

Maple Cross

Core Documents

Planning Application			
CD1.1	Application Drawings		
CD1.1.1	Plans Submitted with Original Application (March 2021)		
	Drawing Number	Drawing Title	Rev.
	17019-C4P-AV-00-DR-A-0100	Site Location Plan	P5
	1709-C4P-AV-00-DR-A-0101	Site Plan as Existing	P4
	17019-C4P-AV-00-DR-A-0500	Site Plan as Proposed	P16
	17019-C4P-AV-ZZ-DR-A-0700	Site Elevations as Proposed	P4
	17019-C4P-B1-R-DR-A-2001	Unit 1 – Proposed Roof Plan	P4
	17019-C4P-B1-ZZ-DR-A-2000	Unit 1 – Proposed GA Floor Plans	P4
	17019-C4P-B1-ZZ-DR-A-2100	Unit 1 – Elevations as Proposed	P5
	17019-C4P-B2-R-DR-A-2001	Unit 2 – Proposed Roof Plan	P4
	17019-C4P-B2-ZZ-DR-A-2000	Unit 2 – Proposed GA Floor Plans	P4
	17019-C4P-B2-ZZ-DR-A-2100	Unit 2 – Elevations as Proposed	P4
	05-885-700	Landscape Strategy	H
	T_17_1999-65-03	Plan Showing Ex. Access Road Widening, Repairs	P16
	T_17_1999-65-04	Sections Showing Proposed Widening to Ex. Access Road	P6
CD1.1.2	Revised plans submitted during the application		
	Drawing Number	Drawing Title	Rev.
	17019-C4P-AV-00-DR-A-0500	Site Plan as Proposed	P17
CD1.2	Application Supporting Documents (Original Application – March 2021)		
CD1.2.1	Application Form		
CD1.2.2	CIL Additional Information Form		
CD1.2.3	Cover Letter		
CD1.2.4	Planning Statement		
CD1.2.5	Design and Access Statement		
CD1.2.6	Energy Statement		

CD1.2.7	Air Quality Assessment
CD1.2.8	Tree Survey and Arboricultural Impact Assessment
CD1.2.9	Landscape and Visual Appraisal Report
CD1.2.10	Transport Assessment
CD1.2.11	Framework Travel Plan
CD1.2.12	Preliminary Ecological Appraisal
CD1.2.13	Bat Survey Report
CD1.2.14	Riparian Mammal Scoping Survey
CD1.2.15	Local Biodiversity Checklist
CD1.2.16	Supplementary Site Investigation
CD1.2.17	Site Investigation and Geo-Environmental Assessment Report
CD1.2.18	Planning Noise Assessment
CD1.2.19	Utility Services Report
CD1.2.20	Flood Risk Assessment and Drainage Strategy
CD1.2.21	1 in 100yr + 40CC Update APT Ppaving
CD1.2.22	T_17_1999-55-01 02 - Proposed Drainage Layout_P17
CD1.2.23	Heritage Statement
CD1.2.24	Construction Logistics Management Plan
CD1.2.25	Method Statement for Monitoring Well Decommissioning
CD1.2.26	Piling Method Statement and Risk Assessment
CD1.2.27	Contaminated Land Assessment and DQRA Summary
CD1.2.28	Badger Scoping Survey (Confidential)
CD1.3	Application Supporting Documents (Post Submission)
CD1.3.1	Planning Statement (26.03.21)
CD1.3.2	Cover Letter – Parking Clarification (26.03.21)
CD1.3.3	Updated Planning Noise Assessment (21.04.21)
CD1.3.4	Updated Air Quality Assessment_v4.0 (23.04.21)
CD1.3.5	Tier Consult Letter dated (19.05.2021)
CD1.3.6	Hydrogeological Impact Assessment and GQRA (07.06.21)
CD1.3.7	Hydrogeological Impact Assessment (17.12.21)
CD2 Correspondence	
CD2.1	Groundwater
CD2.1.1	210304 - Agent to TRDC confirming submission and Confidential Info
CD2.1.2	210305 - Agent to TRDC NDA for DQRA
CD2.1.3	210305 - TRDC email to Agent request for DQRA

