application 4/8/20
2.8	Basingstoke and Deane response to application 15/7/20
2.9	Berkshire Gardens Trust response to application 22/7/20
2.10	Berkshire Gardens Trust additional comments to application 26/8/20
2.11	Binfield Badger Group response to application 11/8/20 (Redacted)
2.12	Canal & Rivers Trust response to application 29/6/20
2.13	Conservation and Design Officer response to application 15/7/20
2.14	Ecologist response to application 16/9/20 (Redacted)
2.15	Economic Development Manager response to application 14/7/20
2.16	Education Service response to application 31/7/20
2.17	Environment Agency response to application 4/8/20

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2.18	Environmental Health response to application 25/6/20
2.19	Forestry Commission response to application 21/8/20
2.20	Greenham Parish Council response to application 14/8/20
2.21	Hampshire Country Council response to application 31/7/20
2.22	Highways Officer response to application 8/9/20
2.23	Transport Policy Officer response to application 16/9/20
2.24	Tree Officer response to application 16/9/20
2.25	Waste Management Service response to application 25/6/20
2.26	Highways England response to application 4/9/20
2.27	Highways England further response to application 30/10/20 (post decision)
2.28	Historic England response to application 7/7/20
2.29	Housing Service response to application 5/8/20
2.30	Mineral and Waste Service response to application 26/6/20
2.31	Ministry of Defence response to application 14/7/20
2.32	Natural England response to application 20/7/20
2.33	Natural England further response to application 4/9/20
2.34	Natural England further response to application 16/11/20 (post decision)
2.35	Newbury Town Council response to application 7/7/20
2.36	Newbury Town Council response to application 11/8/20
2.37	Planning Policy response to application 17/09/20
2.38	Public Rights of Way Officer response to application 7/9/20
2.39	Public Rights of Way Officer attachment to response to application 7/9/20
2.40	Ramblers' Association response to application 29/7/20
2.41	Royal Berkshire Fire and Rescue Service response to application 10/7/20
2.42	SPOKES response to application 19/8/20 part 1
2.43	SPOKES response to application 19/8/20 part 2
2.44	SPOKES response to application 19/8/20 part 3
2.45	Sport England 1 <sup>st</sup> response to application 2/7/20
2.46	Sport England 2 <sup>nd</sup> response to application 7/7/20
2.47	Thames Valley Police response to application 23/7/20
2.48	Thames Water 1 <sup>st</sup> response to application 10/7/20
2.49	Thames Water 2 <sup>nd</sup> response to application 10/7/20
2.50	The Woodland Trust 1 <sup>st</sup> response to application 31/7/20
2.51	The Woodland Trust 2 <sup>nd</sup> response to application 14/9/20
<b>CD3</b>	<b>Application correspondence</b>
3.1	Email correspondence between Council and Applicants' agent during application (2 July to 29 September 2020)
3.2	Email from Applicants' agent - Notification of intention to appeal against non-determination by Inquiry
3.3	Notification of intention to appeal against non-determination by Inquiry
<b>CD4</b>	<b>Application decision</b>
4.1	Officers' report October 2020
