

Site: Land South of Barrow Green Road, Oxted
Appellant: Croudace Homes Ltd
PINS Ref: APP/M3645/W/25/3372747
LPA Ref: 2025/245

CORE DOCUMENTS LIST

27th January 2026

CD1	Planning Application Docs
CD1.1.	Planning Application Form and Certificates
CD1.2.	CIL Form
CD1.3.	Supporting Planning and Affordable Housing Statement (Woolf Bond)
CD1.4.	Covering letter (Woolf Bond)
CD1.5.	Validation Checklist
CD1.6.A	Design and Access Statement (Omega Architects) PART 1
CD1.6.B	Design and Access Statement (Omega Architects) PART 2
CD1.6.C	Design and Access Statement (Omega Architects) PART 3
CD1.7.	Design Commitment Statement (Omega Architects)
CD1.8.	Site Location Plan No. 3192-A-1000-PL-A
CD1.9.	Illustrative Masterplan No. 3129-C-1005-PL-B
CD1.10.	Illustrative Masterplan in Context No. 3192-C-1006-PL-B
CD1.11.	Land Use Parameters Plan No. 3129-A-1200-PL-C
CD1.12.	Illustrative Landscape Strategy Plan No. CSA/6514/100 Rev A
CD1.13.	Site Access Barrow Green Road No. 107491-PEF-XX-XX-D-H-0300 Rev P01
CD1.14.	Site Access Wheler Avenue No. 107491-PEF-XX-XX-DR-H-0200 Rev P02
CD1.15.	Untitled Drawing No. 107491-PEF-XX-XX-D-H-1000 Rev P01
CD1.16.	Older Persons Needs Assessment (Tetlow King)
CD1.17.	Statutory Biodiversity Net Gain Metric Tool
CD1.18.	Energy Strategy (Energist)
CD1.19.	Statement of Community Involvement (Fairthorn)
CD1.20.	Hydrological Sequential Test (RPS)
CD1.21.	Framework Travel Plan (Pell Frishmann)
CD1.22.	Environmental Statement Volume 1 (Temple)
CD1.22.A	Environmental Statement Volume 2 – Chapter 1: Introduction (Temple)
CD1.22.B	Environmental Statement Volume 2 – Chapter 2: The Site (Temple)
CD1.22.C	Environmental Statement Volume 2 – Chapter 3: EIA Methodology (Temple)
CD1.22.D	Environmental Statement Volume 2 – Chapter 4: Alternatives Considered and Design Evolution (Temple)
CD1.22.E	Environmental Statement Volume 2 – Chapter 5: The Proposed Development and Construction Overview (Temple)
CD1.22.F	Environmental Statement Volume 2 – Chapter 6: Socio-Economics (Temple)
CD1.22.G	Environmental Statement Volume 2 – Chapter 7: Air Quality (Temple)
CD1.22.H	Environmental Statement Volume 2 – Chapter 8: Noise & Vibration (Temple)
CD1.22.I	Environmental Statement Volume 2 – Chapter 9: Traffic & Transport (Temple)
CD1.22.J	Environmental Statement Volume 2 – Chapter 10: Ecology (Temple)
CD1.22.K	Environmental Statement Volume 2 – Chapter 11: Heritage (Temple)

