

PLANNING APPEAL IN RELATION TO LAND AT TWO BRIDGES, SIDFORD

APPEAL REFERENCE APP/U1105/W/19/3221978

HARD COPY CORE DOCUMENTS

CORE DOC. REF.	DOCUMENT DESCRIPTION
Application Documents	
1.	Planning, Design & Access Statement – Context Logic – April 2018
2.	Application Plans: <ul style="list-style-type: none"> • Location Plan L001 • Build Layout Plan with Indicative Building Types Information L002 Rev A • Road and Building Layout SK001 P1 (A1) • Road and Building Layout SK001 Rev P6 • Vehicle Tracking 16.5m Articulated Vehicle SK002 Rev P5 • Redline Plan SK003 Rev P2 • Redline Plan with Masterplan SK004 Rev P4 • Foul Drainage Connection Point P9687_H101(A)
3.	Landscape Strategy 180323 - DHUD - March 2018
4.	Environmental Statement - Peter Brett Associates and Contributing Consultants - April 2018
5.	Environmental Statement, Non-Technical Summary – Peter Brett Associates, April 2018
6.	Environmental Statement Appendix A: <ul style="list-style-type: none"> • A.1 – Site Location Plan • A.2 – Masterplan • A.3 – Schedule of EIA Competent Experts • A.4 – Scoping Report • A.5 – EDDC Scoping Opinion • A.6 – Letter to EDDC confirming mix • A.7 – Scoping Meeting Minutes
7.	Environmental Statement Appendix B <ul style="list-style-type: none"> • B.1 – LVIA Methodology • B.2 - Landscape and Visual Figures • B.3 – Baseline Photos and Visual Effects Table
8.	Environmental Statement Appendix C <ul style="list-style-type: none"> • C.1 – Figure 8.1 Phase 1 Habitat Plan • C.2 – Hedgerow Survey • C.3 – Reptile Survey • C.4 – Breeding Bird Survey • C.5 – Bat survey • C.6 – Hazel Dormouse Survey • C.7 – Water Vole and Otter Survey • C.8 – Badger Survey • C.9 – Baseline Evaluation Criteria • C.10 – Designated Sites of Nature Conservation Importance • C.11 – Species Legislation and Conservation Status • C.12 – Plant Species List
9.	Environmental Statement - Appendix D: <ul style="list-style-type: none"> • D.1 – Flood Risk Assessment (Revised)
10.	Environmental Statement – Appendix E: <ul style="list-style-type: none"> • E.1 – Transport Assessment • E.2 – Travel Plan

11.	Environmental Statement – Appendix F: <ul style="list-style-type: none"> • F.1 – Noise and Vibration Figures • F.2 – Glossary • F.3 – Survey Instrumentation • F.4 – Traffic Data • F.5 – Environmental Sound Data • F.6 – Time Histograms
12.	Environmental Statement – Appendix G: <ul style="list-style-type: none"> • G.1 – Air Quality Figures • G.2 – Model Verification • G.3 – Model Inputs and Result Processing Tools • G.4 – Traffic Data • G.5 – Future Year Modelling
13.	Environmental Statement – Appendix H: <ul style="list-style-type: none"> • H.1 – Archaeological Desk Based Assessment • H.2 – Geophysical Survey • H.3 – Figure 13.1 – Distribution of known Archaeological Receptors
14.	Environmental Statement – Appendix I: <ul style="list-style-type: none"> • Appendix I.1 – Heritage Statement • Appendix I.2 – Lighting Strategy
15.	Section 106 Agreement
16.	Section 106 Agreement - CIL Compliance Statement
17.	HGV Trip Generation Technical Note – Jubb Consulting Engineers - August 2018
18.	Letter to East Devon District Council dated 12 September 2018 setting out responses on green infrastructure and conservation
19.	Letter to East Devon District Council dated 18 September 2018 regarding Highways Technical Note
20.	Planning Refusal – 18/1094/MOUT – dated 16 October 2018
21.	Delegated Report – 18/1094/MOUT
Statutory Consultation Responses	
22.	Consultation response of Highways England – 16 May 2018
23.	Consultation response of County Highway Authority – 23 May 2018
24.	Consultation response of Devon County Council – Reference ED-01094-2018 – 27 June 2018
25.	Consultation response of East Devon District Council's Green Infrastructure Team, Chris Hariades – 15 August 2018
26.	Consultation response of Environment Agency – August 2018
27.	Consultation response of South West Water – May 2018
28.	Consultation response of Drainage Authority – August 2018
Appeal Documents	
29.	Appeal Form
30.	Appeal Questionnaire, dated 25 March 2019
31.	Appellant's Appeal Statement
32.	Appellant's Appeal Statement – Appendix 1 (Inspector's Final Report – EDDC Local Plan)
33.	Appellant's Appeal Statement – Appendix 2 (EDDC Employment Land Review, Atkins Report)
34.	Appellant's Appeal Statement – Appendix 3 (EDDC Employment Land Review)
35.	Appellant's Appeal Statement – Appendix 4 (Roger Tym's Report)
36.	Appellant's Costs Application
37.	Costs Rebuttal
38.	Statement of Common Ground between Appellant and EDDC
39.	Statement of Common Ground between Appellant and DCC
40.	East Devon District Council's Appeal Statement
41.	Devon County Council's Appeal Statement
42.	List of agreed suggested planning conditions
Neighbourhood Plan Documents	

