

Core Documents List –v.14

**Land South of Kingfield Road and East of Westfield Avenue, Westfield, Woking, GU22 9PF (APPEAL REF: APP/A3655/W/20/3265969 (APPEAL A))**

**Land South of Hoe Valley School and east of railway tracks, Egley Road, Woking, Surrey, GU22 0NH (APPEAL REF: APP/A3655/W/20/3265974 (APPEAL B))**

**Core Documents List – For Both Appeals**

**Last updated: 20/05/2021**

Ref Number	Document Title	Date Adopted/ Published/ Submitted	Author	Proof Document Referenced and any Relevant Paragraph
<b>CD1</b>	<b>Appeal Documents</b>			
1.1	Appeal Covering Letter / Appeal A	12/2020	Goldev	
1.2	Appeal Covering Letter / Appeal B	12/2020	Goldev	
1.3	Appeal Form / Appeal A	12/2020	Goldev	
1.4	Appeal Form / Appeal B	12/2020	Goldev	
1.5	Appeal Notice Letters / Appeal A & B	12/2020	Goldev	
1.6	Appellant Statement of Case / Appeal A	12/2020	Savills / Goldev	
1.7	Appellant Statement of Case / Appeal B	12/2020	Savills / Goldev	
1.8	LPA Statement of Case / Appeal A	03/2021	WBC / DMH Stallard LLP	
1.9	LPA Statement of Case / Appeal B	03/2021	WBC / DMH Stallard LLP	
1.10	SWAG Statement of Case / Appeal A	03/2021	SWAG	
1.11	Hoe Valley RA Statement of Case / Appeal A	03/2021	HVRA	
1.12	Appellant and LPA SOCG / Appeal A	TBC	Goldev / WBC	
1.13	Appellant and LPA SOCG / Appeal B	TBC	Goldev / WBC	
<b>CD2</b>	<b>Key consultation responses and representations on planning application/appeal</b>			
2.1	Fairoaks Airport Consultation Response / Appeal A	12/12/19	Fairoaks Airport	
2.2	Surrey CC SUDs Consultation Response / Appeal A	12/12/19	SCC	
2.3	Historic England Consultation Response / Appeal A	16/12/19	Historic England	
2.4	Surrey Police Consultation Response / Appeal A	17/12/19	Surrey Police	
2.5	Thames Water Consultation Response / Appeal A	31/12/19	Thames Water	
2.6	Sport England Consultation Response / Appeal A	26/03/20	Sport England	
2.7	Historic Buildings Consultation Response / Appeal A	13/01/20	WBC	
2.8	Planning Casework Unit Consultation Response / Appeal A	03/01/20	WBC	
2.9	Surrey Fire and Rescue Service Consultation Response / Appeal A	14/01/20	SFRS	
2.10	Natural England Consultation Response / Appeal A	23/03/20	Natural England	
2.11	National Rail Consultation Response / Appeal A	13/03/20	National Rail	
2.12	Environment Agency Consultation Response / Appeal A	16/01/20	Environment Agency	
2.13	Principal Tree Officer Consultation Response / Appeal A	21/01/20	WBC	
2.14	Spatial Planning and Minerals and Waste Team Consultation Response / Appeal A	23/01/20	SCC	
2.15	Archaeologist Consultation Response / Appeal A	28/01/20	SCC	

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2.16	Joint Waste Solutions Consultation Response / Appeal A	07/02/20	Joint Waste Solutions	
2.17	SCC Highways Consultation Response / Appeal A	07/04/20	SCC	
2.18	Surrey Wildlife Trust Consultation Response / Appeal A	19/02/20	Surrey Wildlife Trust	
2.19	Drainage and Flood Risk Engineer Consultation Response / Appeal A	01/05/20	WBC	
2.20	Contaminated Land Officer Consultation Response / Appeal B	17/12/20	WBC	
2.21	Principal Tree Officer Consultation Response / Appeal B	18/12/20	WBC	
2.22	Archaeologist Consultation Response / Appeal B	11/12/20	SCC	
2.23	Drainage and Flood Risk Engineer Consultation Response / Appeal B	01/05/20	SCC	
2.24	Environment Agency Consultation Response / Appeal B	03/01/02	Environment Agency	
2.25	Thames Water Consultation Response / Appeal B	23/12/19	Thames Water	
2.26	Historic Buildings Consultation Response / Appeal B	13/01/20	WBC	
2.27	Historic England Consultation Response / Appeal B	11/12/19	Historic England	
2.28	Joint Waste Solutions Consultation Response / Appeal B	07/02/19	Joint Waste Solutions	
2.29	Natural England Consultation Response / Appeal B	18/12/19	Natural England	
2.30	SCC Highways Consultation Response / Appeal B	25/03/20	SCC	
2.31	Surrey Wildlife Trust Consultation Response / Appeal B	14/02/20	Surrey Wildlife Trust	
<b>CD3</b>	<b>Decision Notice and Committee Report</b>			
3.1	Committee Report / Appeal A	15/06/20	WBC	
3.2	Committee Report Update / Appeal A	23/06/20	WBC	
3.3	Committee Report / Appeal B	15/06/20	WBC	
3.4	Decision Notice / Appeal A	02/07/20	WBC	
3.5	Decision Notice / Appeal B	02/07/20	WBC	
<b>CD4</b>	<b>Local Planning Policy and Guidance</b>			
	(i) Adopted Development Plan			
4.1	<p>Woking Core Strategy (2012) (relevant extracts)</p> <p>CS1 - A spatial strategy for Woking Borough            CS7 - Biodiversity and nature conservation            CS8 - Thames Basin Heaths Special Protection Areas            CS9 - Flooding and water management            CS10 - Housing provision and distribution            CS11 - Housing mix            CS12 - Affordable housing            CS15 - Sustainable economic development            CS16 - Infrastructure delivery            CS17 - Open space, green infrastructure, sport and recreation</p>	2012	WBC	

