

Core Documents

Land at Cardwell Farm, Garstang Road, Barton, Preston

APP/N2345/W/20/3258889

Document title	CD reference
A. Planning policy documents and other material considerations	
Central Lancashire Core Strategy	A1
Preston Local Plan 2012-26	A2
Extract from Preston Local Plan Policies Map (x 2)	A3
Central Lancashire Affordable Housing SPD (2012)	A4
Central Lancashire Design Guide SPD (2012)	A5
Central Lancashire Open Space and Playing Pitch SPD (2014)	A6
Central Lancashire Rural Development SPD (2012)	A7
Preston City Council Housing Land Supply Position Paper October 2020	A8
Preston City Council Housing Land Supply Position Paper March 2019	A9
Central Lancashire Strategic Housing Market Assessment 2017 (GL Hearn)	A10
Central Lancashire Housing Study 2020 (Iceni)	A11
Central Lancashire Local Plan Memorandum of Understanding and Statement of Co-Operation: Relating to the Provision and Distribution of Housing Land (April 2020)	A12
Central Lancashire Local Plan Memorandum of Understanding and Statement of Co-Operation: Relating to the Provision and Distribution of Housing Land Statement of Common Ground (May 2020)	A13
Central Lancashire Strategic Housing Market Joint Memorandum of Understanding and Statement of Co-Operation relating to the Provision of Housing Land (September 2017)	A14
Preston, South Ribble and Lancashire City Deal	A15
Central Lancashire Local Plan Issues and Options Consultation November 2019	A16
Report on the Examination into the Central Lancashire Publication Core Strategy Local Development Framework Development Plan Document (June 2012)	A17
B. Inquiry documents	
Appellant's Statement of Case	B1
Council's Statement of Case	B2
Planning Statement of Common Ground (December 2020)	B3
Housing Land Supply Statement of Common Ground (January 2021)	B4
Suggested Planning Conditions (Dated 05.02.2021)	B5
CIL Compliance Statement (Dated 05.02.2021)	B6
SCP Technical Note 1 (Dated 08.02.2021)	B7
C. Planning application documents and plans	
Application Form and Ownership Certificates	C1
Location plan, dwg no. 16-154-PL-LP01	C2
Illustrative site layout plan (Phase 1), dwg no. 16-154-0001	C3
Illustrative site layout plan (Phase 2), dwg no. 16-154-0002	C4
Illustrative site layout plan (Phase 1 and 2), dwg no. 16-154-0003	C5
Air Quality Screening Assessment letter by Wardell Armstrong dated 13 December 2018	C6
Agricultural Land Use Assessment (Phase 1) by Acorus dated September 2016	C7
Agricultural Land Use Assessment (Phase 2) by Acorus dated May 2018	C8
Crime Impact Statement by Emery Planning dated May 2019	C9
Extended Phase 1 Habitat Survey & Habitat Suitability Index Assessment (2018) by Rachel Hacking and Rev A	C10

