

Core Documents List

Appeal Ref: APP/Q4245/W/22/3306715

World of Pets, Thorley Lane Timperley

Ref: CD-A	Appellants Planning Application Submission (105905/OUT/21)
CD-A1	Application Form
CD-A2	Air Quality Assessment
CD-A3	Archaeology Desktop Report
CD-A4	Community Infrastructure Levy Form 1: Additional Information
CD-A5	Crime Impact Statement
CD-A6	Design & Access Statement
CD-A7	Ecological Impact Assessment
CD-A8	Ecological Impact Assessment Update and Biodiversity Net Gain Calculation
CD-A9	Equality Statement
CD-A10	Flood Risk Assessment
CD-A11	Interim Travel Plan
CD-A12	Landscape Strategy
CD-A13	Noise Impact Assessment
CD-A14	Phase II Site Investigation Report
CD-A15	Planning Statement
CD-A16	Planning Statement Appendices 1-8
CD-A17	Preliminary Arboricultural Impact Assessment
CD-A18	Socio-Economic Statement
CD-A19	SuDS Pro-Forma
CD-A20	Sustainability & Energy Statement
CD-A21	Statement of Community Involvement
CD-A22	Transport Assessment
CD-A23	Site Location Plan – Drwg. No: L(00)001 Rev.P1
CD-A24	Existing Site Plan – Drwg. No: L(00)002 Rev.P1
CD-A25	Previously Developed Land – Drwg.No: L(00)001 Rev.B
CD-A26	Parameter Plan 1 – Site Constraints, Easements and Offsets – Drwg. No: L(01)110 Rev.P1
CD-A27	Parameter Plan 2 – Key Urban Design Principles – Drwg. No: L(01)111 Rev.P1
CD-A28	Landscape Masterplan – Drwg. No: M3095-PA-02-V4
CD-A29	Proposed Outline Masterplan – Drwg. No: MP_L(01)101 Rev.P10
	(Submissions made during course of application)
CD-A30	Briefing Note and copy of Appeal Decision (received 13.10.2021)
CD-A31	Highways Note (Curtins) (received 21.10.2021)
CD-A32	Highways Note (Curtins) Financial Contribution to New Thorley Lane Roundabout (received 17.11.2021)
CD-A33	Swept Path Analysis Refuse Vehicle Thorley Lane Access – Drwg.No: 72011-CUR-00-XX-DR-TP-05003-P04 (received 17.11.2021)
CD-A34	Highways Note (Curtins) – Post Submission Response To Trafford Council and TfGM (received 17.11.2021)
CD-A35	Draft Heads of Terms (received 18.11.2021)

CD-A36	Highways Note (Curtins) – Response to Neighbour (received 18.11.2021)
CD-A37	Speed Survey (Curtins) (received 15.12.2021)
CD-A38	Indicative Access Arrangement Visibility Splays – Drwg.No:72011-CUR-00-XX-DR-TP-75001-P06 (received 15.12.2021)
CD-A39	Housing Land Supply Position Overview (received 15.02.2022)
CD-A40	Parameter Plan 2 – Key Urban Design Principles – Drwg.No: L(01)111 Rev.P8 (received 08.03.2022)
Committee Reports and Additional Information	
CD-A41	Officer Report to Trafford’s Planning and Development Management Committee (10.03.2022)
CD-A42	Additional Information Report to Trafford’s Planning and Development Management Committee (10.03.2022)
CD-A43	Applicants response to Committee Report (received 04.03.2022)
CD-A44	Applicants Statement to Committee