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	<p>CS18 - Transport and accessibility          CS19 - Social and community infrastructure          CS20 - Heritage and conservation          CS21 – Design          CS22 - Sustainable construction          CS23 - Renewable and low carbon energy generation          CS24 - Woking’s landscape and townscape          CS25 - Presumption in favour of sustainable development</p>			
4.2	<p>Development Management Policies Development Plan Document (2016) (Relevant Extracts)</p> <p>DM1 - Green infrastructure opportunities          DM2 - Trees and landscaping          DM3 - Facilities for outdoor sport and outdoor recreation          DM5 - Environmental pollution          DM6 - Air and water quality          DM7 - Noise and light pollution          DM8 - Land contamination and hazards          DM10 - Development on garden land          DM11 - Sub-divisions, specialist housing, conversions and loss of housing          DM15 - Shops outside designated centres          DM16 - Servicing development          DM17 - Public realm          DM19 - Shopfronts          DM20 - Heritage assets and their settings</p>	2016	WBC	
4.3	<p>South East Plan (2009) (Relevant Extracts)</p> <p>Saved Policy NRM6 – Thames Basin Heaths SPA</p>	2009	Secretary of State	
	(ii) Emerging Planning Documents			
4.4	<p>Site Allocations Development Plan Document (DPD) (2019) (Relevant Extracts)</p> <p>Main Modifications: Policy UA44 (renumbered UA42) - Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA</p>	07/19	WBC	

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	Main Modifications: Policy GB7 (Nursery Land adjacent to Egley Road)			
	(iii) Emerging Local Plan Representations			
4.5	Savills (on behalf of Goldev) representation to the Main Modifications Consultation of the Site Allocations DPD	12/2020	Savills/Goldev	
4.6	Savills (on behalf of Goldev) representation to the Regulation 19 Consultation of the Site Allocations DPD	12/2018	Savills/Goldev	
	(iv) Other Material Considerations			
4.7	NPPF (2019)	02/2019	MHCLG	
4.8	National Planning Practice Guidance (2019)	10/2019	MHCLG	
4.9	Woking Annual Monitoring Report (2018-19)	12/2020	WBC	
4.10	Woking Annual Monitoring Report (2019-20)	12/2019	WBC	
4.11	Woking Parking Standards SPD (2018)	04/2018	WBC	
4.12	Outlook, Amenity, Privacy and Daylight SPD (2008)	07/2008	WBC	
4.13	Design SPD (2015)	02/2015	WBC	
4.14	Woking Proposals Map (2016)	10/2016	WBC	
4.15	West Surrey Strategic Housing Market Assessment (2015)	09/2015	GL Hearn Ltd	
4.16	Documents associated with the examination of the Site Allocations DPD, including:  Sustainability Appraisal Report (2018) Habitats Regulation Assessment (2018) Woking Green Belt Review (2013)	10/2018 06/2018 07/10/2013	AECOM peter brett	Savills Planning Proof
4.17	Design Review Panel Report	11/2019	Design South East	LRW Architecture Proof Savills Planning Proof
4.18	Inspectors Report into the 2012 Core Strategy	19/12/2011	PINS	Savills Planning Proof
4.19	Inspector's Woking Site Allocations Development Plan Document Post-hearings Letter	07/02/2020	PINS	Savills Planning Proof
4.20	Parking Strategy: Surrey Transport Plan	01/2020	SCC	Savills Planning Proof
4.21	Vehicular and Cycle Parking Guidance	01/2018	SCC	Vectos Transport Proof
4.22	Site Layout Planning for Daylight and Sunlight 2011, A Guide to Good Practice	2011	Paul Littlefair	Point 2 Daylight Proof
4.23	Woking Parking Review: 2020	03/2021	SCC	Vectos Transport Proof
4.24	National Model Design Code	01/2021	MHCLG	
4.25	National Design Guide	01/2021	MHCLG	
<b>CD5</b>	<b>Relevant Appeals and Case Law</b>			
	(i) Relevant Case Law			

