

**REVISED 03.03.21 CORE DOCUMENTS**

**VERSION FOR USE AT THE INQUIRY**

**TOWN & COUNTRY PLANNING ACT 1990**

**APPEAL**

**ON BEHALF OF**

**SATNAM MILLENNIUM LIMITED**

**IN RESPECT OF**

**LAND AT PEEL HALL, WARRINGTON**

**RE-OPENED PUBLIC INQUIRY 9 – 19 MARCH 2021**

**PLANNING INSPECTORATE REF:**

**APP/M0655/W/17/3178530**

**LOCAL AUTHORITY PLANNING APPLICATION REFERENCE: 2016/28492**

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
APN		APPLICATION DOCUMENTS	
APN 1	SPSL	Submission letter	HARD COPY
APN 2	SPSL	Application form	HARD COPY
APN 3	SPSL	Certificate B, with requisite notice served on interested parties (separate list of landowners supplied)	HARD COPY
APN 4	SPSL	Site Location Plan (ref 140367-D-002 REV A) (for approval at this outline stage)	HARD COPY
APN 5	SPSL	Site access plans (for approval at this outline stage) <ul style="list-style-type: none"> <li>o HTP/1107/08/N Birch Avenue Access</li> <li>o HTP/1107/09/K Poplars Avenue West Access</li> <li>o HTP/1107/10/K Blackbrook Avenue Access</li> <li>o HTP/1107/11/J Mill Lane Access</li> <li>o HTP/1107/12/O Poplars Avenue Central Access</li> <li>o HTP/1107/30/E Grasmere Avenue Access</li> </ul>	HARD COPY NO E COPY AS SUPERCEDED BY OTHER PLANS
APN 6	SPSL	Environmental Statement and Addendums (10 volumes) <ul style="list-style-type: none"> <li>- Volume 1 - Non-Technical Summary</li> <li>- Volume 2 - Environmental Statement</li> <li>- Volume 3 – Documents and Appendices</li> <li>- Volume 4 – Addendum 1 Non-Technical Summary</li> <li>- Volume 5 – Addendum 1 Environmental Statement</li> <li>- Volume 6 - Addendum 1 Documents and Appendices</li> </ul>	HARD COPY
		<ul style="list-style-type: none"> <li>- Volume 7 - Addendum 2 Non-Technical Summary</li> <li>- Volume 8 - Addendum 2 Environmental Statement</li> <li>- Volume 9 - Addendum 2 Documents and Appendices</li> <li>- Volume 10 - Compendium Version</li> </ul>	) ) SEE APN 128 ) )
APN 7	SPSL	Planning Context Assessment Report	HARD COPY

<b>APN 8</b>	<b>SPSL</b>	<p>Transport Assessment - Text June 2016</p> <ul style="list-style-type: none"> <li>- Appendix 1</li> <li>- Appendix 1 Fly Sheet</li> <li>- Appendix 6 - Public Rights of Way Plan</li> <li>- Appendix 7 - Walking Isochrones Plan</li> <li>- Appendix 8 - Cycle Isochrones Plan and WBC Cycle Route Plan</li> <li>- Appendix 9 - Existing Bus Services and Routes</li> <li>- Appendix 10 - Plan of Local Services and Amenities</li> <li>- Appendix 11 - Warrington Design Guide Extract - Road Hierarchy</li> <li>- Appendix 12 - Proposed Mill Lane Blackbrook Avenue Access</li> <li>- Appendix 13 - Proposed Mill Lane Access</li> <li>- Appendix 14 - Proposed Poplars Avenue (central) Access</li> <li>- Appendix 15 - Proposed Poplars Avenue (west) Access</li> <li>- Appendix 16 - Proposed Birch Avenue Access</li> <li>- Appendix 17 - Proposed Grasmere Avenue Access</li> <li>- Appendix 18 - Road Safety Audit Stage 1</li> <li>- Appendix 19 - Plan Showing Proposed Pedestrian and Cycle Linkages</li> <li>- Appendix 20 - Bus Gate Examples in Current Use</li> <li>- Appendix 21 - Warrington Design Guide Extracts - Parking Guidelines</li> <li>- Appendix 22 - Indicative Phasing Plan</li> <li>- Appendix 23 - Trip Generation, TRICS and Summary Tables</li> <li>- Appendix 24 - VISSIM Network</li> <li>- Appendix 25 - Committed Developments</li> <li>- Appendix 26 - Junction Modelling Reports</li> <li>- Appendix 27 - Proposed Bus Stop Locations</li> <li>- Appendix 28 - Network Warrington Proposed Bus Route Diagrams</li> </ul>	HARD COPY TO INSPECTOR (FROM HIGHGATE TRANSPORTATION)
<b>APN 9</b>	<b>SPSL</b>	Landscape and Visual Impact Assessment Report	HARD COPY
<b>APN 10</b>	<b>SPSL</b>	Ecology Reports 2012 – 2016 including updates	HARD COPY
<b>APN 11</b>	<b>SPSL</b>	<p>Retail Assessment</p> <ul style="list-style-type: none"> <li>- Appendix 1 - Sequential Test Survey Area 2</li> <li>- Appendix 1 - Sequential Test Survey Area</li> <li>- Appendix 2 - Survey of Plans of Local and Neighbourhood Centres</li> <li>- Appendix 3 - Location Major Food Stores</li> <li>- Appendix 4 - Part 1: Letter to WBC 07.04.16</li> <li>- Appendix 4 - Part 2: Response from WBC 20.04.16</li> </ul>	HARD COPY
<b>APN 12</b>	<b>SPSL</b>	Retail Assessment June 2016	HARD COPY
<b>APN 12/A</b>	<b>SPSL</b>	Note on NPPF changes on 2016 Retail Assessment – Quod 2020 Update	HARD COPY
<b>APN 13</b>	<b>SPSL</b>	<p>Phase One Desk Study Report</p> <ul style="list-style-type: none"> <li>- Text and Plan EMS 5414</li> <li>- EMS 5414</li> </ul>	HARD COPY
<b>APN 14</b>	<b>SPSL</b>	Technical Paper on Housing Issues in Warrington March 2016	HARD COPY
<b>APN 15</b>	<b>SPSL</b>	Flood Risk Assessment June 2016	HARD COPY
<b>APN 16</b>	<b>SPSL</b>	Utilities Report June 2016	HARD COPY
<b>APN 17</b>	<b>SPSL</b>	Air Quality Assessment 2016	HARD COPY
<b>APN 18</b>	<b>SPSL</b>	Noise and Vibration Assessment 2016	HARD COPY
<b>APN 19</b>	<b>SPSL</b>	Archaeological Assessment 2016	HARD COPY
<b>APN 20</b>	<b>SPSL</b>	Pre-Application advice letter (26/2/16) from WBC	HARD COPY