Ref: CD-B	Appeal Documents
CD-B1	Appeal Form
CD-B2	Appellant Statement of Case
CD-B3	Appellant Statement of Case (Appendices 1-10)
CD-B4	Appellant Statement of Case (Appendices 11-16)
CD-B5	Appellant Statement of Case (Appendices 17-19)
CD-B6	Appellant Statement of Case (Appendix 20)
CD-B7	Appellant Statement of Case (Appendices 21-26)
CD-B8	Appellant Updated Ecological Note (Tyler Grange 15.09.2022)
CD-B9	Appellants Highway Statement (Curtins 07.09.2022)
CD-B10	Appellant Landscape & Visual Statement (Barnes Walker Ltd September 2022)
CD-B11	Appellant Landscape & Visual Statement (Barnes Walker Ltd September 2022) Appendices 1-3
CD-B12	Appellant Draft Statement of Common Ground (September 2022)
CD-B13	Appellant Draft Heads of Terms (Town Legal LLP September 2022)
CD-B14	Trafford Council Statement of Case
CD-B15	Trafford Council Statement of Case (Appendix 1 A: Planning Ref:105905/OUT/21)
CD-B16	Trafford Council Statement of Case (Appendix 1 B: EIA Screening Application Ref: 106043/EIASC/21)
CD-B17	Trafford Council Statement of Case (Appendix 1 C: Applicants Pre-Application Submission Ref: PREAPP/01031/19)
CD-B18	Trafford Council Statement of Case (Appendix 1 D: Consultation responses to 105905/OUT/21 & 106043/EIASC/21)
	Trafford Council Statement of Case (Appendix 1 E: Committee and Delegated Reports (See core document reference CD-A41 & CD-A42)
CD-B19	Trafford Council Statement of Case (Appendix 1 F: Relevant Planning Applications (Historic) 89944/OUT/16 and 77607/CLEUD/2011)
	Trafford Council Statement of Case (Appendix 1 G: The Statutory Development Plan) (See core document reference CD-D1 - CD-D2 & CD-D4)

	Trafford Council Statement of Case (Appendix 1 H: The Emerging Development Plan (See core document reference CD-E1 – CD-E3)
	Trafford Council Statement of Case (Appendix 1 I: Development Plan Documents not Progressed (See core document reference CD-E2)
	Trafford Council Statement of Case (Appendix 1 J: Adopted Supplementary Planning Documents & Guidance (See core document reference CD-D5; CD-D6; CD-D7 & CD-D8)
	Trafford Council Statement of Case (Appendix 1 K: National Planning Policy/Guidance (See core document reference CD-C1; CD-C2 & CD-C3
	Trafford Council Statement of Case (Appendix 1 L: Other Documents, (see core document reference Trafford CIL Charging Schedule CD-D9; Trafford Housing Needs Assessment CD-D10; Draft Timperley Wedge Master Plan CD-E4.; PFE Allocations: Cross Boundary Timperley Wedge Issues Summary CD-E5) and Draft Trafford Design Guide CD-D11)
CD-B20	Planning Inspector's Case Management Conference Agenda (03.11.2022)
CD-B21	Planning Inspector's Case Management Conference Note (03.11.2022)
CD-B22	Planning Inspector's Case Management Conference Summary Note (30.11.2022)
CD-B23	Statement of Common Ground (Signed)
CD-B24	Draft Unilateral Undertaking

Ref: CD-C	National Planning Policy/Guidance
CD-C1	National Planning Policy Framework (2021)
CD-C2	Planning Practice Guidance (Updated Version June 2021) (Green Belt - (Paragraph:001 Reference ID: 64-001-20190722)
CD-C3	The National Design Guide

Ref: CD-D	Statutory Development Plan and Supplementary Planning Documents/Guidance
CD-D1	Saved Policies of the Unitary Development Plan (2006): C4 – Green Belt ENV10 – Wildlife Corridors H3 – Land Release for New Housing Development H4 – Release of Other Land for Development
CD-D2	Trafford Core Strategy (2012) Policies: L1 – Land for New Homes L2 – Meeting Housing Needs L4 – Sustainable Transport & Accessibility L5 – Climate Change L6 - Waste L7 – Design L8 – Planning Obligations

	<p>W2 – Town Centres & Retail R1 – Historic Environment R2 – Natural Environment R3 – Green Infrastructure R4 – Green Belt, Countryside and Other Protected Open Land R5 – Open Space, Sport and Recreation</p> <p><u>Spatial Profile</u> Altrincham and Neighbouring Communities</p> <p><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</p> <p><u>Place Objectives</u> Altrincham and Neighbouring Communities – ALO1, ALO2, ALO3, ALO4, ALO5, ALO6, ALO11, ALO18, ALO19, ALO20, ALO23, ALO26, ALO27, ALO28 and ALO29.</p>
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	PG30: Landscape Strategy (September 2004)
CD-D9	Trafford CIL Charging Schedule (2014)
CD-D10	Trafford Housing Needs Assessment (2019)
CD-D11	Draft Trafford Design Guide
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 (March 2022)

