

Sandleford Appeal APP/W0340/W/20/3265460
LIST OF INQUIRY DOCUMENTS

Reference	Document Details	Date Submitted
ID1	Appellants' Opening Statement	5/5/21
ID2	Rule 6 – SNTS Opening Statement	5/5/21
ID3	Rule 6 – NTC Opening Statement	5/5/21
ID4	Rule 6 – GPC Opening Statement	5/5/21
ID5	WBC Opening Statement	5/5/21
ID6	Sandleford Concept Plan – Appendix C of the West Berkshire Core Strategy (2006-2026)	4/5/21 by email (appellants)
ID7	Appeal Decision (ref: APP/V2255/W/19/3233606) Land at South-West Sittingbourne/Wises Lane, Sittingbourne Application Ref: 17/505711/HYBRID	4/5/21 by email (appellants & WBC)
ID8	Amended West Berkshire Annual Monitoring Report 2020 (AMR) published 5 May 2021	5/5/21 by email (WBC)
ID9	Letter from Donnington New Homes (DNH) dated 4 th May 2021	5/5/21 by email (PINS)
ID10	Letter from Newbury Rugby Club dated 4 th May 2021	5/5/21 by email (Appellant)
ID11	Highways and Transport SoCG v7	5/5/21 by email (Appellant)
ID12	Highways and Transport SoCG Appendices v7	5/5/21 by email (Appellant)
ID13	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) Statement	5/5/21 by email (PINS)

ID14	Correspondence from Newbury Rugby Club (David Jones) to SNTS (Peter Norman)	6/5/21 by email (SNTS)
ID15	Berkshire Gardens Trust Statement (Bettina Kirkham)	7/5/21 by email (PINS)
ID16	Apparent Incursion into 15m Buffer Zones Plan	10/5/21 by email (WBC)
ID17	Veteran Tree Locations Plan	10/5/21 by email (WBC)
ID18	Existing Hedge Linkage Plan	10/5/21 by email (WBC)
ID19	Proposed Hedge Linkage Plan	7/5/21 by email (WBC)
ID20	Park House School Expansion Land Statement of Common Ground with Sports Pitch Plan (drawing number BG-SP-001)	10/5/21 by email (Appellant)
ID21	Drainage Statement of Common Ground	10/5/21 by email (Appellant)
ID22	Appellants' response to Drainage Statement of Common Ground	10/5/21 by email (Appellant)
ID23	The Biodiversity Metric 2.0 – User Guide (Natural England, 2019)	11/5/21 by email (WBC)
ID24	Arboriculture Statement of Common Ground	10/5/21 by email (submitted 18:20) (Appellant)
ID25	Appellants' Additional Conditions	10/5/21 by email (Appellant)
ID26	Errata sheet for Andrew Giles (Trees) Rebuttal to Appellants' proof of Evidence	11/5/21 by email (WBC)
ID27	Impacts on Ancient Woodlands and Veteran Trees within the Appellants' CEZ	11/5/21 by email (WBC)
ID28	Circular 06/2005 Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System	11/5/21 by email (WBC)
ID29	CIEEM Advice Note On the Lifespan of Ecological Reports and Surveys (2019)	11/5/21 by email (WBC)

ID30	Veteran Trees – A Guide to Risk and Responsibility	12/5/21 by email (WBC)
ID31	Illustrative representation of woodland edge, canopy edge, root protection area and ancient woodland buffer zone	12/5/21 by email (Appellant)
ID32	Appellants' Proposed Affordable Housing Statement of Common Ground	12/5/21 by email (WBC)
ID33	Council's Comments on Appellants' Proposed Affordable Housing Statement of Common Ground	12/5/21 by email (WBC)
ID34	18/02485/OUTMAJ Land North Of Dauntless Road and South Of Pondhouse Farm – Decision Notice	12/5/21 by email (Appellant)
ID35	18/02485/OUTMAJ Land North Of Dauntless Road and South Of Pondhouse Farm – Committee Report	12/5/21 by email (Appellant)
ID36	18/02485/OUTMAJ Land North Of Dauntless Road and South Of Pondhouse Farm – Masterplan (drawing number 6027B/03C)	12/5/21 by email (Appellant)
ID37	Appellants' Green Infrastructure Parameter Plan (14.273 PP03 Rev G1) with buffer measurements	13/5/21 by email (WBC)
ID38	18/02485/OUTMAJ Natural England response 2/10/19	13/5/21 by email (WBC)
ID39	18/02485/OUTMAJ Tree Officer response 9/9/19	13/5/21 by email (WBC)
ID40	WBC Adult Social Care Market Position Statement 2020-2023 (Front Cover and Pages 15-19)	13/5/21 by email (Appellant)
ID41	Email exchange between Appellant and Council (13/14 May 2021) regarding Areas of Dispute in Affordable Housing SoCG	14/5/21 by email (WBC)
ID42	Evidence in Chief Presentation – Andrew Williams	13/5/21 by email (Appellant)
ID43	Draft Suggested Conditions LPA and Appellants v8 17.05.21	17/5/21 by email (Appellant)
ID44	Email from Louise Medland (BBOWT) 13/5/21 re: Purple Moor Grass and LWS	17/5/21 by email (WBC)
ID45	Email from Nicholas White (Natural England) 4/5/21 re: BNG and Ancient Woodland	18/5/21 by email (WBC)