CD2.1.4	210309 - Applicant and TRDC Correspondence re DQRA
CD2.1.5	210309 - TRDC email to Agent confirmation of NDA for DQRA
CD2.1.6	210312 - Thames Water Amended Response
CD2.1.7	210312 - Thames Water Response
CD2.1.8	210331 - Affinity Water Response Letter
CD2.1.9	210408 - Environment Agency Response
CD2.1.10	210408 - TRDC email to Agent providing EA Comment
CD2.1.11	210421 - HCC LLFA Response
CD2.1.12	210422 - Thames Water Response
CD2.1.13	210512 - Environment Agency Response
CD2.1.14	210512 - TRDC email to Agent providing further EA Comments
CD2.1.15	210519 - Tier Response to Environment Agency
CD2.1.16	210621 - TRDC email to Agent re WFD Compliance Statement
CD2.1.17	210701 - Environment Agency email to TRDC re WFD
CD2.1.18	210701 - Environment Agency Response
CD2.1.19	211203 - TRDC email to Agent re Full DQRA
CD2.1.20	211206 - Agent email to TRDC re Full DQRA and NDA
CD2.1.21	211206 - Agent to TRDC NDA for Third Party Hydrologist
CD2.1.22	211206 - TRDC email to Agent re NDA to third party hydrologist
CD2.1.23	211217 - Agent email to TRDC with Updated HIA
CD2.1.24	211203 - TRDC email to Agent re Hydrogeologist Appointment
CD2.1.25	211208 - TRDC email to Agent re Hydrogeologist and DQRA
CD2.1.26	220223 - TRDC email to Agent re McCloy Scope of Services
CD2.1.27	220329 - EA email to Agent re Condition 7
CD2.1.28	220424 - Tier Letter to EA Responding to Points Raised
CD2.2	Biodiversity
CD2.2.1	210305 - Agent email to TRDC submitting Confidential Badger Survey
CD2.2.2	210413 - Hertfordshire Ecology Response
CD2.2.3	210415 - Herts & Middlesex Wildlife Trust Response
CD2.2.4	210420 - TRDC email to Agent with Hertfordshire Ecology Response
CD2.2.5	210421 - Hertfordshire Ecology Response
CD2.2.6	210616 - Hertfordshire Ecology Site Survey
CD2.2.7	210706 - 550987mc14Jun21L1_NVC
CD2.2.8	210706 - NVC Species List
CD2.2.9	210723 - TRDC email to Agent re Forester Moth Photos

CD2.2.10	210726 - Hertfordshire Ecology Biodiversity Metric
CD2.2.11	210726 - Hertfordshire Ecology Response
CD2.2.12	210727 - Agent to TRDC following HE letter of 26th July
CD2.2.13	210802 - Agent to TRDC Request to discuss HE Letter of 26th July
CD2.2.14	210805 - Herts & Middlesex Wildlife Trust Response
CD2.2.15	210806 - Agent to TRDC Request for legal advice re HE Letter of 26th July
CD2.2.16	210811 - Natural England Response
CD2.2.17	210820 - Agent to TRDC submitting Forester Moth Letter
CD2.2.18	210820 - Greengage Letter to TRDC re Forester Moth
CD2.2.19	210826 - Greengage to Hertfordshire Ecology re Ecology Contribution
CD2.2.20	210909 - Agent to TRDC Request for HE Response
CD2.2.21	210914 - Hertfordshire Ecology Response
CD2.2.22	210921 - Herts & Middlesex Wildlife Trust Response
CD2.2.23	211007 - Agent to TRDC Biodiversity Contribution (Metric)
CD2.2.24	211012 - Herts & Middlesex Wildlife Trust Response
CD2.3	Transport
CD2.3.1	210317 - TRDC email to Agent with Parking Spaces Questions
CD2.3.2	210331 - HCC Highways Response
CD2.3.3	210331 - Highways England Response
CD2.3.4	210401 - HCC Email to TRDC
CD2.3.5	210408 - TRDC email to Agent with HCC Highways Supplementary Comments
CD2.3.6	210507 - MLC-BWB-GEN-XX-RP-TR-003 S1 P2 Technical Note
CD2.3.7	210511 - BWB email to HCC submitting Technical Note
CD2.3.8	210512 - Agent email to TRDC submitting Technical Note
CD2.3.9	210608 - HCC Highways Response
CD2.3.10	210609 - TRDC email to Agent providing HCC Highways Comments
CD2.4	Noise
CD2.4.1	210319 - TRDC email to Agent with Noise Assessment Traffic Flow Questions
CD2.4.2	210326 - Agent email to TRDC re clarification on Noise Assessment Traffic Flows
CD2.4.3	210330 - TRDC email to Agent confirming receipt of Clarification
CD2.4.4	210422 - Agent email to TRDC re Vehicle Trips within Noise Assessment
CD2.4.5	210422 - TRDC Environmental Health Officer Comments
CD2.4.6	210528 - RA Cass Allen Noise Peer Review
CD2.4.7	210701 - RSK Response to Cass Allen Report
CD2.4.8	210706 - Agent email to TRDC submitting Noise Response and NVC Survey