Ref: CD-E	Emerging Development Plan
CD-E1	<p>Trafford Local Plan (February 2021) Regulation 18 Consultation Draft, namely policies:</p> <ul style="list-style-type: none"> - AF8 – Timperley Wedge - HO1 – Scale, Phasing and Distribution of New Housing Development - HO2 – Land Release for New Residential Development
CD-E2	The Draft Trafford Land Allocations Development Plan Document (2014) – (Not Progressed)
CD-E3	<p>Places for Everyone (PfE) Joint Development Plan Document August 2021 (Publication Stage), namely policies:</p> <ul style="list-style-type: none"> - Policy JP Allocation 3.2 Timperley Wedge - Policy JP-D1 – Infrastructure Implementation - Policy JP-D2 – Developer Contributions

CD-E4	Draft Masterplan for Timperley Wedge Allocation (September 2020 Issue 6)
CD-E5	Places for Everyone Allocations: Cross Boundary Timperley Wedge Issues Summary (2022)
CD-E6	Places for Everyone Submission and Supporting Documents List (ref:SD75)
CD-E7	Places for Everyone – Housing Topic Paper
CD-E8	Greater Manchester Green Belt Study Stage 2 (September 2020) – Assessment Area GM46-1 Extract
CD-E9	Appellant Representation to Places for Everyone Regulation 19 Consultation
CD-E10	Summary of Regulation 19 Representations and Responses from the Council (Greater Manchester Combined Authority [GMCA])

Ref: CD-F	Other Relevant Documents and Guidance
CD-F1	Chartered Institution for Highways and Transportation (CHIT) 'Providing for Journeys on Foot' (2000)
CD-F2	Transport for Greater Manchester (TfGM) Greater Manchester Accessibility Levels Map (interactive Version)
CD-F3	Manual for Streets (2007)
	Appeal Decisions
CD-F4	Appeal ref: APP/C2741/W/19/3227359 - North of Boroughbridge Road (October 2019);
CD-F5	Appeal ref: APP/C4235/W/18/3205559 – Seashell Trust, Stockport (April 2020)
CD-F6	Appeal ref: APP/Q3115/W/19/3230827 Oxford Brooks University, Wheatley Campus (April 2020)
CD-F7	Appeal Ref: APP/C2741/W/19/3233973 – Land At Moor Lane, Woodthorpe, York (May 2020)
CD-F8	Appeal ref: APP/B1930/W/20/3265925 & APP/C1950/W/20/3265926 – Roundhouse Farm, Land Off Bullens Green Lane, Colney Heath (June 2021)
CD-F9	Appeal ref: APP/H1515/W/20/3256968 – Ingatestone Garden Centre, Ingatestone (May 2021)
CD-F10	Appeal Ref: APP/G5180/W/18/3206569 - Land To The Rear Of The Former Dylon International Premises, Station Approach, Lower Sydenham, London (June 2019)
CD-F11	Appeal ref: APP/V1505/W/22/3296116 - Land At Maitland Lodge, Southend Road, Billericay (November 2022)
CD-F12	Court of Appeal – Gladman Developments & SOS HLG & Corby BC & Uttlesford DC – Case No: C1/2020/0542/QBACF (03.02.2021)
	Historic Planning Application
CD-F13	Planning Ref: 78180/FULL/2012 (Approved Plans only)

CD-F14	Appeal ref: APP/C2741/W/21/3282969 - Site to the west of the A1237 and South of North Lane (December 2022)
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Ref: CD-G	Proof of Evidence
Appellants Submission	
CD-G1	Planning Proof of Evidence (Rapleys) Ref JRH/18-01961
CD-G2	Planning Proof of Evidence Appendices (Rapleys)
CD-G3	Highways Proof of Evidence (Curtins)
CD-G4	Highways Proof of Evidence Appendices (Curtins)
CD-G5	Proof of Evidence in Respect of Landscape and Visual Matters – Summary (Barnes Walker)
CD-G6	Proof of Evidence in Respect of Landscape and Visual Matters – Main Proof of Evidence (Barnes Walker)
CD-G7	Proof of Evidence in Respect of Landscape and Visual Matters – Appendices (Barnes Walker)
Trafford Submission	
CD-G8	Planning-Summary Proof of Evidence
CD-G9	Planning-Main Proof of Evidence
CD-G10	Planning Policy and Housing Land Supply-Summary Proof of Evidence
CD-G11	Planning Policy and Housing Land Supply-Main Proof of Evidence
CD-G12	Planning Policy and Housing Land Supply-Appendices