4.2	Decision notice 13 <sup>th</sup> October 2020
<b>CD5</b>	<b>Statements of Case</b>
5.1	Appellants' Statement of Case
5.2	Council Statement of Case
5.2.1	Council Statement of Case Appendix SoC1 (see Core Document CD4.1)
5.3	Newbury Town Council/Greenham Parish Council Statement of Case
5.3.1	Newbury Town Council/Greenham Parish Council Appendix 1 – Warren Road Junction Distance to Community Facilities
5.3.2	Newbury Town Council/Greenham Parish Council Appendix 2 – A339, Pinchington Lane, Monks Lane Junction
5.3.3	Newbury Town Council/Greenham Parish Council Appendix 3 – Ancient Woodland Buffer Zones
5.3.4	Newbury Town Council/Greenham Parish Council Appendix 4 – Variation in Woodland Buffer Width Specified by LPAs
5.3.5	Newbury Town Council/Greenham Parish Council Appendix 5 – Housing Alignment and Solar Energy
5.4	'Say no to Sandleford' Statement of Case
<b>CD6</b>	<b>Wheatcroft Documents</b>
6.1	LPA/Appellants Joint Statement on Wheatcroft Consultation
6.2	Appellants' Response to Consultees' Comments on the (refused) planning application (20/01238/OUTMAJ) (inc. Appendices) (Sept 2020)
6.3	Valley Crossing Study (Appendix 4 of Appellants' SoC)

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6.4	Alternative Playing Pitch Scheme (Appendix 5 of Appellants' SoC)
6.5	Arboricultural Impact Assessment (Oct 2020)
6.6	Appellants' Wheatcroft Statement with Appendices 2/3/21 (redacted)
<b>CD7</b>	<b>S.106 Planning Obligation / Planning Conditions</b>
7.1	Draft Unilateral Undertaking submitted 21 <sup>st</sup> April 2021
7.2	Explanatory Note to accompany Draft Unilateral Undertaking
7.3	CIL Compliance Statement
7.4	Draft Planning Conditions submitted 21 <sup>st</sup> April 2021
<b>CD8</b>	<b>Policy / guidance documents</b>
8.1	National Planning Policy Framework (2019)
8.2	Planning Practice Guidance
8.3	National Planning Policy Framework (2012)
8.4	National Design Guide
8.5	West Berkshire Core Strategy (2006-2026) adopted 2012
8.6	West Berkshire Housing Site Allocations DPD (2006-2026) adopted 2017
8.7	West Berkshire Local Plan 2005 (Saved Policies 2007 as updated 2012 and 2017))
8.8	Replacement Minerals Local Plan for Berkshire
8.9	Waste Local Plan for Berkshire
8.10	Core Strategy Inspector's Report
8.11	National Planning Policy Framework (draft text for consultation) 2021
8.12	National Model Design Code January (2021)
8.13	West Berkshire Local Plan Review: Emerging Draft (2020-2037) Regulation 18 December 2020
8.14	WBC Sandleford Park SPD (2015)
8.15	WBC Planning Obligations SPD (2015)
8.16	WBC Sustainable Urban Drainage Systems (2018)
8.17	WBC Quality Design (2006)
8.18	WBC Strategic Housing Market Assessment (2016)
8.19	WBC Updated Housing Needs Evidence (2020)
8.20	WBC Infrastructure Delivery Plan (2016)
8.21	WBC Landscape Character Assessment (2019)
8.22	WBC Landscape Character Sensitivity Study: Newbury (2009)
8.23	WYG Sandleford Park Landscape and Visual Assessment (2009)
8.24	Newbury Town Design Statement (2018)
8.25	West Berkshire Environment Strategy (2020-2030)
8.26	West Berkshire Local Transport Plan (2011-2026)
8.27	West Berkshire CIL Charging Schedule
8.28	West Berkshire CIL Governance Arrangements
8.29	Manual for Streets (DfT, 2007)
