

Core Documents List

Appeal Ref: APP/Q4245/W/23/3325034

35 Oakfield, Sale

Ref: CD-A	Appellants Planning Application Submission (109745/FUL/22)
CD-A1	Application Form
CD-A2	Accommodation Schedule
CD-A3	Assessment of Demand for a Retirement Living housing scheme of c25 units at 35 Oakfield, Sale M33 6NB (Three Dragons)
CD-A4	Community Infrastructure Levy Form 1: CIL Additional Information
CD-A5	Crime Impact Statement
CD-A6	Chain Reaction – The positive impact of specialist retirement housing on the generational divide and first time buyers (WPI Strategy)
CD-A7	Design and Access Statement (Box Architects)
CD-A8	Energy Statement (Focus Consultants)
CD-A9	Financial Viability Assessment (Alder King)
CD-A10	Healthier and Happier – An analysis of the fiscal and wellbeing benefits of building more homes for later living (WPI Strategy)
CD-A11	Method Statement for the Construction of the Proposed Site on Land at 35 Oakfield, Sale, Manchester, M33 6NB (McCarthy & Stone)
CD-A12	Model Conditions Report (The Planning Bureau Ltd)
CD-A13	Phase 1 Geo-Environmental Site Assessment (e3P)
CD-A14	Phase II Site Investigation Report for a Proposed New Care Home at 35 Oakfield Road, Sale M33 6NB (Clancy Consulting Ltd)
CD-A15	Planning Statement (The Planning Bureau Ltd)
CD-A16	Planning Statement Appendices A-G (The Planning Bureau)
CD-A17	Preliminary Ecological Appraisal and Preliminary Roost Assessment Report (RSK Biocensus)
CD-A18	Silver Saviours for the High Street - How new Retirement properties create more local economic value and more local jobs than any other type of residential housing (WPI Strategy)
CD-A19	Sustainable Living – How the downsizing dividend can deliver a greener housing future (WPI Strategy)
CD-A20	Statement of Community Involvement (BECG)
CD-A21	Transport Statement (Transport Planning (York) Ltd)
CD-A22	Tree Survey and Impact Assessment (Keen Consultants) November 2022
CD-A23	Drwg.No: NO-2860-3-AC-1001 – Site Location Plan
CD-A24	Drwg.No: NO-2860-3-AC-1002 Rev.A – Site Plan
CD-A25	Drwg.No: NO-2860-3-AC-1003 - Site Plan with Roof
CD-A26	Drwg.No: NO-2860-3-AC-1004 – Floor Plans
CD-A27	Drwg.No: NO-2860-3-AC-1005 Rev.A – Elevations Sheet 1 of 2
CD-A28	Drwg.No: NO-2860-3-AC-1006 Rev.A – Elevations Sheet 2 of 2
CD-A29	Drwg.No: NE-2860-3-AC-400 – Typical Sections
CD-A30	Drwg.No: NO-2860-3-AC-200 – Existing Building Site Images
CD-A31	Drwg.No: NO-2860-3-AC-0201 – Existing Building Basement Floor
CD-A32	Drwg.No: NO-2860-3-AC-0202 – Existing Building Ground Floor
CD-A33	Drwg.No: NO-2860-3-AC-0203 – Existing Building First Floor Plan
CD-A34	Drwg.No: NO-2860-3-AC-0204 – Existing Building Second Floor Plan
CD-A35	Drwg.No: 101 – Landscape Layout
CD-A36	Drwg.No: 201 – Planting Design
CD-A37	Drwg.No: 2000-KC-XX-YTREE-TPP01 Rev.0 – Tree Protection Plan
CD-A38	Drwg.No: 2000-KC-XX-YTREE-TCP01 Rev.0 – Tree Constraints Plan
CD-A39	Drwg.No: 2860-3-AC-1010 – Shadow Study 01

