



**Planning Appeal**

**Land between Pear Tree Lane and School Lane, Euxton**

**Chorley Council - Application No. 19/00654/OUTMAJ**

**Appeal Ref: APP/D2320/W/20/3247136**

**CORE DOCUMENTS LIST**

17th June 2020

**FOLDER 1**

**CD1 Application Documents**

1.1	Application Covering Letter, Application Form and Certificates
1.2	Location Plan 5219-L-04
1.3	Development Framework Plan Rev T
1.4	Design and Access Statement Rev F
1.5	Landscape and Visual Appraisal
1.6	Planning Statement
1.7	Socio-Economic Sustainability Statement
1.8	Transport Assessment
1.9	Travel Plan
1.10	Ecological Appraisal Rev C
1.11	Arboricultural Assessment
1.12	Geoenvironmental Assessment
1.13	FRA
1.14	Foul Drainage Analysis
1.15	Noise Screening Assessment
1.16	Air Quality Assessment
1.17	Heritage Assessment
1.18	Statement of Community Involvement
1.19	Topographical Survey

## FOLDER 2

### CD2 Additional & amended Reports submitted after validation

2.1 Development Framework Plan Rev U

CD3	Consultation Comments	CD3 Pages
3.1	LCC Education Assessment	1 - 8
3.2	Lancashire Fire Service	9 - 10
3.3	Lancashire Constabulary	11-12
3.4	United Utilities	13 - 24
3.5	LCC Archaeology	25 - 26
3.6	Ecology	27 - 30
3.7	Homes England	31 - 32
3.8	LLFA	33 - 36
3.9	Highway Authority	37 - 44
3.10	CIL Officer	45 - 46

### CD 4 E-mail Correspondence with the Council

		CD4 Pages
9th July 2019	Christien Lee (Gladman) to Alistair Bradley ( Councillor) in regards to public consultation event	1
18th July 2019	Rachael Evans (Gladman) to Iain Crossland (Chorley Council) introduction.	2
19th July 2019	Chorley Council to Rachael Evans acknowledgment of application	3
4th, 12th,13th, 16th,27th September and 2nd October 2019	Email exchange between Christien Lee and Iain Crossland with regards to updates and Extension of Time.	4 - 8
4th and 15th October 2019	Email exchange between Christien Lee and Iain Crossland with regards to LLFA response and chasing highway response	9
15th October 2019	Iain Crossland to Christien Lee confirming no response from highways.	10
17th October 2019	Exchange between Christien Lee and Iain Crossland with regards to amended framework plan.	11-12
28th October 2019	Christien Lee to Iain Crossland chasing response on highways	13
31st October 2019	Iain Crossland to Christien Lee with update from highways.	14 - 15
1st,4th and 5th November 2019	E-mail exchange between Christien Lee and Iain Crossland regarding highways comments.	16 -20
4th,5th and 7th November 2019	E-mail exchange between Christien Lee and Iain Crossland regarding Officer recommendation and Committee	21 - 24
2nd and 8th January 2020	E-mail exchange between Alison Marland (Chorley Council) and Christien Lee in regards to housing land supply statement	25 -26

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**CD 5**    **Committee Report and Decision**

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5.1	Committee Report	<i>1-26</i>
5.2	Decision Notice	

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**CD 6 Relevant Post Appeal Correspondence**

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6.01

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**CD 7 Planning Evidence**

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7.01	Adopted Chorley Local Plan (2015)
7.02	Central Lancashire Local Plan Issues and Options Consultation November
7.03	Extracts of the Local Plan (Submission Version)
7.04	Extract of the Emerging Proposals Map
7.05	Central Lancashire Housing Study (March 2020)
7.06	DCLG Fixing our broken housing market 2017
7.07	Technical consultation on updates to national planning policy and guidance
7.08	Planning Resource Article - MHCLG clarifies standard method's immediate use
7.09	Not allocated
7.10	Not allocated
7.11	Not allocated
7.12	Not allocated
7.13	Objectively Assessed Housing Need Study
7.14	Extracts of the Central Lancashire Core Strategy (July 2012)
7.15	Central Lancashire Open Space and Playing Pitch Supplementary Planning
7.16	Central Lancashire Employment Skills Supplementary Planning Document
7.17	Biodiversity and Nature conservation SPD (2015)
7.18	Design Guide (2012)
7.19	Chorley Council Community Infrastructure Levy Charging Statement Feb 2020
7.20	Chorley Housing Land Monitoring Report April 2020
7.21	Chorley Five Year Housing Supply Statement May 2020
7.22	Memorandum of Understanding and Statement of Co-operation(2017)(MOU1)
7.23	Memorandum of Understanding and Statement of Co-operation (April
7.24	Consultation Outcomes Report (Consultation on the Approach for the
7.25	Central Lancashire Strategic Housing Market Assessment 2017
7.26	Chorley Local Plan Inspector's Partial Report Final
7.27	Chorley Council Interim Infrastructure Funding Statement December 2019
7.28	Chorley Borough Council Tree Preservation Orders
7.29	The Deregulation Act 2015 (in relation to Policy 27 of the Core Strategy)
7.30	Central Lancashire Local Plan Issues and Options Consultation November
7.31	Central Lancashire Strategic Housing Land Availability Assessment 2010
7.32	Chorley Maps 2010 (SHLAA)
7.33	Strategic Housing Land Availability Assessment 2011 Update (February 2012)
7.34	Memorandum of Understanding (MOU2) Statement of Co-operation May 2020
7.35	Central Lancashire Local Development Scheme (January 2020 – January
7.36	Chorley Borough Local Plan 1997
7.37	Chief Planner Letter March 2020
7.38	Written Ministerial Statement May 2020
7.39	HDT Measurement Rule Book
7.40	Queens Speech 2019 Background Briefing

