

## **Core Documents List Dean Farm**

**Planning Inspectorate Ref: APP/N2345/W/21/3278556**

**Preston City Council Ref: 06/2020/0977**

### A – Inquiry Documents

- A1 – Appellants Statement of Case
- A2 – Local Planning Authority’s Statement of Case (Superseded)
- A3 – Local Planning Authority’s Statement of Case v2
- A4 – 5 Year Land Housing Supply Statement of Common Ground
- A5 – Housing Land Position Paper April 2021

### B – Planning Application Documents and Plans

- B1 – Application Form
- B2 – CIL Form
- B3 – Planning Statement
- B4 – Location Plan
- B5 – Existing Site Plan
- B6 – Illustrative Layout
- B7 – Illustrative Layout (Aerial)
- B8 – Context Plan
- B9 – Context Plan 2
- B10 – Road Widening Approved Under 06/2018/0700
- B11 – Proposed Site Access and Indicative Lane Improvements Rev D
- B12 – Ram and Outline Habitat Management Plan
- B13 – Detailed Landscape Proposal 1 of 2
- B14 – Detailed Landscape Proposal 2 of 2
- B15 – Acoustic Assessment
- B16 – Agricultural Land Classification
- B17 – Arboricultural Impact Assessment
- B18 – Contaminated Land Desk Study
- B19 – Ecology Report and Assessment
- B20 – Flood Risk Assessment & Drainage Strategy
- B21 – Landscape & Visual Assessment
- B22 – Transport Statement
- B23 – Utilities Report
- B24 – Affordable Housing Statement

### C – Committee Report, Late Changes, Minutes and Decision Notice

- C1 – Dean Farm Committee Report 07/01/2021
- C2 – Late Change Report 07/01/2021
- C3 – Planning Committee Minutes 07/01/2021
- C4 – Decision Notice

D – Appeal Documents

D1 – Appeal Form

D2 – Local Planning Authority Appeal Questionnaire

E – Consultee Responses

E1 – Cadent Gas 18-09-2020

E2 – Cadent Gas 29-09-2020

E3 – Cleansing

E4 – Environmental Health

E5 – Greater Manchester Ecology Unit 06-10-2020

E6 – Greater Manchester Ecology Unit 02-11-2020

E7 – Greater Manchester Ecology Unit 18-11-2020

E8 – Health and Safety Executive

E9 – County Highways 13-10-2020

E10 – County Highways 07-12-2020

E11 – County Education 07-12-2020

E12 – County Education 04-01-2021

E13 – Lead Local Flood Authority

E14 – National Air Traffic Service

E15 – Parks and Street Scene (Landscaping)

E16 – SABIC UK Petrochemicals Ltd

E17 – United Utilities

E18 – Whittingham Parish Council

F – Draft Section 106 Agreement

F1 – Draft Heads of Terms for S106

G – Planning Policy Documents and Other Material Considerations

G1 – Central Lancashire Core Strategy

G2 – Preston Local Plan 2012-2026

G3 – Appendix A – Preston Local Plan Policies Map

G4 – Central Lancashire Strategic Housing Market Assessment 2017 (GL Hearn)

G5 – Central Lancashire Strategic Housing Market Joint Memorandum of Understanding and Statement of Co-Operation relating to the Provision of Housing Land (September 2017)

G6 – Preston City Council Cabinet Report ‘Central Lancashire Strategic Housing Market Assessment and Memorandum of Understanding’, 19 September 2017

G7 – Fixing our Broken Housing Market – 2017 Planning White Paper

G7b – Fixing our Broken Housing Market – 2017 Planning White Paper – Annex, Further Details and Consultation on Proposals

G8 – Central Lancashire Housing Study 2020 (Iceni)

G9 – Central Lancashire Housing Study Update Specification, 2019

G10 – Central Lancashire Local Plan Memorandum of Understanding and Statement of Co-Operation: Relating to the Provision and Distribution of Housing Land (April 2020)

G11 – 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)

G12 – Claimants Statement of Facts and Grounds, June 2020 (MOU2 Challenge)

G13 – Preston City Council MOU2 Consent Order, March 2021

G14 – Central Lancashire Affordable Housing SPD (2012)