8.30	Government Response to the Future Homes Standards Consultation (2021)
8.31	Ancient Woodland, ancient trees and veteran trees: protecting them from development (Forestry Commission / Natural England, 2018)
<b>CD9</b>	<b>Statement(s) of Common Ground</b>
9.1	Statement of Common Ground (SoCG) dated 25.2.2021
<b>CD10</b>	<b>Appellants' evidence</b>
10.1	APP/1 Owen Jones Proof of Evidence (Planning)
10.2	APP/2 Owen Jones Appendices
10.3	APP/3 Owen Jones Summary
10.4	APP/4 Julian Cooper Proof of Evidence (Landscape and Visual)
10.5	APP/5 Julian Cooper Appendices
10.6	APP/6 Julian Cooper Summary
10.7	APP/7 David Bird Proof of Evidence (Access and Transportation)
10.8	APP/8 David Bird Appendices
10.9	APP/9 David Bird Summary
10.10	APP/10 Chris Alder Proof of Evidence (Trees)
10.11	APP/11 Chris Alder Appendices
10.12	APP/12 Chris Alder Summary
10.13	APP/13 David West Proof of Evidence (Ecology)
10.14	APP/14 David West Appendices
10.15	APP/15 David West Summary
10.16	APP/16 Lee Witts Proof of Evidence (Drainage)
10.17	APP/17 Lee Witts Appendices

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10.18	APP/18 Lee Witts Summary
10.19	APP/19 Chris Garratt Proof of Evidence (Sustainability and Energy)
10.20	APP/20 Chris Garratt Appendices
10.21	APP/21 Chris Garratt Summary
10.22	APP/22 Andrew Williams Proof of Evidence (Urban Design)
10.23	APP/23 Andrew Williams Appendices
10.24	APP/24 Andrew Williams Summary
10.25	APP/25 Nigel Mann Proof of Evidence (Air Quality)
10.26	APP/26 Nigel Mann Appendices
10.27	APP/27 Nigel Mann Summary
10.28	APP/28 Proof of Evidence James Hinde
10.29	APP/29 Appendices James Hinde
10.30	APP/30 Summary James Hinde
10.31	APP/31 Owen Jones Rebuttal Proof of Evidence
10.32	APP/32 Julian Cooper Rebuttal Proof of Evidence
10.33	APP/33 David Bird Rebuttal Proof of Evidence
10.34	APP/34 Chris Alder Rebuttal Proof of Evidence
10.35	APP/35 David West Rebuttal Proof of Evidence
10.36	APP/36 Lee Witts Rebuttal Proof of Evidence
10.37	APP/37 Chris Garratt Rebuttal Proof of Evidence
10.38	APP/38 Nigel Mann Rebuttal Proof of Evidence
10.39	APP/39 James Hinde Rebuttal Proof of Evidence
<b>CD11</b>	<b>Council's evidence</b>
11.1	Planning Proof of Evidence (Niko Grigoropoulos)
11.2	Planning Appendix NG1 to Proof of Evidence (Niko Grigoropoulos)
11.3	Planning Appendix NG2 to Proof of Evidence (Niko Grigoropoulos)
11.4	Landscape and Visual Issues Proof of Evidence (Mark Flatman)
11.5	Landscape and Visual Issues Appendices to Proof of Evidence (Mark Flatman)
11.6	Highways and Transport Proof of Evidence (Paul Goddard)
11.7	Highways and Transport Appendices to Proof of Evidence (Paul Goddard)
11.8	Trees Proof of Evidence (Andrew Giles)
11.9	Trees Appendix to Proof of Evidence (Andrew Giles)
11.10	Ecology Proof of Evidence (Susan Deakin)
11.11	Drainage Proof of Evidence (Jon Bowden)
11.12	Drainage Appendices to Proof of Evidence (Jon Bowden)
11.13	Education Proof of Evidence (Vincent Haines)
11.14	Education Appendices to Proof of Evidence (Vincent Haines)
11.15	Affordable Housing Proof of Evidence (Lynn Robinson)
11.16	Trees Rebuttal to Proof of Evidence (Andrew Giles)
11.17	Ecology Rebuttal to Proof of Evidence (Susan Deakin)