ID46	Additional Information on Primary Education Infrastructure	17/5/21 by email (WBC)
ID47	Appellants' Clarification Note for Inquiry – Air Quality (APP/25A)	18/5/21 by email (Appellant)
ID48	Appellants' Clarification Note for Inquiry – Footpaths	18/5/21 by email (Appellant)
ID49	Addendum to Julian Cooper's Evidence (Landscape)	19/5/21 by email (Appellant)
ID50	Appellants' Note for Inquiry – Biodiversity Net Gain	20/5/21 by email (Appellant)
ID51	Appellants' Revised Biodiversity Net Gain Assessment v.3	20/5/21 by email (Appellant)
ID52	Appellants' Construction Method Statement May 2021 with Appendices	20/5/21 by email (Appellant)
ID53	WBC Response to Note for Inquiry– Biodiversity Net Gain and Revised BNG Assessment (v.3)	20/5/21 by email (WBC)
ID54	WBC Note for Inquiry - North East Thatcham Site Allocation	20/5/21 by email (WBC)
ID55	The England Trees Action Plan 2021-2024	20/5/21 by email (Rule 6 - SNTS)
ID56	Final Affordable Housing Statement of Common Ground	20/5/21 by email (Appellant)
ID57	Local Highway Authority response to application 20/03041/FUL	21/5/21 by email (WBC)
ID58	WBC Note for Inquiry – Purple Moor Grass and Rush Pastures HPI	24/5/21 by email (WBC)
ID59	Draft Suggested Conditions LPA and Appellants v10 24.05.21	24/5/21 by email (WBC)
ID60	Extract of Delegated report for application 16/03309/OUTMAJ	24/5/21 by email (Appellant)
ID61	Appellants' Note for Inquiry – Valley Crossing Construction Corridor	25/5/21 by email (Appellant)

ID62	Appellants' Note for Inquiry – Purple Moor Grass and Rush Pastures HPI	24/5/21 by email (Appellant)
ID63	Rule 6 Comments in respect of Planning Conditions and Unilateral Undertaking – Cllr. Dr. Tony Vickers	25/5/21 by email (Rule 6 – NTC/GPC)
ID64	The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 No. 757	25/5/21 by email (Rule 6 – NTC/GPC)
ID65	Community Sport Provision	25/5/21 by email (Rule 6 - SNTS)
ID66	Draft Section 106 Unilateral Undertaking Summary 25.5.21	25/5/21 by email (Appellant)
ID67	Draft Section 106 Unilateral Undertaking 25.5.21	25/5/21 by email (Appellant)
ID68	Draft Section 106 Unilateral Undertaking 25.5.21 – Appendices	25/5/21 by email (Appellant)
ID69	2 nd Addendum to Julian Cooper's Evidence (Landscape)	25/5/21 by email (Appellant)
ID70	WBC response to 2 nd Addendum to Julian Cooper's Evidence (Landscape)	25/5/21 by email (WBC)
ID71	BBOWT's case for S106 direct mitigation for impact of Sandleford Park development	26/5/21 by email (BBOWT)
ID72	Draft Section 106 Unilateral Undertaking 25.5.21 with Council comments	26/5/21 by email (WBC)
ID73	Draft Section 106 Unilateral Undertaking 25.5.21 – Appendix 10 with Council comments	26/5/21 by email (WBC)
ID74	WBC response to Appellant's Note for Inquiry – Valley Crossing Construction Corridor	26/5/21 by email (WBC)
ID75	Reference point on Question to Mr Jones – Email from Peter Norman	26/5/21 by email (Rule 6 - SNTS)
ID76	Note on pre-commencement conditions for outline applications	27/5/21 by email (WBC)
ID77	Note on CIL Governance Statement	28/5/21 by email (WBC)

ID78	Rule 6 Closing Statement - Tony Vickers (GPC)	28/5/21 by email (Rule 6 – NTC/GPC)
ID79	Rule 6 Closing Statement - Roger Hunneman (NTC)	28/5/21 by email (Rule 6 – NTC/GPC)
ID80	Rule 6 Closing Statement - Peter Norman (SNTS)	28/5/21 by email (Rule 6 – SNTS)
ID81	WBC Closing Statement	28/5/21 by email (WBC)
ID82	Appellants' Closing Statement	28/5/21 by email (Appellants)