CD1.22.L	Environmental Statement Volume 2 – Chapter 12: Landscape & Visual Impact (Temple)
CD1.22.M	Environmental Statement Volume 2 – Chapter 13: Effect interactions (Temple)
CD1.22.N	Environmental Statement Volume 2 – Chapter 14: Residual Effects & Conclusions (Temple)
CD1.22.O	Environmental Statement Volume 3 – Appendix A1: Scoping Report (Temple)
CD1.22.P	Environmental Statement Volume 3 – Appendix A2: Scoping Opinion (Tandridge District Council)
CD1.22.Q	Environmental Statement Volume 3 – Appendix A3: Glossary of Terms (Temple)
CD1.22.R	Environmental Statement Volume 3 – Appendix B1: Archaeological Desk Based Assessment (RPS)
CD1.22.S	Environmental Statement Volume 3 – Appendix B2: Phase 1 Land Quality Desk Study (Yellow Sub Geo)
CD1.22.T	Environmental Statement Volume 3 – Appendix B3: Arboricultural Impact Assessment & Method Statement (Baryton Hyett)
CD1.22.U	Environmental Statement Volume 3 – Appendix B4: Flood Risk Assessment and Drainage Strategy (Motion)
CD1.22.V&W	Environmental Statement Volume 3 – Appendix C1: Construction Phase Assessment & Appendix C2: Detailed Dispersion Modelling Assessment Method (Temple)
CD1.22.X&Y	Environmental Statement Volume 3 – Appendix D1: Noise Survey & Appendix D2: Assumptions and Limitations of Noise Calculations (Temple)
CD1.22.Z	Environmental Statement Volume 3 – Appendix E1: Transport Assessment (Pell Frishmann)
CD1.22.AA	Environmental Statement Volume 3 – Appendix F1: Preliminary Ecological Appraisal (The Ecology Partnership)
CD1.22.AB	Environmental Statement Volume 3 – Appendix F2: Bat Activity Report (The Ecology Partnership)
CD1.22.AC	Environmental Statement Volume 3 – Appendix F3: Dormouse Report (The Ecology Partnership)
CD1.22.AD	Environmental Statement Volume 3 – Appendix F4: Reptile Report (The Ecology Partnership)
CD1.22.AE	Environmental Statement Volume 3 – Appendix F5: BNG Feasibility Assessment (The Ecology Partnership)
CD1.22.AF	Environmental Statement Volume 3 – Appendix G1: Heritage Impact Assessment (RPS)
CD1.22.AG	Environmental Statement Volume 3 – Appendix H1: Supporting Figures (Bryant Landscape Planning)
CD1.22.AH	Environmental Statement Volume 3 – Appendix H2: Winter Baseline Photography (Bryant Landscape Planning)
CD1.22.AI	Environmental Statement Volume 3 – Appendix H3: Accurate Visualisations of the Proposed Development (Snapshot Visuals)
CD1.22.AJ	Environmental Statement Volume 3 – Appendix H4: Accurate Visualisations Methodology (Snapshot Visuals)
CD1.22.AK	Environmental Statement Volume 3 – Annex H1: Extract of Surrey landscape Character Assessment: Landscape Character Area Greensand Valley; Sub-Area GV4 (Tandridge District Council)

- CD1.22.AL Environmental Statement Volume 3 – Annex H2: Extract of Surrey Hills Area of Outstanding Natural Beauty (AONB) Landscape Assessment: LCA The North Downs Scarp and Holmesdale (Surrey County Council)
- CD1.22.AM Environmental Statement Volume 3 – Annex H3: Extract of Tandridge Landscape Capacity and Sensitivity Study: Site OXT007 (Tandridge District Council)
- CD1.22.AN Environmental Statement Volume 3 – Annex H4: ZTV of cumulative scheme ‘Oxted Quarry, Chalkpit Lane’ (LUC)
- CD1.22.AO Environmental Statement Volume 3 – Annex H5: Accurate Visualisations of cumulative scheme ‘Oxted Quarry, Chalkpit Lane’ (LUC)
- CD.1.23 Agreed Schedule of Appeal Plans