APN 21	SPSL	S106 HOTs	HARD COPY
APN 22	SPSL	Statement of Community Involvement - Appendix 1 - Press Release 15.01.16 - Appendix 2 - Peel Hall Consultation Invitation - Appendix 3 - Results Communications News Article 15.01.16 - Appendix 4 - Peel Hall Display Boards 23.01.16 - Appendix 5 - Peel Hall Feedback Form Interactive 23.01.16	HARD COPY
APN 23	SPSL	Parameters Plan (illustrative only) ref: 1820-24	HARD COPY
APN 24	SPSL	Landscape Master Plan (illustrative only) ref: 1820-25	HARD COPY
APN 26	SPSL	Local Centre, Family Pub and School Plan (illustrative only) ref: 140367-D-003-REV A	HARD COPY
APN 27	SPSL	Site Master Plan (illustrative only) ref: 140367-D-001-REV A	HARD COPY
APN 28	SPSL	Design and Access Statement July 2016	HARD COPY
APN 101	HT	Transport Assessment TA/01/A January 2018 (3 X volumes) Volume 1 – TA/01/A Text and Appendices 1 to 40 Volume 2 – TA/01/A Appendices 41 to 60 Volume 3 – TA/01/A Appendices 61 to 80 (1 x pdf document 1 x folder appendices)	HARD COPY TO INSPECTOR (FROM HIGHGATE TRANSPORTATION)
APN 102	HT	Framework Travel Plan FTP/01 January 2018	HARD COPY TO INSPECTOR (FROM HIGHGATE TRANSPORTATION)
APN 104	SPSL	Site Location Plan: 140367-D-002 Rev B	HARD COPY
APN 105	HT	Access Plans (8 total) a. Birch Avenue Access HTP/1107/08/P. b. Poplars Avenue West Access HTP/1107/09/M. c. Blackbrook Avenue Access HTP/1107/10/N. d. Mill Lane Access HTP/1107/11/L. e. Poplars Avenue Access HTP/1107/12/Q. f. Grasmere Avenue Access HTP/1107/30/H. g. Proposed Alignment for Through Route to A49 HTP/1107/52/F. h. Western access at Poplars Avenue – Through Route, HTP/1107/46/B.	HARD COPY TO INSPECTOR (FROM HIGHGATE TRANSPORTATION Supplied in TA and ES).
APN 106	TAG	Parameters Plan Option A 1820/24 Rev Y.	HARD COPY
APN 107	TAG	Parameters Plan Option B 1820/30 Rev B.	E COPY
APN 108	TAG	Illustrative Master Plan Option A 140367-B-010 Rev C.	HARD COPY
APN 109	TAG	Illustrative Site Master Plan Option B 140367-B-011 Rev D.	E COPY
APN 110	TAG	Illustrative Employment Area Master Plan Option A, 140367-B-013 Rev A.	HARD COPY
APN 111	TAG	Illustrative Employment Area Master Plan Option B, 140367-B-018 Rev A.	E COPY
APN 112	TAG	Illustrative Local Centre, Family Pub Master Plan, Option A, 140367-B-012 Rev B.	HARD COPY
APN 113	TAG	Illustrative Local Centre and Family Pub Master Plan Option B, 140367-B-017 Rev A.	E COPY
APN 114	TAG	Illustrative School Site Master Plan, Option A, 140367-B-015 Rev A.	HARD COPY
APN 115	TAG	Illustrative School Site Master Plan, Option B, 140367-B-020 Rev A.	E COPY