CD2.4.9	210818 - TRDC Environmental Health Officer Comments
CD2.5	Air Quality
CD2.5.1	210422 - TRDC email to Agent re Air Quality Assessment
CD2.5.2	210423 - Agent email to TRDC submitting amended AQ Assessment
CD2.6	Trees
CD2.6.1	210505 - Principal Tree and Landscape Officer Response
CD2.6.2	210907 - Agent to TRDC Clarification on Trees
CD2.6.3	210908 - Agent to TRDC Further clarification on Trees
CD2.7	Other Third Party
CD2.7.1	210300 - Colne Valley Regional Park Response
CD2.7.2	210319 - Chiltern Society Response
CD2.7.3	210408 - Springwell Residents and Conservation Association
CD2.7.4	210413 - Maple Cross and West Hyde RA Comments
CD2.7.5	210413 - Maple Cross and West Hyde RA Further Comments
CD2.7.6	210418 - Maple Lodge Conservation Society
CD2.7.7	210409 - Maple Lodge Conservation Society
CD2.7.8	210426 - Maple Cross and West Hyde RA Comments
CD2.7.9	210428 - Maple Lodge Conservation Society
CD2.7.10	210429 - Maple Lodge Conservation Society
CD2.7.11	210816 - Maple Lodge Conservation Society
CD2.7.12	210924 - Maple Lodge Conservation Society
CD2.7.13	211005 - Maple Cross and West Hyde RA Comments
CD2.8	Other
CD2.8.1	210310 - TRDC Application Service Charter Letter
CD2.8.2	210310 - TRDC Application Validation Letter
CD2.8.3	210310 - TRDC email to Agent with Application Acknowledgement Letter
CD2.8.4	210310 - TRDC email to Agent with Application Service Charter
CD2.8.5	210319 - Herts Constabulary Response
CD2.8.6	210319 - TRDC email to Agent with Construction Phase Questions
CD2.8.7	210323 - HCC Minerals and Waste Policy Team
CD2.8.8	210325 - TRDC Local Plans Response
CD2.8.9	210401 - HCC Growth and Infrastructure Unit
CD2.8.10	210409 - Watford Community and Environmental Services Response
CD2.8.11	210419 - Agent email to TRDC responding to Construction Phase Questions
CD2.8.12	210427 - Agent to TRDC confirming agreement to EOT to 2nd July