CD2 Documents Submitted During the Application

- CD2.1. Design & Access Statement (February 2025) (Omega)
- CD2.2. Arboricultural Impact Assessment Rev A (Baryton Hyett Associates)
- CD2.3. Land Use Parameter Plan No. 3129-A-1200-PL-D
- CD2.4. Access Parameters Plan No. 3129-A-1201-PL-B
- CD2.5. Building Heights Parameters Plan No. 3129-A-1202-PL-B
- CD2.6. Green Infrastructure Parameter Plan No. 3129-A-1203-PL-B
- CD2.7. Agricultural Land Classification & Considerations (Kernon)
- CD2.8. Design Commitment Statement (July 2025) (Omega)
- CD2.9. New Connections Services Charging Arrangements 2025-26 (Southern Water)
- CD2.10. Foul Capacity Letter to Chris Gray 02/12/2024 (Southern Water)
- CD2.11. Illustrative Landscape Strategy Plan No. CSA/6514/100 Rev B
- CD2.12. Arboricultural Impact Assessment Rev B (Baryton Hyett Associates)
- CD2.13. Technical Note 2: Resolving LLFA Objection to Tandridge District Council Planning Application Number 2025/245 (Motion)
- CD2.14. Appeal technical Note 3: Flood Risk Assessment & Surface Water Drainage Strategy (Motion)
- CD2.15. Letter from Southern Water Dated 31/10/2025
- CD2.16. Policy Statement: Network Capacity Modelling (Southern Water)
- CD2.17. Policy Statement: Alternative Sewerage Discharge Arrangements (Southern Water)
- CD2.18. Covering Letter Dated 25/07/2025 (Woolf Bond)

CD3 Delegated Report, Consultation Responses and Decision Notice

- CD3.1 Officers Delegated Report

Consultation Responses

- CD3.2A SCC Historic Building Officer
- CD3.2B Natural England Response
- CD3.2C Surrey Police
- CD3.2D County Highway Authority
- CD3.2E Surrey Hills National Landscape Management Board
- CD3.2F Limpsfield Parish Council
- CD3.2G Active Travel England
- CD3.2H Network Rail
- CD3.2I Environment Agency
- CD3.2J Lead Local Flood Authority
- CD3.2K Surrey County Council Rights of Way
- CD3.2L Surrey Wildlife Trust

CD3.2M	Rowellian Environmental Consulting Ltd
CD3.2N	Historic England Advice
CD3.2O	Sussex Police
CD3.2P	Environment Agency
CD3.3	Decision Notice

CD4 The Development Plan & Other Policy Documents

Development Plan

CD4.1.	Tandridge Core Strategy (2008)
CD4.2.	Tandridge Local Plan Part 2: Detailed Policies (2014)

Guidance & Evidence Base

CD4.3.	Tandridge Trees and Softy Landscaping SPD (2012)
CD4.4.	Tandridge parking Standards SPD (2012)
CD4.5.	Surrey Hills National Landscape Management Plan. Republication Text (2025-2030)
CD4.5.A	Surrey Hills National Landscape Management Plan (2025-2030)
CD4.6.	Surrey Hills AONB Environmental Design Guidance
CD4.7.	Surrey Design Guide
CD4.8.	Tandridge Corporate Plan 2024 to 2028
CD4.9.	Tandridge Housing Strategy 2019-2023
CD4.10.	Tandridge Homelessness Prevention and Rough Sleeping Strategy 2019-2023 extended to 2025)
CD4.11.	East Surrey Strategic Housing Market Assessment (April 2008)
CD4.12.	TDC Affordable Housing Needs Assessment Technical Paper (September 2015)
CD4.13.	TDC Affordable Housing Needs Assessment Updated Technical Paper (June 2018)
CD4.14.	TDC Authority Monitoring Report 2023/24 (May 2024)
CD4.15.	Tandridge District Council Interim Policy Statement for Housing Delivery (IPSHD) (2022)
CD4.16.	Inspector's Report on the Examination of the Core Strategy (2008)
CD4.17.A	Green Belt Assessment Part 1 (December 2015)
CD4.17.B	Extract from Green Belt Assessment Part 1 Appendix D (December 2015)
CD4.17.C	Green Belt Assessment Part 2 (October 2016)
CD4.17.D	Green Belt Assessment Part 2: Appendix 1 (October 2016)
CD4.17.E	Green Belt Assessment Part 3 (June 2018)
CD4.17.F	Extract from Green Belt Assessment Part 3 Appendix 1 (June 2018)
CD4.18.A	Settlement Hierarchy 2015
CD4.18.B	Settlement Hierarchy Addendum 2018
CD4.19.A	Urban Capacity Study (2017)
CD4.19.B	Brownfield Register (2018)
CD4.20.	Housing Need Evidence Base Documents [Not Used]
CD4.21.	Housing and Economic Land Availability Assessment
CD4.22.	Inspector's Report in connection with 'Our Local Plan 2033' dated February 2024
CD4.23.	TDC Housing Delivery Action Plan (June 2025)
CD4.24.	TDC Local Plan Withdrawal Statement (April 2024)
CD4.25.	TDC Local Development Scheme (June 2024)
CD4.26.	TDC Local Development Scheme (February 2025)
CD4.27.	Local Plan Consultation 15 January 2026

