

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

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Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Payne"/>
Company name	<input type="text" value="WSP Indigo"/>
Address line 1	<input type="text" value="St James's Tower"/>
Address line 2	<input type="text" value="7 Charlotte Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Manchester"/>
Country	<input type="text"/>
Postcode	<input type="text" value="M1 4DZ"/>
Primary number	<input type="text" value="REDACTED"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="REDACTED"/>

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works

Has the work already been started without planning permission?

Yes No

5. Site Area

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What is the measurement of the site area?
(numeric characters only).

24.8

Unit

hectares

6. Existing Use

Please describe the current use of the site

Greenfield land

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Green fields

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to the submitted plans, Design and Access Statement and Transport Assessment

8. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

9. Materials

Does the proposed development require any materials to be used?

Yes No

10. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

10. Foul Sewage

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Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to accompanying Flood Risk Assessment and Drainage Report

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Waste Storage and Collection

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Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

17. Employment

Will the proposed development require the employment of any staff?

Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

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Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Jeff
Surname	Davis
Reference	PREAPP/00880/18 & PREAPP/00881/18

Date (Must be pre-application submission)

23/07/2018

Details of the pre-application advice received

Various, including ongoing advice on design evolution
Follow up meeting with the Council took place on 17 September 2018.

The principle of development was considered acceptable and matters discussed included highways, access and ecology.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Christine Calvert
Number	
Suffix	
House Name	Pond Farm
Address line 1	Kirlington Road
Address line 2	Eakring Nr Newark
Town/city	Nottinghamshire
Postcode	NG22 0DA
Date notice served (DD/MM/YYYY)	31/05/2019

25. Ownership Certificates and Agricultural Land Declaration

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Name of Owner/Agricultural Tenant	Frank Lythgoe
Number	
Suffix	
House Name	Park Farm
Address line 1	Park Road, Warburton
Address line 2	Lymm
Town/city	Cheshire
Postcode	WA13 9SY
Date notice served (DD/MM/YYYY)	31/05/2019

Person role

- The applicant
 The agent

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Payne"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="31/05/2019"/>

 Declaration made**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Planning and Development
Trafford Metropolitan Borough Council
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

F.A.O. Mr Jeff Davis

By Planning Portal
PP-07628336
let.055.JP.JD.20140007

31 May 2019

Dear Sir / Madam

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE
RESIDENTIAL DEVELOPMENT OF LAND EAST AND WEST OF WARBURTON
LANE, TRAFFORD**

On behalf of Redrow Homes Limited, we enclose an application for outline planning permission for the following development:

“Residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works”

The application is submitted via the Planning Portal and has been given the reference PP-07628336.

Alongside this covering letter, we enclose a CD containing the following information:

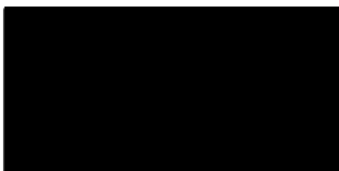
- A copy of the planning application forms and certificates;
- Drawings (Redrow Homes Ltd and The Environment Partnership):
 - Site location plan (Ref: WARB-02-02-002);
 - Parameters plan (Ref: IN6942.005A);
 - Existing Site Plan – West Parcel (Ref: 1189-02-02-031 Rev A)
 - Existing Site Plan – East Parcel (Ref: 1435-02-02-031 Rev A)
- Design and Access Statement (Baldwins);
- Carbon Budget Statement (Stroma Built Environment);
- Planning Statement (WSP | Indigo);
- Environmental Statement (WSP | Indigo):
 - Volume I: Non-Technical Summary
 - Volume II: Main Report
 - Volume III: Illustrations
 - Volume IV: Appendices
- Green Infrastructure Statement (The Environment Partnership);
- Development on Greenfield Land Statement (within Planning Statement) (WSP | Indigo);

- Meeting Housing Needs Statement (within Planning Statement) (WSP | Indigo);
- S106 Heads of Terms (within Planning Statement) (WSP | Indigo);
- Affordable Housing Statement (within Planning Statement) (WSP | Indigo);
- Statement of Community Involvement (WSP | Indigo);
- Archaeological Desk-Based Assessment (CgMs Heritage);
- Tree Survey (tba landscape architects);
- Noise Impact Assessment (Hepworth Acoustics);
- Heritage Impact Assessment (The Environment Partnership);
- Transport Assessment (SCP);
- Travel Plan (SCP);
- Access Plan (within Appendix 4 of the Transport Assessment) (SCP);
- Air Quality Assessment (REC);
- Landscape Visual Impact Assessment (within Environmental Statement) (TEP);
- Ecological Assessment (within Environmental Statement) (REC);
- Flood Risk Assessment and Drainage Management Strategy (Betts Hydro Consulting Engineers);
- Badger Survey Report (REC);
- Bat Survey Report (REC);
- Breeding Bird Survey Report (REC);
- Great Crested Newts (REC);
- Water Vole and Otter Survey (REC);
- Road Safety Audit (JHB Consulting);
- Phase 1 Ground Investigations Desk Study (Betts Geo Consulting Engineer);
- Utilities Assessment (Utilities Connections Management Limited);
- Crime Impact Statement (Design for Security); and
- Viability Appraisal (Cushman and Wakefield).

The planning application fee of £42,206.00, in addition to the £20.00 administrative charge, will be paid to the Planning Portal under separate cover. A cheque has been sent direct to the Planning Portal and should be cleared within the next seven to ten days.

We look forward to receiving confirmation that the application is valid. If you have any queries in the meantime please do not hesitate to contact me.

Yours faithfully



Hannah Payne

Enc: CD of submission pack as listed above
cc: Redrow Homes Limited