CD2.8.13	210603 - TRDC Conservation Officer Comments
CD2.8.14	210629 - Agent to TRDC confirming agreement to EOT to 20th August
CD2.8.15	210921 - Agent to TRDC confirming agreement to EOT to 30th September
CD2.8.16	210922 - TRDC email to Agent confirming Extension of Time to 29th Oct Acceptance
CD2.8.17	210922 - TRDC email to Agent confirming Extension of Time 30th Sept Acceptance
CD2.8.18	210927 - 21-0573-FUL Draft Conditions V1
CD2.8.19	210927 - TRDC email to Agent re Draft Conditions
CD2.8.20	210930 - Agent email to TRDC submitting Changes to Draft Conditions
CD2.8.21	210930 - Agent Tracked Changes on Draft Conditions
CD2.8.22	211005 - 21-0573-FUL Draft Conditions Final
CD2.8.23	211005 - 21-0573-FUL Draft Conditions V2
CD2.8.24	211005 - Agent email to TRDC agreeing to Conditions
CD2.8.25	211005 - Agent email to TRDC re comments on Draft Conditions
CD2.8.26	211005 - TRDC email to Agent re Clean Version of Conditions
CD2.8.27	211005 - TRDC email to Agent re Conditions
CD2.8.28	211005 - TRDC email to Agent re Draft Conditions
CD2.8.29	211013 - TRDC Committee Notification
CD2.8.30	211026 - Agent to TRDC Proposed extension to 19th November
CD3 Planning Committee and Decisions	
CD3.1	Maple Lodge Committee Report
CD3.2	21 October Planning Committee Minutes
CD3.3	Preliminary Committee Report 19_1179_FUL (15.08.19)
CD3.4	Preliminary Committee Minutes 19_1179_FUL
CD3.5	Committee Report 19_1179_FUL
CD3.6	Addendum to Committee Report 19_1179_FUL
CD3.7	Committee Minutes 19_1179_FUL
CD3.8	Decision Notice 19_1179_FUL
CD3.9	Appeal decision 3243565
CD3.10	LPA Extraordinary Planning Committee Report 08.02.2022
CD3.11	LPA Extraordinary Planning Committee Minutes
CD4 Planning Policy, Guidance and Evidence Base	
CD4.1	NPPF Para 11
CD4.2	NPPF Para 23
CD4.3	NPPF Para 38
CD4.4	NPPF Para 80

CD4.5	NPPF Para 113
CD4.6	NPPF Para 120-121
CD4.7	NPPF Para 124
CD4.8	NPPF Para 126-136
CD4.9	NPPF Para 159-169
CD4.10	NPPF Para 174-182
CD4.11	NPPF Para 183-188
CD4.12	NPPF Para 184-202
CD4.13	NPPF Para 189-208
CD4.14	Site Allocation SA2E(d)
CD4.15	TRDC Core Strategy Policy CP1
CD4.16	TRDC Core Strategy Policy CP6
CD4.17	TRDC Core Strategy Policy CP8
CD4.18	TRDC Core Strategy Policy CP9
CD4.19	TRDC Core Strategy Policy CP10
CD4.20	TRDC Core Strategy Policy CP12
CD4.21	TRDC Core Strategy Policy PSP3
CD4.22	TRDC Development Management Policies Appendix 2
CD4.23	TRDC Development Management Policy DM1
CD4.24	TRDC Development Management Policy DM3
CD4.25	TRDC Development Management Policy DM6
CD4.26	TRDC Development Management Policy DM8
CD4.27	TRDC Development Management Policy DM9
CD4.28	Local Plan Regulation 18
CD4.29	TRDC Core Strategy 2011
CD4.30	TRDC Development Management Policies 2013
CD4.31	TRDC Site Allocations 2014
CD4.32	South West Herts Economic Study Update 2019
CD4.33	Historic England The Setting of Heritage Assets 2017
CD4.34	National Planning Policy Framework 2021
CD4.35	South West Herts Employment Space Study 2005
CD4.36	South West Herts Employment Land Update 2010
CD4.37	South West Herts Economic Study 2016
CD4.38	TRDC Site Allocations Issues & Options Report of Consultation 2010
CD4.39	TRDC Site Allocations Preferred Options Consultation 2012