CD4.28. Supplement to Planning Policy Planning Policy Committee

The South East Plan

CD4.29. Pages from the South East Plan (2009): Sections 1-3

CD4.30. Pages from the South East Plan (2009): Sections 4-15

CD4.31. Tandridge Regulation 18 Draft Local Plan

CD5 National Policy and Guidance

CD5.1. National Planning Policy Framework (2024)

CD5.2. PPG – Flood Risk and Coastal Change

CD5.3. The SuDS Manual (C753) - December 2015 – CIRIA

CD5.4. National Planning Policy Framework: Draft Text for Consultation (December 2025)

CD6 Appellant's Inquiry Evidence

Statements of Case

CD6.1. Appellant's Statement of Case (Woolf Bond)

Proofs of Evidence

CD6.2. Planning Proof of Evidence (Woolf Bond Planning)

CD6.3. Affordable Housing Proof of Evidence (Tetlow King)

CD6.4A Drainage Summary Proof of Evidence (Motion)

CD6.4B Drainage Proof of Evidence (Motion)

CD6.5 Highways Proof of Evidence (NEO Transport Planning)

CD6.6 Ecology Proof of Evidence (The Ecology Partnership)

CD6.7.A Heritage Summary Proof of Evidence (TCMS)

CD6.7.B Heritage Proof of Evidence (TCMS)

CD6.7.C Heritage Proof of Evidence Appendices (TCMS)

CD6.8.A Hydrology Summary Proof of Evidence (Ardent)

CD6.8.B Hydrology Proof of Evidence (Ardent)

CD6.9.A Older Persons Housing Proof of Evidence (Tetlow King)

CD6.9.B Older Persons Housing Proof of Evidence Appendices (Tetlow King)

CD6.10.A Landscape Proof of Evidence Volume 1: Text (Bryant Landscape Planning)

CD6.10.B Landscape Proof of Evidence Volume 2: Appendices EB1-EB7 (Bryant Landscape Planning)

CD6.10.C Landscape Proof of Evidence Volume 3: Appendix EB8 (Bryant Landscape Planning)

CD6.11 Rebuttal to Planning Proof of Evidence (Woolf Bond Planning)

CD6.11.A Land Use Parameter Plan Ref 3129-A-1200-PL-E

CD6.12 Rebuttal to Drainage Proof of Evidence (Motion)

CD6.13 Rebuttal to Hydrology Proof of Evidence (Ardent)

CD6.14 Rebuttal to Landscape Proof of Evidence (Bryant Landscape Planning)

CD7 LPA's Inquiry Evidence

CD7.1. Council's Statement of Case

CD7.2. TDC Interim Five-Year Housing Land Supply Statement (Oct 2025)

CD7.3. TDC Local Development Scheme (Jun 2024)

CD7.4. Planning Policy Committee Agenda, Item 5

CD7.5. Planning Proof of Evidence

- CD7.6. Hydrology Proof of Evidence
- CD7.7. Landscape Proof of Evidence
- CD7.8. Ecology and Nature Conservation Proof of Evidence
- CD7.9. Heritage Proof of Evidence
- CD7.10. Rebuttal to Planning Proof of Evidence
- CD7.11. Rebuttal to Hydrology Proof of Evidence
- CD7.12. Rebuttal to Heritage Proof of Evidence