CD-A40	Drwg.No: 2860-3-AC-1011 – Shadow Study 02
CD-A41	Drwg.No: McC&S-OR-S-DEV-100-003 Rev.A – Proposed Drainage Layout
CD-A42	Drwg.No: McC&S-OR-S-DEV-100-004 Rev.A – Proposed Drainage Layout
CD-A43	Drwg.No: McC&S-OR-S-DEV-100-004 Rev.C – Proposed Drainage Layout
CD-A44	Drwg.No: NO-2860-3-AC-1007 – Site Boundary Treatment
CD-A45	Drwg.No: SK001 Rev.P1 – Existing Flow Routes
CD-A46	Drwg.No: 4400 Rev.P1 – Drainage Strategy General Arrangement
CD-A47	Drwg.No: 270522JC-01 – Site Survey
CD-A48	Soakaway Maintenance Regime (received 06.02.2023)
CD-A49	Causeway – Clancy Consulting Ltd – Surface Water Model Network: Storm Network 1 Date: 27.01.2023 – (received 06.02.2023)
CD-A50	Drwg.No: 4000 Rev.P1 – Areas Plan General Arrangement (received 06.02.2023)
CD-A51	Clancy Consulting – Design Rainfall (In Accordance with Wallingford Procedure) 1 in 1 year Date:27.01.2023 – (received 06.02.2023)
CD-A52	Clancy Consulting – Design Rainfall (In Accordance with Wallingford Procedure) 1 in 100 year Date:27.01.2023 – (received 06.02.2023)
CD-A53	Clancy Consulting – Design Rainfall (In Accordance with Wallingford Procedure) 1 in 30 year Date:27.01.2023 – (received 06.02.2023)
CD-A54	HR Wallingford – Greenfield Runoff Rate Estimation for Sites Ref: 951911811 Date: 27.01.2023 – (received 06.02.2023)
CD-A55	Clancy Consulting – Plane Infiltration System Design Date: 27.01.2023 (received 06.02.2023)
	(Submissions made during course of application and post decision)
CD-A56	Statement of Heritage Significance (Beardmore Urban) – (received 02.03.2023)
CD-A57	Soakaway Maintenance Regime and Permeable Paving Maintenance Regime (received 23.03.2023)
CD-A58	Drwg.No: 4400 Rev.P2 – Drainage Strategy General Arrangement – (received 23.03.2023)
CD-A59	Clancy Consulting – Phase II Site Investigation Report Ref: 10/2155/001 Rev.00 December 2022 – (received 23.03.2023)
CD-A60	Keen Consultants Tree Survey Ref: 2000-KC-XX-YTREE-Tree Survey-Rev.A March 2023 – (received 29.03.2023)
CD-A61	Keen Consultants - Drwg.No: 2000-KC-XX-YTREE-TCP01 Rev.A Tree Constraints Plan (received 29.03.2023)
CD-A62	RSK Biocensus – Bat Emergence Survey Report (July 2023) – (received 25.08.2023)

	Officer Delegated Report – Decision Notice – Scheme of Delegation – EIA Screening
CD-A63	Officer Delegated Report
CD-A64	Decision Notice (05.05.2023)
CD-A65	Trafford Council Scheme of Delegation – Part 3 (G) Planning and Development Management
CD-A66	Trafford Council EIA Screening Opinion

Ref: CD-B	Appeal Documents
	Appellants Submission
CD-B1	Appeal Form
CD-B2	Appellant Statement of Case
CD-B3	Appellant Draft Statement of Common Ground (June 2023)
CD-B4	Fisher German Valuation Report (received 12.10.2023)
CD-B5	Affordable Housing Statement (The planning Bureau Ltd) (received 19.10.2023)
CD-B6	Alder King – Appraisal Summary (received 18.10.2023)
	Trafford Councils Submission

CD-B7	Appeal Questionnaire
CD-B8	Trafford Council Statement of Case
CD-B9	Signed Statement of Common Ground (Council and Appellant)

	Planning Inspectorate Appeal Documentation
CD-B10	Planning Inspector's Pre- Conference Note (15.09.2023)
CD-B11	Planning Inspector's Case Management Conference Summary Note (21.09.2023)

Ref: CD-C	National Planning Policy/Guidance
CD-C1	<p>National Planning Policy Framework (2023) – relevant sections:-</p> <ol style="list-style-type: none"> 1. Introduction 2. Achieving Sustainable Development 3. Plan Making 4. Decision Making 5. Delivering a Sufficient Supply of Homes 8. Promoting Healthy and Safe Communities 11. Making Effective Use of land 12. Achieving Well-Designed Places 14. Meeting the Challenge of Climate Change, Flooding and Coastal Change 15. Conserving and Enhancing the Natural Environment 16. Conserving and Enhancing the Historic Environment <p>Annex 1: Implementation Annex 2: Glossary</p>
CD-C2	<p>Planning Practice Guidance (Updated Version June 2021) – relevant sections:-</p> <p>Climate Change Design: Process and Tools Historic Environment Housing for Older and Disabled People Housing: Optional Technical Standards Housing Supply and Delivery Natural Environment Planning Obligations Tree Preservation Orders and Trees in Conservation Areas Use of Planning Conditions Viability</p>
CD-C3	<p>The National Design Guide (2019)</p> <p>Part 1: The Purposes of the National Design Guide Part 2: The ten Characteristics:-</p> <p>Context Identity Built Form Movement Nature Public Spaces Uses Homes & Buildings Resources</p>