11.18	Drainage Rebuttal to Proof of Evidence (Jon Bowden)
11.19	Education Rebuttal to Proof of Evidence (Vincent Haines)
<b>CD12</b>	<b>Rule 6 Parties' evidence</b>
12.1	Adrian Abbs Proof of Evidence (GPC – NTC)
12.2	Chris Foster Proof of Evidence (GPC – NTC)
12.3	Tony Vickers Proof of Evidence (GPC – NTC)
12.4	Tony Vickers Proof of Evidence Appendices (GPC – NTC)
12.5	SNTS Proof of Evidence (Peter Norman)
12.6	SNTS Appendix A to Proof of Evidence
12.7	SNTS Appendix B to Proof of Evidence
12.8	SNTS Appendix C to Proof of Evidence
12.9	SNTS Appendix D to Proof of Evidence
12.10	SNTS Appendix E to Proof of Evidence
12.11	SNTS Appendix F to Proof of Evidence
12.12	SNTS Appendix G to Proof of Evidence
12.13	SNTS Appendix H to Proof of Evidence
12.14	Tony Vickers Rebuttal (GPC-NTC)
<b>CD13</b>	<b>Relevant Planning History</b>
13.1	15/02300/OUTMAJ Decision Notice – Refused
13.2	16/00106/OUTMAJ Decision Notice – Refused
13.3	16/03309/OUTMAJ Decision Notice - Refused

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13.4	18/00764/OUTMAJ Notice of Application being Disposed of
13.5	17/00158/COMIND Decision Notice – Approved
13.6	17/03434/COMIND Decision Notice - Approved
13.7	14/02416/FUL Decision Notice - Approved
13.8	19/02707/FUL Scheme Drawing (Application Withdrawn 18/9/20)
13.9	20/03041/FUL Scheme Drawing (pending decision)
<b>CD14</b>	<b>New Warren Farm 18/00828/OUTMAJ Outline Planning Application submitted by Donnington New Homes</b>
14.1	Planning Statement
14.2	Land Use Parameter Plan A090455 PP-01 B
14.3	Access and Movement Plan A090455 PP-02 C
14.4	Green Infrastructure Plan A090455 PP-06 F
14.5	Concept Masterplan A090455 CMP-01 E
14.6	Design and Access Statement
14.7	Design and Access Statement Addendum
14.8	Site Location Plan A090455 SLP-01
14.9	Combined Strategic and Green Infrastructure (SLGI) Plan 04627.00005.16.633.15
14.10	Building Heights Parameter Plan A090455 PP-03 Rev C
14.11	Density Parameter Plan A090455 PP-04 Rev B
14.12	Indicative Phasing Parameter Plan A090455 PP-05 Rev C
14.13	Memorandum of Understanding (dated 10 <sup>th</sup> June 2020)
14.14	Environmental Statement – Main Text - Chapter 9 – Landscape and Visual Impact Assessment
14.15	Arboricultural Impact Assessment 9219_AIA.004 Rev C
<b>CD15</b>	<b>Legislation, Court judgements and appeal decisions</b>
15.1	Suffolk Coastal / Cheshire East [2017] UKSC 37
15.2	East Staffordshire (Barwood) [2017] EWCA Civ 893
15.3	Planning (LB &CA) Act 1990 s.66 (extract)
15.4	Highways Act 1981 s.130 (extract)
15.5	Appeal Decision PINS Ref 3153899 22/08/2017 Land South of Garden Close Lane, Newbury.
15.6	Appeal Decision PINS Ref 3247977 10/02/2012 Land at Gate Farm, Hartley Road, Cranbrook
<b>CD16</b>	<b>Miscellaneous documents Appellant</b>
16.1	IAQM's A guide to the assessment of air quality impacts on designated nature conservation sites April 2019
16.2	IAQM's A guide to the assessment of air quality impacts on designated nature conservation sites May 2020
16.3	Chartered Institute of Ecology and Environmental Management (CIEEM) Advisory Note on the Ecological Assessment of Air Quality Impacts January 2021
16.4	Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (Version: June 2018)