CD8 Rule 6 Party Documents & Evidence

- CD8.1 Rule 6 Statement of Case
- CD8.1A Rule 6 Statement of Case - Appendix 1
- CD8.1B Rule 6 Statement of Case - Appendix 2
- CD8.1C Rule 6 Statement of Case - Appendix 3
- CD8.1D Rule 6 Statement of Case - Appendix 4
- CD8.2 Velocity Transport Planning Report
- CD8.3 Natural England Surrey Hills Draft Order Map 12 Godstone Hills
- CD8.4 Natural England Surrey Hills Appendix 16 Godstone Hills Analysis Table
- CD8.5 Proof of evidence for Nicholas Sumner
- CD8.6 Natural England Surrey Hills Consultation Analysis Main Report June 2025
- CD8.7 Natural England Surrey Hills Final Natural Beauty Assessment September 2025
- CD8.8 Natural England response to TDC August 2025
- CD8.9 Defra Guidance December 2024
- CD8.10 Extracts from Landscape Institute Guidelines (GLVIA3)
- CD8.11 Landscape Institute LITGN-2024-01 Notes and Clarifications
- CD8.12 Surrey Hills Natural Beauty Assessment June 2023
- CD8.13 Landscape Proof of Evidence (Louise Hooper)
- CD8.14 Landscape Proof of Evidence (Louise Hooper) - Appendix 1
- CD8.15 Landscape Proof of Evidence (Louise Hooper) - Appendix 2
- CD8.16 Landscape Proof of Evidence (Louise Hooper) - Appendix 3
- CD8.17 Proof of evidence of Tony Pearson
- CD8.18 Proof of evidence of Jackie Wren

CD9 Relevant Appeal Decisions

- CD9.1. Land at Chichele Road, Oxted, RH8 0NZ (PINS Ref: APP/M3645/W/24/3345915)
- CD9.2. Land at The Old Cottage, Station Road, Lingfield RH7 6PG (PINS Ref: APP/M3645/W/23/3319149)
- CD9.3. Land at Sondes Place Farm, Westcott Road, Dorking RH4 3EF (PINS Ref: APP/C3620/W/23/3324631)
- CD9.4. Land At Site of Former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham B31 5LP (PINS Ref: APP/P4605/W/18/3192918)
- CD9.5. Land at the corner of Oving Road and A27, Chichester PO20 2AG (PINS Ref: APP/L3815/W/16/3165228)
- CD9.6. Oxford Brooks university, Wheatley Campus, College Close, Wheatley, Oxford, OX33 1HX (PINS Ref: APP/Q3115/W/19/3230827)
- CD9.7. Land at Franklands Drive, Addlestone, Surrey (PINS Ref: APP/Q3630/A/05/1198326)
- CD9.8. Land at Filands Road/Jenner Lane, Malmesbury SN16 9HZ (PINS Refs: APP/Y3940/W/21/3278256, APP/Y3940/W/21/3282365)