	Lifespan Part3: National Model Design Code Part 4: References
CD-C4	National Model Design Code (2021) Part 1 – The Coding Process Part 2 – Guidance Notes

Ref: CD-D	Statutory Development Plan and Supplementary Planning Documents/Guidance
CD-D1	Saved Policies of the Unitary Development Plan (2006): H3 – Land Release for New Housing Development H4 – Release of Other Land for Development H7 – Accommodation for Elderly Persons
CD-D2	Trafford Core Strategy (2012) Policies: L1 – Land for New Homes L2 – Meeting Housing Needs L4 – Sustainable Transport & Accessibility L5 – Climate Change L7 – Design L8 – Planning Obligations

	R1 – Historic Environment R2 – Natural Environment R3 – Green Infrastructure <u>Spatial Profile</u> Sale <u>Relevant Strategic Objectives</u> SO1 – Meet Housing Needs SO5 – Provide a Green Environment SO6 – Reduce the Need to Travel SO7 – Secure Sustainable Development SO8 – Protect the Historic Built Environment <u>Place Objectives</u> Sale
CD-D3	Review of Local Development Plan Policies (April 2019)
CD-D4	Composite Policies Map (Interactive Only)
CD-D5	Revised SPD1: Planning Obligations
CD-D6	SPD3: Parking Standards and Design
CD-D7	PG1: New Residential Development
CD-D8	PG4: Residential Care Homes and Nursing Homes for the Elderly
CD-D9	Trafford CIL Charging Schedule (2014)
CD-D10	Trafford Housing Needs Assessment (2019)
CD-D11	Draft Trafford Design Code
CD-D12	Trafford Housing Delivery Test Action Plan (2022)
CD-D13	Trafford Council Strategic Housing Land Availability Assessment (2020)
CD-D14	Trafford Five Year Housing Land Supply Position (2022)
CD-D15	Trafford Housing Strategy 2019-2023
CD-D16	Trafford Older Peoples Housing Strategy 2020-2025

CD-D17	Trafford Council Local Development Scheme (2022-2025)
Ref: CD-E	Emerging Development Plan
CD-E1	Places for Everyone Plan (Pfe) Composite Version (September 2023) namely policies: <ul style="list-style-type: none"> - Policy JP-D1 – Infrastructure Implementation - Policy JP-D2 – Developer Contributions - Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development - Policy JP-H2 - Affordability of New Housing - Policy JP-S1 – Sustainable Development - Policy JP-H3 – Type, Size and Design of New Housing - Policy JP-H4 – Density of New Housing - Policy JP-P2 – Heritage - Policy JP-S2 – Carbon and Energy - Policy JP-S5 – Flood Risk and the Water Environment - Policy JP-G2 – Green Infrastructure Network - Policy JP-G7 – Trees and Woodland - Policy JP-G9 – A Net Enhancement of Biodiversity and Geodiversity - Policy JP-P1 - Sustainable Places
CD-E2	Trafford Local Plan (February 2021) Regulation 18 Consultation Draft

Ref: CD-F	Other Relevant Documents and Guidance
CD-F1	Places for Everyone – Composite Version (September 2023)
CD-F2	Circular 06/2005 – Biodiversity and Geological Conservation
CD-F3	Wildlife and Countryside Act 1981 (as amended)
CD-F4	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
CD-F5	Retirement Homes & Sheltered Housing in Trafford Greater Manchester: Housing Care (Web-site link provided in consultation comments from All Age Commissioning 06.04.2023)
CD-F6	Draft Greater Manchester Local Heritage List Historic England Advice Note 7 (2nd edition) Published 27 January 2021
CD-F7	Historic England Advice Note 7 (2nd edition) Published 27 January 2021
CD-F8	Historic England Advice Note 12, Published 21 October 2019
CD-F9	Historic Environment Good Practice Advice in Planning: 2 Published 27 March 2015
CD-F10	Conservation Principles, Policies and Guidance Published 23 April 2008
CD-F11	RICS Professional Statement – Financial Viability in Planning: Conduct and Reporting (2019)
CD-F12	RICS Guidance Note – Assessing Viability in Planning under the NPPF 2019 (for England) (2021)
CD-F13	Tree Preservation Order 1974 (Number 70) Oakfield/Ashlands (including Confirmation Memorandum of TPO)
CD-F14	Updated GMEU Comments (06.09.2023)
CD-F15	English Heritage - The Heritage of Historic Suburbs
CD-F16	Exec Member Report The ‘Local List’: producing a list of local non-designated heritage assets.
CD-F17	Historic England HEAG104 Domestic 3 Suburban and Country Houses LSG
CD-F18	Planning for the Future (publishing.service.gov.uk)