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7.41	Tackling Undersupply
7.42	Theresa May 2018 Conference Speech
7.43	Statement of Facts and Grounds - Chain House Lane
7.44	SoS Response - Chain House Lane
7.45	Euxton 3km employment map
7.46	Emerging Central Lancs Local Plan - Issues and Options
7.47	Emerging Local Plan - Outcome of Member Consultation SHELAA Final
7.48	Emerging Local Plan - Site suggestions in Astley and Buckshaw
7.49	Preston, South Ribble and Lancashire City Deal
7.50	Central Lancashire Housing Study, Final Report, Icen, October 2019
7.51	Chorley Local Plan 2015 Policies Map
7.52	Chorley Local Plan 2015
7.53	Euxton Vision Document
7.54	Five Year Housing Supply Statement 2020
7.55	PPG on Housing Land Supply
7.56	PPG on Housing Needs Assessments

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#### **CD 8 Affordable Housing Evidence**

8.01	Central Lancashire Affordable Housing Supplementary Planning Document
8.02	Conservative Party Manifesto (December 2019)
8.03	Not allocated (see 7.01)
8.04	Not allocated (see 7.14)
8.05	Not allocated (see 7.30)
8.06	Chorley Sustainable Community Strategy 2010-2020
8.07	Chorley Corporate Strategy 2019/20-2021/22 (November 2019)
8.08	Chorley Housing Strategy 2019-2024
8.09	Central Lancashire Strategic Housing Market Assessment (September 2009)
8.10	Not allocated (see 7.25)
8.11	Central Lancashire Housing Study (March 2020)

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#### **CD 9 Self-Build Housing Evidence**

9.01	Chorley Custom and Self Build Register March 2020
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#### **CD 10 Appeal and SoS Decisions**

10.01	Land at Pear Tree Lane, Euxton, Chorley, Lancashire, PR7 1DP
10.02	Land Off Sandy Gate Lane, Broughton, Preston APP/N2345/W/17/3179105
10.03	Keyfold Farm, 430 Garstang Road, Broughton, Preston
10.04	Land off Driffield Road, Allaston Road and Court Road, Lydney, Forest of Dean
10.05	Land east of Park Lane, Coalpit Heath, South Gloucestershire (6 September
10.06	The Meadows, Bromsberrow Heath, Ledbury, Forest of Dean (17 April 2019) –
10.07	Land off Hepworth Road, Woodville (25 June 2019) –
10.08	Green End/Heath Road, Gamlingay, South Cambridgeshire District (23
10.09	Land off Darnhall School Lane, Winsford, Cheshire (4 November 2019) –
10.10	Land West of Parsonage Road, Takeley (31 January 2020) –
10.11	Land North of Nine Mile Ride, Finchampstead, Berkshire (9 April 2020) –
10.12	Land at the site of the former North Worcestershire Golf Club Ltd, Hanging

10.13	Oving Road, Chichester (August 2017) - APP/xxxxx
10.14	Oxford Brookes University, Wheatley Campus, College Close, Wheatley, Oxford
10.15	Leasowes Road and Laurels Road, Offenham (February 2014) - APP/xxxxx
10.16	Land North of Upper Chapel, Launceston (11 April 2014) - APP/xxxxx
10.17	Land adjacent to Cornerways, High Street, Twyning, Tewkesbury (July 2015) -
10.18	Oldmixon Road, Weston-super-Mare (10 April 2017) - APP/xxxxx
10.19	Land at Dylon, Bromley (July 2019) - APP/xxxxx
10.20	Land at Mans Hill, Burfield Common (17 March 2015)
10.21	Land at Firlands Farm, Burfield Common (6 July 2015)
10.22	Franklands Drive, Addlestone, Surrey (2006)
10.23	Pulley Lane, Droitwich Spa (July 2014)
10.24	Station Road, Long Melford
10.25	Sibford Road, Hook Norton
10.26	Fountain Lane, Davenham
10.27	Upper Chapel, Launceston
10.28	Pulley Lane, Droitwich Spa (July 2014)
10.29	Chain House Lane
10.30	Land at Linton
10.31	Land East of Scholes
10.32	Land South of Selby Road
10.33	Pear Tree Lane 2017

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### **CD 11 Legal Judgments**

11.01	Gladman Development Ltd v SSHCLG & Corby BC; & Uttlesford DC [2020]
11.02	Gladman v SSHCLG 2020
11.03	Hallam Land v SSCLG Court of Appeal
11.04	St Modwen v SSCLG [2016] EWHC 968 Admin
11.05	Court of Appeal, Corbett vs Cornwall
11.06	High Court, Bloor vs Hinckley and Bosworth
11.07	High Court, Monkhill vs Waverley
11.08	High Court, Peel vs Salford
11.09	Supreme Court, Suffolk Coastal
11.10	High Court, Wavendon v MK
11.11	High Court, Hunston (Sep 13)
11.12	High Court Hunston (Dec 13)
11.13	High Court Gallagher v Solihull MBC
11.14	High Court Stratford v Bloor
11.15	High Court West Berkshire
11.16	Tesco v Dundee
11.17	Oadby & Wigston BC v SSCLG (2016) EMCA Civ 1040

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### **CD 12 Documents in the Public Domain but not printed**

12.01	National Planning Policy Framework (NPPF)
12.02	National Planning Policy Guidance (NPPG)
12.03	National Planning Policy Framework (NPPF) 2012

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### **CD 13 Other Documents**

13.01	LCC education assessment (14 May 2020)
13.02	TPO Plan
13.03	Site Notice and Plan
13.04	Self Build Consultation Letter
13.05	North West RSS
13.06	2007 Panel Report Main document

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