- CD9.9. Land to the west of Langton Road, Norton (PINS Refs: APP/Y2736/W/15/3136237, APP/Y2736/W/15/3136233)
- CD9.10. Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold GU8 4NB (PINS Ref: APP/R3650/W/23/3332590)
- CD9.11. Land at Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire (PINS Ref: APP/W0340/A/14/2228089)
- CD9.12. Agricultural land to both the north and south of Mans Hill, Burghfield Common, Reading, Berkshire (PINS Ref: APP/W0340/A/14/2226342)
- CD9.13. Land to the East of Highgate Hill and South of Cophthall Avenue, Hawkhurst, Kent, TR18 4LR (PINS Ref: APP/M2270/W/21/3282908)
- CD9.14. Land West of Chapel Road, Smallfield, Surrey, RH6 9JH (PINS Ref: APP/M3645/W/24/3355743)
- CD9.15. The Grasshopper Inn, Westerham Road, Westerham, Surrey TN16 2EU (PINS Ref: APP/M3645/W/25/3359711)
- CD9.16. Land East of Turners Hill Road, Fellbridge, Crawley, RH10 4HH (PINS Ref: APP/D3830/W/21/3281350)
- CD9.17. Royal Cambridge Home, 82-84 Hurst Road, East Molesey KT8 9AH (PINS ref: APP/K3605/W/20/3257109)
- CD9.18. Copythorne Road, Brixham (PINS ref APP/X1165/W/24/3354507)
- CD9.19. Land adjacent to Turnden, Hartley Rd, Cranbrook (PINS ref APP/M2270/W/21/3273015)
- CD9.20. Land at Oakley Farm, Cheltenham (PINS ref APP/B1605/W/21/3273053)
- CD9.21. Land to the east of Highgate Hill and south of Cophthall Ave, Hawkhurst (PINS ref APP/M2270/W/21/3282908)
- CD9.22. Land west of Leighton Buzzard Rd, Hemel Hempstead (PINS ref APP/A1910/W/24/3345435)
- CD9.23. Land north of Ward's Drove, Blandford St Mary (PINS ref APP/D1265/W/24/3351896)
- CD9.24. Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold (PINS ref APP/R3650/W/23/3332590)
- CD9.25. Land at Sondes Place Farm, Westcott Road, Dorking (PINS ref APP/C3620/W/23/3324631)
- CD9.26. Land north of Highgrove Farm, Main Rd, Bosham (PINS ref APP/L3815/W/23/3322020).
- CD9.27. Land off Coate Rd, Devizes (PINS ref APP/Y3940/W/22/3312268)
- CD9.28. Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham (PINS ref: APP/X0415/W/22/3303868)
- CD9.29. Land off Aviation Lane, Burton-upon-Trent (PINS Ref: APP/B3410/W/20/3245077)
- CD9.30. Bullens Green Lane, Colney Heath (PINS Ref: APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926)
- CD9.31. Land South of Shenley Road, Radlett (PINS Ref: APP/N1920/W/23/3320599)
- CD9.32. Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire (PINS Ref: APP/N1920/W/23/3329947)
- CD9.33. Land West of Limpsfield Road, Warlingham CR6 9RD (PINS Ref: APP/M3645/W/22/3309334)
- CD9.34. Land at Grove End, Bagshot (PINS Ref: APP/D3640/W/24/3347530)
- CD9.35. Land at Little Bushey Lane, Bushey (PINS Ref: APP/N1920/W/23/3314268)

- CD9.36. Land at Witney Road, Ducklington, Oxfordshire (PINS Ref: APP/D3125/W/22/3297487)
- CD9.37. Land at Maitland Lodge, Southend Road, Billericay CM11 2PT (PINS Ref: APP/V1505/W/22/3296116)

CD10 Statements of Common Ground

- CD10.1. Planning Statement of Common Ground
- CD10.2. Five Year Housing Land Supply Statement of Common Ground
- CD10.3. Highways Statement of Common Ground
- CD10.4. Heritage Statement of Common Ground

CD11 Written Ministerial Statements

- CD11.1. "Building the Homes We Need" Written Ministerial Statement (30 July 2024)
- CD11.2. "Building the Homes We Need" Written Ministerial Statement (13 December 2024)
- CD11.3. "Further Support for Social and Affordable Housebuilding and Next Steps on Supported Housing" Written Ministerial Statement (12 February 2025)
- CD11.4. Written Ministerial Statement November 2024
- CD11.5. The MHCLG's Press Release: Housebuilding around train stations will be given a default 'yes' (18 Nov 2025)
- CD11.6. "Planning Reform: Next Phase" Written ministerial Statement (16 December 2025)