CD4.40	TRDC Site Allocations Proposed Submission Statement of Consultation 2012
CD4.41	TRDC Statement in Response to Main Issue 3
CD4.42	Inspector's Report on the Examination of the site Allocations LDD
CD4.43	Hertfordshire County Council Travel Plan Guidance 2020
CD4.44	BS 4142;2014 +A1; 2019 Methods for rating and assessing
CD4.45	NPPF Para 170-173
CD4.46	NPPF Para 180-182
CD4.47	Noise policy statement for England
CD4.48	Planning Practice Guidance Noise
CD4.49	WHO guidelines for Community Noise 1999
CD4.50	Night Noise Guidelines 2009
CD4.51	BS 8233; 2014 Guidance on sound insulation
CD4.52	Appendix 4 Noise Exposure Categories for Residential Development
CD4.53	TRDC 2019-2020 Annual Monitoring Report
CD4.54	TRDC 2020-2021 Annual Monitoring Report
CD4.55	TRDC Core Strategy Spatial Vision
CD4.56	TRDC Core Strategy 2011 Figure 5
CD4.57	TRDC Core Strategy Policy CP11
CD4.58	TRDC Development Management Policy DM2
CD4.59	TRDC Development Management Policy DM13
CD4.60	Impact of Development on Biodiversity SPD
CD5 Appeal Correspondence and Documents	
CD5.1	Appellant Statement of Case
CD5.2	211026 - Agent Lawyer Notification of Inquiry
CD5.3	211026 - Agent to TRDC Notification of Inquiry
CD5.4	220120 - PINs Appellant Start Letter
CD5.5	220127 - LPA Questionnaire - 747165
CD5.6	220207 - Maple Cross Environment Group Rule 6 Application
CD5.7	220207 - Granting Rule 6 Status to Maple Cross Environment Group
CD5.8	220218 - EIA Screening Direction
CD5.9	220225 - LPA Statement of Case
CD5.10	220225 - LPA Statement of Case - Appendices
CD5.11	220301 - Maple Cross - SOCG Final
CD5.12	Statement of Case Rule 6 Party
CD5.13	220308 - Maple Lodge Review Technical Note_R00

CD5.14	LPA Addendum SOC and Appendices
CD5.15	220304 - Rule 6 Party Email to PINs
CD5.16	Appellant Appeal Form
CD5.17	220126 - Third Party Rep Coster A
CD5.18	220129 - Third Party Rep Devine M
CD5.19	220223 - Third Party Rep Affinity Water
CD5.20	220126 - Third Party Rep Mccabe N
CD5.21	220217 - Third Party Rep Chiltern Society
CD5.22	CMC Post Conference Note
CD5.23	220329 - Final Suggested Conditions
CD5.24	220329 - Revised SoCG with Council
CD5.25	CIL Compliance Statement
CD5.26	Agreed Draft s106 Agreement - Maple Cross
CD5.27	AY Email to LPA Re Position on Draft Conditions 20 and 37 05.04.2022
CD5.28	Cass Allen Email to RSK Acoustics 07.04.2022
CD5.29	MCREG Email 08.04.2022
CD5.30	LPA Email Position on Draft Conditions 20 and 37 12.04.2022
CD5.31	AY email to MCREG 13.04.2022
CD5.32	MCREG Email 13.04.2022
CD5.33	Agreed Rule 6 SOCG 25.04.22
CD6 Appeal Proofs of Evidence	
CD6.1	Appellant Proofs of Evidence
CD6.1.1	Tim Sturgess Planning Proof of Evidence
CD6.1.2	Tim Sturgess Planning Summary Proof of Evidence
CD6.1.3	Tim Sturgess Planning Proof of Evidence Appendices
CD6.1.4	Hannah Fraser Groundwater Proof of Evidence
CD6.1.5	Hannah Fraser Groundwater Summary Proof of Evidence
CD6.1.6	Hannah Fraser Groundwater Proof of Evidence Appendices
CD6.1.7	Mitch Cooke Biodiversity Proof of Evidence
CD6.1.8	Mitch Cooke Biodiversity Summary Proof of Evidence
CD6.1.9	Mitch Cooke Biodiversity Proof of Evidence Appendices
CD6.1.10	Matthew Heyes Noise Proof of Evidence
CD6.1.11	Matthew Heyes Noise Summary Proof of Evidence
CD6.2	Rule 6 Party Proofs of Evidence
CD6.2.1	Keith Pursall MLCS Proof of Evidence