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5.1	R (Basildon District Council) v First Secretary of State [2004] JPL 942	2004		Savills Planning Proof
5.2	Hunston Properties Limited v (1) Secretary of State for Communities and Local Government and (2) St Albans City and District Council [2013] EWHC 2678	2013		Savills Planning Proof
5.3	R (Smech Properties Ltd) v Runnymede BC (Court of Appeal) [2016] EWCA Civ 42	2016		Savills Planning Proof
5.4	Brentwood BC v Secretary of State for the Environment and Gray [1996] 72 P. & C.R. 61	1996		Savills Planning Proof
5.5	Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin)	2018		Point 2 Daylight Proof
5.6	Lee Valley Regional Park Authority, R (on the application of) and Broxbourne BC v Britannia Nurseries [2015] EWHC 185 (Admin)	2015		Savills Planning Proof
5.7	Wychavon District Council v Secretary of State for Communities and Local Government and others: CA [2008] EWHC Civ 692	2008		Savills Planning Proof
5.8	Wildie, R (on the application of) v Wakefield Metropolitan District Council & Anor [2013] EWHC 2769 (Admin)	2013		Savills Planning Proof
5.9	R (Luton Borough Council) v Central Bedfordshire Council & Ors [2015] EWCA Civ 537	2015		Savills Planning Proof
	(ii) Relevant Appeals			
5.10	Land to the West of Burley in Wharfedale at Sun Lake and Ilkley Road (APP/W4705/V/18/3208020)	03/03/2021		Savills Planning Proof
5.11	Land at Perrybrook (APP/G1630/V/14/2229497)	31/03/2021		Savills Planning Proof
5.12	Land at London Road, Benfleet, Castle Point (APP/M1520/W/20/3246788)	06/08/2021		Savills Planning Proof
5.13	Land at Edgware Road, Church Street, Paddington Green and Newcastle Place (APP/X5990/E/03/1132470, APP/X5990/E/03/1132473, APP/X5990/E/03/1132475, APP/X5990/E/03/1132476)	10/10/2005		Point 2 Daylight Proof
<b>CD6</b>	<b>Documents Submitted During the Course of the Appeal/ Inquiry</b>			
6.1	R v Wrexham Borough Council ex parte Wall	2000		LPA Opening
6.2	Pot Pourri from a Surrey Garden by John Betjeman	N/A	John Betjeman	LPA Opening
6.3	Welcome to David Lloyd, Woking	N/A	David Lloyd	LPA Opening
6.4	Woking Character Study	10/2010	WBC	

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6.5	Demographic Profile of Woking Borough based on 2011 census	2011	WBC	
6.6	Woking Football Club Correspondence with Planning Inspectorate	N/A		
6.7	Further Statement From Mr Wayne Gold	14.05.2021	Wayne Gold	
6.8	Agreement for Lease	N/A		
6.9	Implementation Agreement	N/A		
6.10	Loan Facility Agreement	N/A		
6.11	Email Correspondence from David Lloyd – 14.05.2021	14.05.2021	David Lloyd	
6.12	Additional LRW Mark-Up of Existing South Stand (1)		LRW	
6.13	Additional LRW Mark-Up of Existing South Stand (2)		LRW	
6.14	Planning for Sport Guidance	2019	Sport England	
6.15	Fitness and Exercise Spaces	2008	Sport England	
6.16	Signed Planning Development Agreement	2021		
6.17	Note on Proposed Additional Conditions	18.05.2021		
6.18	Appeal A Proposed Conditions Schedule – UPDATED 18.05.2021	18.05.2021		
6.19	Appeal B Proposed Conditions Schedule – UPDATED 18.05.2021	18.05.2021		
6.20	Mr Southwell On-Street Parking Demand Assessment	19.05.2021	Vectos	
6.21	Architectural and Landscape Information in response to DSE Comments 2.4 and 2.5 of the Design Review Panel	19.05.2021	LRW	
6.22	North Wiltshire District Council v Secretary of State for the Environment and Clover	1993		
6.23	Appellant correspondence with Woking Football Club			
6.24	Mr Lewis Transport Response Note	19.05.2021	Motion	