16.5	West Berkshire Council (WBC) 2020 Annual Status Report
16.6	World Health Organization (WHO), Ambient air pollution: A global assessment of exposure and burden of disease. 2016
16.7	West Berkshire Council Annual Monitoring Report January 2021
<b>CD17</b>	<b>Miscellaneous documents Council</b>
17.1	BS5837:2012 Trees in relation to design, demolition and construction - recommendations
17.2	BS3998:2010 Tree work - Recommendations
17.3	Woodland Trust (2019) Planning for Ancient Woodland Planners' Manual for Ancient Woodland and Veteran Trees.
17.4	According to Barrell... Contrasting approaches to heritage trees
17.5	Arboricultural Association Root protection for veteran trees
17.6	TPO 201/21/1016 – Land at Sandford Park, Newtown Road, Newtown, Newbury
17.7	Woodland Trust: What are ancient, veteran and other trees of special interest? November 2008
17.8	West Berkshire Landscape Sensitivity Study: Potential Strategic Development Sites, WBC 2009.
17.9	Historic England Listing for the parkland Sandford Priory, Greenham - 1000333
17.10	Historic Environment Character Zone HECZ(N) Newbury Fringe South (NFS)
17.11	Guidelines for Landscape and Visual Impact Assessment, GLVIA3, 3rd Edition.
17.12	The Landscape Institute, Valued Landscapes Consultation
17.13	Biodiversity Net Gain Good Practice Principles for Development. A practical guide. (2019) CIEEM, CIRIA & IEMA
17.14	Impacts of Nearby Development on the Ecology of Ancient Woodland. (2008) Corney, PM et al.
17.15	Making Space for Nature. Defra (2010)
17.16	Evidence Gathering on Criteria for Identifying Irreplaceable Habitats. Natural England (2015)

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17.17	The ecological effects of air pollution from road transport: an updated review. Natural England Commissioned Report (NECR) 199 (2016)
17.18	Impacts of Nearby Development on the Ecology of Ancient Woodland – Addendum. Ryan, L (2012)
17.19	Government response to Future Homes Standard consultation. (2019)
17.20	Business, Energy and Industrial Strategy (BEIS) Public Attitudes Tracker (December 2020, Wave 36, UK)
17.21	Minutes of Council Meeting held on 2 July 2019.
17.22	UK local and regional CO2 emissions tables (2019) UK Greenhouse Gas Inventory.
17.23	A report for the Committee on Climate Change - The costs and benefits of tighter standards for new buildings. (2019) Currie & Brown.
17.24	The SuDS Manual (C753) CIRIA (2015)
17.25	Affordable Housing Viability Study by Dixon Searle Partnership 2020
17.26	House price to residence-based earnings ratio – Office for National Statistics
17.27	Berkshire Local Nature Partnership (LNP) Biodiversity Opportunity Areas
17.28	The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997
17.29	House price to workplace-based earnings ratio – Office for National Statistics
17.30	PINS Post Conference Note of CMC 5 <sup>th</sup> March 2021
17.31	WBC Five Year Housing Land Supply at December 2019 (published January 2020)
17.32	WBC Five Year Housing Land Supply at December 2020 (published March 2021)
<b>CD18</b>	<b>Miscellaneous documents Rule 6 Parties</b>
18.1	Andrews, et al. (2019) 'Introducing the 'Derived Root-system Radius'
18.2	Basingstoke and Deane (2018) 'Landscape, Biodiversity & Trees SPD'
18.3	Coventry (2020) 'Trees & Development Guidelines for Coventry, SPD'
18.4	Pegasus Group (2020) Planning, Design and Access Statement on behalf of Donnington New Homes
18.5	DfT (2020) LTN 1.20 Cycle Infrastructure Design
18.6	Dorset Council (2020) 'Dorset Biodiversity Appraisal Protocol'
18.7	South Oxfordshire District Council (2021) 'South Oxfordshire Local Plan 2035, Sustainability Appraisal'
18.8	WBC (2021c) 'Local Cycling & Walking Infrastructure Plan (LCWIP)'
18.9	Wiltshire Council (2015) 'Wiltshire Core Strategy Adopted January 2015'
18.10	Bloor Homes (2015) 'Parcel N1 Site Plan' (drawing number SOxxx-SL-003i, 15/02300/OUTMAJ)
18.11	Ballantyne and Pickering (2015) 'Differences in the impacts of formal and informal recreational trails on urban forest loss and tree structure'
18.12	Greenham Parish Council (2018) 'Sandleford Strategic Housing Site'
18.13	Highwood Copse Primary School (2020) 'School Travel Plan'
18.14	Longcore & Rich (2004) 'Ecological Light Pollution'
18.15	Minutes of a Project Board Meeting of Park House School - Expansion Project (16th March 2021)