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Flood Risk Assessment and Drainage Management Strategy (Phase 2) by Betts Hydro dated 17 June 2019 (ref: HYD435_CARWELL.FARM_FRA&DMS Rev 1.0)	C11
Great Crested Newt Survey by Rachel Hacking Ecology dated 2018	C12
Phase 1 Geo-Environmental Desk Study Report by REFA (ref: 16125/GEDS) dated 30 September 2016	C13
Phase 2 Geo-Environmental Desk Study Report by REFA (ref: 18079/GEDS) dated 29 May 2018	C14
Planning, Affordable Housing and Design and Access Statement by Emery Planning dated May 2019	C15
Tree Survey by Iain Tavendale Arboricultural Consultant dated 16 November 2016 (Phase 1) and 15 May 2018 (Phase 2) – combined report	C16
Tree Survey plan (with shadow) by Iain Tavendale Arboricultural Consultant	C17
Tree Survey plan (without shadow) by Iain Tavendale Arboricultural Consultant	C18
Transport Assessment by SCP dated 2 August 2019 (ref: TH/18205/TA/1 Rev 1)	C19
Tree Removal Plan (Access), dwg no. 16-154-PL-TR01	C20
Landscaping Proposals (Sheet 1 of 6) by TBA, dwg no. 5326.02;	C21
Landscaping Proposals (Sheet 2 of 6) by TBA, dwg no. 5326.03;	C22
Landscaping Proposals (Sheet 3 of 6) by TBA, dwg no. 5326.04	C23
Landscaping Proposals (Sheet 4 of 6) by TBA, dwg no. 5326.05	C24
Landscaping Proposals (Sheet 5 of 6) by TBA, dwg no. 5326.06	C25
Landscaping Proposals (Sheet 6 of 6) by TBA, dwg no. 5326.07	C26
Coloured Proposed Pavillion plans and elevations, dwg no. 16-154-PL-PV01	C27
Coloured Play Area and pavilion, dwg no. 16-154-PL-PA01	C28
Proposed Ghost Island Arrangement by SCP, dwg no. SCP/18205/SK05A	C29
Emery Planning letter to the LPA dated 15 th January 2020	C30
Emery Planning letter to the LPA dated 31 st January 2020	C31
D. Committee Report and Decision Notice for the Section 78 Appeal (06/2019/0772)	
Committee report (Oct 2019)	D1
Late changes (Oct 2019)	D2
Committee report (Feb 2020)	D3
Late changes (Feb 2020)	D4
Decision Notice	D5
E. Relevant documents for planning application 06/2020/0614 (resubmission of 06/2019/0772)	
Committee report (Nov 2020)	E1
Late changes (Nov 2020)	E2
Decision Notice	E3
Addendum Planning Statement (Emery Planning) September 2020	E4
Counsel Opinion (Mr Vincent Fraser QC of Kings Chambers) dated 2 nd September 2020	E5
F. Relevant appeal decisions and decisions issued by Preston City Council	
Land at Pear Tree Lane, Chorley (PINS ref: 3247136)	F1
Chain House Lane, South Ribble (PINS ref: 3234070)	F2
Keyfold Farm, Broughton, Preston (PINS ref: 3179177)	F3
Land off Sandy Gate Lane, Broughton (PINS ref: 3179105)	F4
Land off Audlem Road/Broad Lane, Stapeley, Nantwich (PINS ref: 2197532 and 2197529)	F5
Land East of Fleetwood Road and north Sanderling Way, Wesham (PINS Ref: 17/3187426)	F6

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Land SW of Clitheroe Golf Club, Whalley Road, Barrow, Whalley (PINS Ref: 20/3247676)	F7
Land at Wiswell Lane, Whalley (PINS Ref: 20/3248156)	F8
Land south-east of Moss Side Lane. Wrea Green (PINS Ref: 17/3179277)	F9
Land west of Bryning Lane, Wrea Green (PINS Ref: 17/3179809)	F10
Land adjacent to 53 Bryning Lane, Wrea Green (PINS Ref: 17/3176410)	F11
Land west of The Brooklands, Wrea Green (PINS Ref: 17/3181216)	F12
Land adjacent to no. 329 Preston Road, Grimsargh (LPA ref: 06/2018/1157)	F13
Location plan.	a
Indicative site layout plan.	b
Committee report.	c
Minutes of the Committee meeting.	d
G. Relevant case law	
Wainhomes (North West Limited) and SOSHCLG and SRBC [2020] EWHC 2994 (Admin)	G1
Oxton Farm vs. Harrogate Borough Council and D Noble Ltd [2020] EWCA Civ 805	G2
Wavendon Properties Ltd vs. SoS HCLG & Milton Keynes Council [2019] EWHC 1524 (Admin)	G3
H. Extant Planning Permission (06/2018/0238)	
Site Location Plan	H1
Decision Notice	H2
Approved Access Plan	H3
Indicative Site Layout Plan	H4