CD-F19	Living with beauty: report of the Building Better, Building Beautiful Commission – GOV.UK (www.gov.uk)
CD-F20	Research National Housing Audit – Place Alliance
	Appeal Decisions
CD-F21	Appeal Decision (May 2022) – Former B&Q, Great Stone Road, Old Trafford M32 OYP – Appeal Ref: APP/Q4245/W/20/3258552
CD-F22	Appeal Decision (October 2022) – Pelican Inn and Motel, 350 Manchester Road, Altrincham, WA14 5NH
CD-F23	Appeal Decision (May 2022) – Former Urmston Social Club, Old Crofts Bank, Davyhulme M41 7AA – Appeal ref: APP/Q4245/W/21/3279610

Ref: CD-G	Proof of Evidence
Appellants Submission	
CD-G1	Planning Proof of Evidence
CD-G2	Planning Proof of Evidence Appendices
CD-G3	Summary Planning Proof of Evidence
CD-G4	Heritage Proof of Evidence
CD-G5	Heritage Proof of Evidence Appendices
CD-G6	Summary Heritage Proof of Evidence
CD-G7	Proof of Evidence in Respect of Design & Landscape
CD-G8	Design & Landscape Proof of Evidence Appendices
CD-G9	Summary Proof of Evidence in Respect of Design & Landscape
CD-G10	Proof of Evidence in Respect of Affordable Housing & Viability
CD-G11	Affordable Housing & Viability Proof of Evidence Appendices
CD-G12	Summary Proof of Evidence in Respect of Affordable Housing & Viability
Trafford Submission	
CD-G13	Planning Proof of Evidence
CD-G14	Planning Proof of Evidence Appendices
CD-G15	Planning Summary Proof of Evidence
CD-G16	Planning Policy and Housing Land Supply Proof of Evidence
CD-G17	Planning Policy and Housing Land Supply Proof of Evidence Appendices
CD-G18	Planning Policy and Housing Land Supply Summary Proof of Evidence
CD-G19	Heritage Design Proof of Evidence
CD-G20	Heritage Proof of Evidence Appendices
CD-G21	Heritage Summary Proof of Evidence
CD-G22	Design Proof of Evidence
CD-G23	Design Proof of Evidence Appendices
CD-G24	Design Summary Proof of Evidence
CD-G25	Viability & Affordable Housing Proof of Evidence
CD-G26	Viability & Affordable Housing Proof of Evidence Appendices
CD-G27	Viability & Affordable Housing Summary Proof of Evidence

CD-H	Documents Submitted Post Exchange
Trafford Rebuttal Submission	
CD-H1	LPA Rebuttal Statement of Cormac McGowan - Planning
CD-H2	LPA Rebuttal Statement of M Lloyd - Viability
CD-H3	LPA Rebuttal Statement of Sarah Lowes - Design
CD-H4	LPA Rebuttal Statement of Elizabeth Lewis - Heritage
Appellant Rebuttal Submission	
CD-H5	Appellant Rebuttal Statement of Christopher Butt - Planning
CD-H6	Appellant Rebuttal Statement of RJ Mackay - Viability
CD-H7	Appellant Rebuttal Statement of Ken Earl - Design
CD-H8	Appellant Rebuttal Statement of David Beardmore - Heritage
CD-H9	Appellant Rebuttal Statement of Phil Winckles – Viability/Valuation
CD – H10	Viability Update Letter – RJ Mackay
CD - H11	Appendix 15 Corrected Argus Summary Appraisal
CD – H12	Appendix 15a Corrected Argus Summary Appraisal
Ref CD-I Documents submitted during pubic inquiry	
CD- I01	Scheme of Delegation Note to PINS
CD - I02	Affordable Housing Provision Oakfield