G15 – Preston, South Ribble and Lancashire City Deal

#### H – Council Proof of Evidence

H1 – Proof of Evidence Christopher Blackburn

H2 – Summary Proof of Evidence Christopher Blackburn

H3 – Affordable Housing Proof of Evidence Dr Michael Bullock

H4a – Proof of Evidence Jonathan Evans

H4b – Proof of Evidence Jonathan Evans Appendix A1 – Local Plan Map

H4c – Proof of Evidence Jonathan Evans Appendix A2 – Appeal site and boundary of Broughton map

H4d – Proof of Evidence Jonathan Evans Appendix A3 – Broughton Village map

H4e – Proof of Evidence Jonathan Evans Appendix B – Preston Local Plan Examination Report

H4f – Proof of Evidence Jonathan Evans Appendix C – Accessibility site visit photos and notes

H4g – Proof of Evidence Jonathan Evans Appendix D1 – Bus Timetable no.45 Preston – Blackburn

H4h – Proof of Evidence Jonathan Evans Appendix D2 – Bus Timetable no.46 Preston – Longridge

H4i – Proof of Evidence Jonathan Evans Appendix E1 – 06-2018-0700 Decision Notice

H4j – Proof of Evidence Jonathan Evans Appendix E2 – 06-2018-0700 Delegated Report

H5 – Proof of Evidence Summary Jonathan Evans

#### I - Appellant Proof of Evidence and Core Documents

I1 – Central Lancashire Core Strategy Examining Inspector's report (2012)

I2 – Central Lancashire Strategic Housing Market Assessment (September 2009)

I3 - SoS - Land surrounding Sketchley House, Watling Strert, Burbage, Leicestershire

I4 - SoS - Land at site of former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham (24 July 2019)

I5 - SoS - Land at Franklands Drive, Addlestone, Surrey (13 December 2006)

I6 - Achieving Preston's Priorities – Budget and Policy Proposals 202122

I7 - Appeal - Land off Aviation Lane, Burton-upon-Trent (7 October 2020)

I8 - Appeal - Land adjacent to Cornerways, High Street, Twyning, Tewkesbury (July 2015)

I9 - Appeal - Land South of Broad Town Primary School, Broad Town (May 2021)

I10 - CLG 2007 Strategic Housing Market Assessments Practice Guidance Version (August 2007)

- I11 - The need for entry-level affordable homes in Craven (August 2020)
- I12 - Emerging Central Lancashire Local Plan Issues and Options (2019)
- I13 - 1320-PL06 Context Plan 3
- I14 - Land at Pudding Pie Nook Lane appeal decision
- I15 - Officer Report. Langley Lane
- I16 - Appendix to Landscape and Visual Assessment
- I17 - Legal opinion Paul Tucker QC. May 2020.
- I18 – Affordable Housing Proof of Evidence
- I19 – Summary Affordable Housing Proof of Evidence
- I20 – Matthew Wyatt Proof of Evidence
- I21 – Matthew Wyatt Summary Proof of Evidence
- I22 – Transport Proof of Evidence

#### J – Relevant Appeal Decisions and Decisions Issued by Preston City Council

- J1 – Cardwell Farm, Preston (PINS ref: 3258889)
- J2 – Chain House Lane, South Ribble (i) (PINS ref: 3234070)
- J3 – Chain House Lane, South Ribble (ii) (PINS ref: 3234070)
- J4 – Land at Pear Tree Lane, Chorley (PINS ref: 3247136)
- J5 – Keyfold Farm, Broughton, Preston (PINS ref: 3179177)
- J6 – Land off Sandy Gate Lane, Broughton (PINS ref: 3179105)
- J7 - Land East of Fleetwood Road and north Sanderling Way, Wesham (PIN Ref: 3187426)

#### K – Relevant Case Law

- K1 – Bloor Homes East Midlands High Court Judgement [2014] EWHC
- K2 – Wainhomes (North West Limited) and SOSHCLG and SRBC [2020] EWHC 2994 (Admin)
- K3 – Hunston Court of Appeal decision [2013] EWCA
- K4 – Gallagher Homes and Lioncourt Homes High Court Judgement [2014] EWHC
- K5 – North Wiltshire District Council vs. Secretary for Environment [1993]
- K6 – Wavendon Properties Ltd vs. SOSHCLG & Milton Keynes Council [2019] EWHC 1524 (Admin)
- K7 – Suffolk Coastal Supreme Court Judgement [2017]

#### L – Documents Submitted During Enquiry