CD6.2.2	Keith Pursall MLCS Proof of Evidence Appendices
CD6.2.3	Matthew Dodds Proof of Evidence
CD6.2.4	Matthew Dodds Proof of Evidence Appendices
CD6.2.5	Samuel Bryant Proof of Evidence
CD6.2.6	Samuel Bryant Proof of Evidence Appendices
CD6.3	LPA Proofs of Evidence
CD6.3.1	The Council's Representations to the Inquiry
CD7 Other Core Documents relied upon by parties	
CD7.1	Appellant Other Core Documents
CD7.1.1	MLC-BWB-GEN-XX-DR-TR-0001_S2_P3 Signals Junction
CD7.1.2	IAQM Guidance on Air Quality Monitoring 2018
CD7.1.3	EPUK & IAQM Planning for Air Quality 2017
CD7.1.4	IAQM Guidance on the Assessment of Dust 2014
CD7.1.5	Hertford Place Air Quality Assessment (18.11.21)
CD7.1.6	Maple Cross Air Quality Assessment (14.06.19)
CD7.1.7	Maple Cross Air Quality Technical Note (13.09.19)
CD7.1.8	Historic England Statements of Heritage Significance 2019
CD7.1.9	IEMA Principles of Cultural Heritage Impact 2021
CD7.1.10	Colne (Confluence with Chess to River Thames) _ Catchment Data Explorer
CD7.1.11	GUC Maple Lodge to Uxbridge Catchment Data Explorer
CD7.1.12	Mid-Chilterns Chalk _ Catchment Data Explorer
CD7.1.13	19_1179_FUL-AFFINITY_WATER-477222
CD7.1.14	19_1179_FUL-RESPONSE_TO_AFFINITY_WATER-487214
CD7.1.15	19_1179_FUL-COMMENT_FROM_AFFINITY_WATER-490208
CD7.1.16	30422TN1.2 Maple Cross GW Flow Calculations
CD7.1.17	30422TN2.4 Groundwater Framework Agreement
CD7.1.18	Method statement TL1177GWMON.MS1.1
CD7.1.18	Method statement TL1177GWMON.MS1.1-LAPTOP-QBFGMQEI
CD7.1.19	Method statement TL1177MWDECOM.MS1.1
CD7.1.20	Method statement TL1177PT+ST.MS1.1
CD7.1.21	Method statement TL1177SAMP.MS1.1
CD7.1.22	Method statement TL1177TP+BH.MS1.1
CD7.1.23	30422R1D1.5 Maple Cross DQRA
CD7.1.24	30422M1 Minutes 20201130_Affinity Water
CD7.1.25	Powerpoint AW 011220

CD7.1.26	Site investigation report TL1177SIR1.2
CD7.1.27	Powerpoint AW 161221
CD7.1.28	30422M2 Minutes 20210112_Affinity Water
CD7.1.29	Powerpoint AW 120121
CD7.1.30	30422M3 Minutes 20210120_Affinity Water
CD7.1.31	Powerpoint AW 280121
CD7.1.32	30422M5 Minutes 20210204_Affinity Water
CD7.1.33	Affinity Water comments 08-02-2021
CD7.1.34	RA AW email 230221
CD7.1.35	AW Proposed Draft Conditions
CD7.1.36	email TRDC Tier 310321
CD7.1.37	19_1179_FUL-COMMENT_FROM_ENVIRONMENT_AGENCY-480560
CD7.1.38	30422R1.5 Clarification_vn1
CD7.1.39	Letter 30422TRDC001 060521
CD7.1.40	Monitoring report 30422TN10.1 Pre-piling data to 22 April 2021
CD7.1.41	Monitoring report 30422R4D1 Maple Cross interim monitoring report
CD7.1.42	Monitoring report 30422TN19 Interim data No.9 (to 22 December 2021)
CD7.1.43	EA 15.02.22 (004)
CD7.1.44	WFD 2017 Regs uksi_20170407_en
CD7.1.45	WFD
CD7.1.46	Part2A of EPA 1990
CD7.1.47	Defra Con Land Stat Guidance extracts
CD7.1.48	EDR Regs extracts
CD7.1.49	EPRegs 2010 extract
CD7.1.50	WRA 1991 Extract
CD7.1.51	EQS1
CD7.1.52	EQS2
CD7.1.53	Water Industry Act 1991 extract
CD7.1.54	HERC Desk Study Ecological Network Attributes
CD7.1.54	HERC Desk Study Site Search Results
CD7.1.54	HERC Desk Study Species Search Results
CD7.1.55	Environment Act 2021 Para 98-103
CD7.1.56	Environment Act 2021 Explanatory Notes
CD7.1.57	TRDC Proposed Submission Sustainability Appraisal
CD7.1.58	Previous Ecological Reports