CD12 Affordable Housing

- CD12.1. Children's Commissioner Report "Bleak Houses: Tackling the Crisis of Family Homelessness in England" (August 2019)
- CD12.2. Shelter "Denied the Right to a Safe Home – Exposing the Housing Emergency" (May 2021)
- CD12.3. Shelter "Unlocking Social Housing: How to fix the rules that are holding back building" (April 2022)
- CD12.4. Shelter "Briefing: Cost of Living Crisis and the Housing Emergency" (September 2022)

CD13 Heritage Documents

- CD13.1. ~~Draft Heritage Impact Assessment (TCMS) [Not Used]~~
- CD13.2. Church of St Mary the Virgin Historic England Listing Ref. 1189608
- CD13.3. Court Farm House Historic England Listing Ref. 1029739
- CD13.4. GPA2: Managing Significance in Decision Taking in the Historic Environment
- CD13.5. GPA3: The Setting of Heritage Assets (Historic England)
- CD13.6. Extensive Urban Survey of Surrey (June 2003)

CD14 Highways Documents

- CD14.1. TA Scoping Report D01
- CD14.2. Technical Note: Trip Distribution and Assignment' 6th November 2024 (Pell Frishmann)
- CD14.3. Guidelines for Providing for Journeys on Foot (IHT) (2000)

- CD15 Landscape Documents**
- CD15.1. Surrey Landscape Character Assessment (SLCA)
 - CD15.2. 2016 Tandridge Landscape Capacity and Sensitivity Study
 - CD15.3. TGN 02/21 Assessing undesignated landscapes (Landscape Institute guidance)
 - CD15.4. The Surrey Hills Landscape Character Assessment
 - CD15.5. Surrey Hills Boundary Review project: Appendix 1 Detailed Analysis of Method and Approach Responses
 - CD15.6. Surrey Hills Boundary Review project: Appendix 2 Detailed Analysis of Desirability Responses
 - CD15.7. Surrey Hills Boundary Review project: Appendix 16 Godstone Hills Analysis
 - CD15.8. Landscape Institute technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations
 - CD15.9. Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute)

- CD16 Older Persons Accommodation**
- CD16.1. Older Persons Housing Taskforce Report (November 2024)
 - CD16.2. Planning guidance for accommodation with care for older people (October 2025)
 - CD16.3. Planning profile for accommodation with care for older people (October 2025)

- CD.17 Drainage Documents**
- CD17.1. Ardent Hydraulic Modelling Report 1 (December 2024)
 - CD17.2. Ardent hydraulic Modelling Report 2 (October 2025)
 - CD17.3. Ardent Hydraulic Modelling Report 3 (October 2025)
 - CD17.4. Environment Agency: Flood Estimation Guidelines (September 2025)

- CD18 Ecology Documents**
- CD18.1. Ecology Technical Report (October 2025) (Ecology Partnership)
 - CD18.2. Ecology Technical Note: Ancient Woodand (October 2025) (Ecology Partnership)
 - CD18.3. The Statutory Biodiversity Metric: User Guide (July 2025) (DEFRA)
 - CD18.4. A Guide to Moniring Water Levels and Flows at Wetland Sites
 - CD18.5. Eco-hydrological guidelines for wet woodland - Phase I

- CD19 Court Judgements**
- CD19.1. CPRE (Kent) v SSCLG AC 2024-LON-004265
 - CD19.2. [2024] EWHC 1272 SARAH MOAKES - and - CANTERBURY CITY COUNCIL Defendant - And - GARY WALTERS (ON BEHALF OF HICO GROUP)
 - CD19.3. Hopkins Homes Ltd v SSCLG [2017] UKSC 37
 - CD19.4. Wokingham BC v SSCLG [2019] EWHC 3158 (Admin)
 - CD19.5. Mole Valley DC v SSHLC [2025] EWCH 2127
 - CD19.6. CPRE v SoSHCLG [2025]

- CD20 Documents submitted during the Inquiry**
- ID1. Appellant's Opening Statement
 - ID2. Council's Opening Statement
 - ID3. Rule 6 Party's Opening Statement