

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- A2 – Local Planning Authority’s Statement of Case (Superseded)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
- A6 – Statement of Common Ground
- A7 – Appellant Matters of Clarification 21/10/2021

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 – Detailed Landscape Proposal 1 of 2
- B13 – Detailed Landscape Proposal 2 of 2
- B14 – Ram and Outline Habitat Management Plan
- 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

H4 – Proof of Evidence Jonathan Evans

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 Strerrt, 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

I23 – Transport Summary Proof of Evidence

I24 - Affordable Housing Rebuttal 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