CD7.1.59	Consultation on BNG Regulations and Implementation 2022
CD7.1.60	Summary of Changes from Biodiversity Metric 2.0 to 3.0
CD7.1.61	Relevant Appeal Decisions
CD7.1.62	Biodiversity Metric 3.0 User Guide
CD7.1.63	BNG Good Practice Principles for Development
CD7.1.64	Defra Metric 2.0 Results
CD7.1.65	Defra Metric 3.0 Results
CD7.2	Rule 6 Party Other Core Documents
CD7.2.1	19_2106_E.I.A. Screening Option Nov-19
CD7.2.2	Nat Env. & Rural Communities Act (NERC) 2006
CD7.2.3	UK Habitat Category 2020
CD7.2.4	UK Habitat Field 2020
CD7.2.5	Herts BNG Cost 2021
CD7.2.6	NPSE 2010
CD7.2.7	Longmore Close: Objective Proof 24.7 20-April-21
CD7.2.8	NPPG Noise
CD7.2.9	Maple Cross & West Hyde RA TRDC's DM9 & NPPF
CD7.2.10	Environmental Health Officer 16-June-21
CD7.2.11	Longmore Close Petition 28-June-21
CD7.2.12	Cass Allen 26-July-21
CD7.2.13	Longmore Close Response to Cole Jarman 26-July-21
CD7.2.14	Longmore Close 19-Aug-21
CD7.2.15	Environment Act 2021
CD7.2.16	Water Framework Directive 2000_60_EC
CD7.2.17	Thames River Basin Mgement Plan 01-Dec-15
CD7.2.18	Pins Advice Note number 18 01-June-17
CD7.2.19	Natural Env. & Rural Comunities Act (NERC) 2006
CD7.2.20	Maple Lodge Conservation Society 12-July-21
CD7.2.21	Maple Cross & West Hyde RA 24-Sep-21
CD7.2.22	Maple Lodge Conservation Society 28-Sep-21
CD7.2.23	NPPF 2021
CD7.2.24	Environment Agency 18-Feb-22
CD7.2.25	Transport Assessment 08-Mar-21
CD7.2.26	Framework Travel Plan 08-Mar-21
CD7.2.27	Email from Agent 26-Mar-21

CD7.2.28	21_0424_RSP Refused 23-Feb-21
CD7.2.29	20_2827_RSP Refused 31-Mar-21
CD7.2.30	20_2774_RSP Refused 28-Jan-21
CD7.2.31	20_2659_RSP Refused 28-Oct-21
CD7.2.32	17_0045_COMP 14-Dec-20
CD7.2.33	20_0068_ENFNOT Mar-21
CD7.2.34	21_0015_REF Inspector Rejected Appeal 06-Oct-21
CD7.2.35	BSI Standards Publication
CD7.2.36	BS4142 Rating Industrial Noise
CD8 Rebuttle Documents	
CD8.1	Appellant Rebuttal Documents
CD8.1.1	Tim Sturgess LPA Rebuttal
CD8.1.2	Matthew Heyes Noise Rebuttal
CD8.1.3	Mitch Cooke Ecology Rebuttal
CD8.2	Rule 6 Party Rebuttal Documents
CD8.2.1	Samual Bryant Noise Rebuttal Statement
CD8.2.2	Matthew Dodds Ecology Rebuttal Statement
CD8.2.3	Matthew Dodds Ecology Rebuttal Appendix

Avison Young

April 2022