18.16	Neumann et al. (2016) 'The heterogeneity of wooded-agricultural landscape mosaics influences woodland bird community assemblages'
18.17	PDSA (2020) 'PDSA Animal Wellbeing (Paw) Report 2020'
18.18	Town & Country Planning Association (2021) '20-Minute Neighbourhoods'
18.19	Transport for New Homes (2018) 'Project Summary and Recommendation'
18.20	Hanmer et al. (2017) 'Urbanisation influences range size of the domestic cat (Felis Catus) Consequences for conservation'
18.21	Gładalski et al. (2016) 'Effects of Human-related Disturbance on breeding success of urban and nonurban blue tits'
18.22	GreenSpec (2021) 'Passive Solar Design - Siting and Orientation'
18.23	Koru Architects (2021) 'Passive Solar - the low-tech way to heat your home
18.24	Design and Access Statement submitted for application 15/02300/OUTMAJ
18.25	Bloor Homes (2015) 'Parcel N1 Site Plan' Part 1(drawing number SOxxx-SL-001i, 15/02300/OUTMAJ)
18.26	Bloor Homes (2015) 'Parcel N1 Site Plan' Part 2 (drawing number SOxxx-SL-002i, 15.02300.OUTMAJ)
<b>CD19</b>	<b>Other Documents</b>

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<b>CD20</b>	<b>Environmental Statement Main Text (Vol 1)</b>
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20.6.	Figure 1.2 Application Boundary
20.7.	Figure 1.3 Allocation boundary
20.8.	Chapter 2 EIA Approach and Methodology
20.9.	Chapter 3 Site and Surroundings
20.10.	Figure 3.1 Site Context
20.11.	Figure 3.2 Application Site
20.12.	Chapter 4 Proposed Development
20.13.	Figure 4.6 Sandleford Park West
20.14.	Figure 4.8 Cumulative Developments
20.15.	Chapter 5 Socio Economics
20.16.	Figure 5.1 Community Facilities
20.17.	Chapter 6 Ecology
20.18.	Chapter 7 Landscape and Visual
20.19.	Chapter 8 Soils and Agriculture
20.20.	Chapter 9 Cultural Heritage
20.21.	Figures 9.7 – 9.14 Small Views
20.22.	Chapter 10 Archaeology
20.23.	Chapter 11 Water Resources
20.24.	Chapter 12 Utilities
20.25.	Chapter 13 Transport and Accessibility
20.26.	Figure 13.1 Study Network
20.27.	Figure 13.2 Existing Walking and Cycling
20.28.	Figure 13.3 Pedestrian and Cycle
20.29.	Figure 13.4 Link Sensitivity Plan
20.30.	Chapter 14 Noise and Vibration
20.31.	Chapter 15 Air Quality
20.32.	Chapter 16 Summary of Effects and Mitigation
20.33.	ES Vol.1 Glossary of Terms
<b>CD21</b>	<b>Environmental Statement A3 Figures (Vol 2)</b>
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21.10.	Figure 7.3 Landscape Character and Designations
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21.12.	Figure 7.5 Historic Landscape and Features
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21.15.	Figure 7.7 Country Park Phasing Plan
21.16.	Figure 8.1 Agricultural land Classification
21.17.	Figure 9.1 Prehistoric and Roman Heritage Assets
21.18.	Figure 9.2 Medieval Heritage Asset
21.19.	Figure 9.3 post Medieval Heritage Assets
21.20.	Figure 9.4 Modern Heritage Asset
21.21.	Figure 9.5 Designated Heritage Assets and ZTV
21.22.	Figure 9.6 Selected Heritage Assets and ZTV
21.23.	Figures 9.15-9.20 Panorama Viewpoints.
<b>CD22</b>	<b>Environmental Statement Appendices (Vol 3)</b>
22.1.	ES Vol. 3 Cover Page
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22.3.	A1 Location Plan 1502300 OUTMAJ

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22.4.	A2 Location Plan 1600106 OUTMAJ
22.5.	B1 EIA Scoping Request
22.6.	B2 EIA Scoping Opinion (Redacted)
22.7.	B3 Summary of Public and Stakeholders response
22.8.	C1 Highwood Copse School Site Plans
22.9.	D1 Draft CEMP
22.10.	D2 Proposed Access Drawings
22.11.	F1 Ecological Appraisal
22.12.	F2 GCN Survey
22.13.	F3 Reptile Survey
22.14.	F4 Breeding Bird Survey
22.15.	F5 Barn Owl Letter
22.16.	F6 Nightjar Survey
22.17.	F7 Bat Roost Assessment
22.18.	F8 Bat Emergence Return Summary
22.19.	F9 Bat Activity Summary
22.20.	F10 Dormouse Survey
22.21.	F11 Badger Survey Letter (Redacted)
22.22.	F12 Terrestrial Invertebrate Survey
22.23.	F13 Aquatic Invertebrate Survey
22.24.	F14 White Clawed Crayfish Survey
22.25.	F15 Otter and Water Vole Survey
22.26.	F16 Fungi Survey
22.27.	F17 NVC Woodland Survey
22.28.	F18 Ecological Mitigation and Management Plan (Redacted)
22.29.	F19 Combined EMMP
22.30.	F20 Lighting Assessment
22.31.	F21 Biodiversity Net Gain Assessment
22.32.	F22 NVC Grassland Survey
22.33.	F23 NVC Arable Plants Survey
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