APN 116	TAG	Illustrative Care Home Master Plan Option B, 140367-B-019 Rev A.	E COPY
APN 117	TAG	Indicative Landscape Components Plan Option A 1820/25 Rev N.	HARD COPY
APN 118	TAG	Indicative Landscape Components Plan Option B 1820/29.	E COPY
APN 119	TAG	Indicative Sports and Recreation Provision plan 1820/28 Rev J.	HARD COPY
APN 120	HT	Addendum Transport Assessment TA/Addendum March 2020	HARD COPY
APN 120/A	HT	<u>Appendices 1 – 36</u>  Appendix 1 - Study Area  Appendix 2 - Inspector's Report  Appendix 3 - TN/03 – Scoping Note for WMMTM16  Appendix 4 - Site Access Junctions and Indicative Internal Layout  Appendix 5 - Development Impact Summary  Appendix 6 - Meeting Note 14/01/20  Appendix 7 - Memorandum of Understanding with Warrington's Own Buses  Appendix 8 - WMMTM16 Peel Hall Proforma  Appendix 9 - WMMTM16 Modelling Roles and Stages  Appendix 10 - AECOM WMMTM16 Technical Note  Appendix 11 - 2018 Flow Diagrams  Appendix 12 - Flow Diagrams – 2022, 2027 and 2032  Appendix 13 - Development-Only Flow Diagrams  Appendix 14 - TN/08 – AADT and AAWT Factors (and Correspondence)  Appendix 15 - TN/09 – Link Capacity  Appendix 16 - TN/10 – Parking and Measures to the South  Appendix 17 - Mill Lane/Blackbrook Avenue Roundabout Access Modelling  Appendix 18 - Poplars Avenue (Central) Access Modelling  Appendix 19 - Poplars Avenue (West) Access Modelling  Appendix 20 - 2019 Traffic Survey Data  Appendix 22 - Mitigation Measures  Appendix 23 - Golbourne Road/Myddleton Lane Modelling Report  Appendix 24 - Myddleton Lane/Delph Lane Modelling Reports  Appendix 25 - A50/Hilden Road Roundabout Modelling Report  Appendix 26 - A50/Hallfields Road Modelling Report  Appendix 27 - Blackbrook Avenue/Enfield Park Road/Ballater Drive Modelling Report	HARD COPY

		<p>Appendix 28 - Blackbrook Avenue/Enfield Park Road/Capesthorpe Road Modelling Report</p> <p>Appendix 29 - Poplars Avenue/Capesthorpe Road Modelling Report</p> <p>Appendix 30 - VISSIM Methodology Report (November 2019)</p> <p>Appendix 31 - VISSIM Base Model Report January 2020 - Officer Comments</p> <p>Appendix 32 - Updated VISSIM Base Model Report February 2020, Officer Comments and Response</p> <p>Appendix 33 - Option A VISSIM Results (February and March 2020)</p> <p>Appendix 34 - Accident Data</p> <p>Appendix 35 - Access Strategy Option B Report</p> <p>Appendix 36 - Indicative Development Phasing Plan</p>	
<b>APN 122</b>	<b>HT</b>	<p>Access Plans (6 total)</p> <p>a. Birch Avenue Access HTP/1107/08/P.</p> <p>b. Poplars Avenue West Access HTP/1107/09/M.</p> <p>c. Blackbrook Avenue Access HTP/1107/10/N.</p> <p>d. Mill Lane Access HTP/1107/11/L.</p> <p>e. Poplars Avenue Access HTP/1107/12/Q.</p> <p>f. Grasmere Avenue Access HTP/1107/30/H.</p>	E COPY (HIGHGATE TRANSPORTATION INCLUDED HARD COPY IN APN 120 APPENDIX 4)
<b>APN 123</b>	<b>HT</b>	<p>Mitigation Plans:</p> <p>a. Proposed 20mph speed limit extension on Poplars Avenue and Capesthorpe Road</p> <p>b. Potential locations for car parking within the highway verge along Poplars Avenue and Capesthorpe Road</p> <p>c. Golborne Road/Newton Road – proposed widening and ghost right turn lane</p> <p>d. Golborne Road/Myddleton Lane – proposed provision of Keep Clear markings on the southbound A49 arm across the Golborne Road area</p> <p>e. Myddleton Lane/Delph Lane – proposed signal junction</p> <p>f. Birch Avenue/A49 – proposed provision of Keep Clear markings on the A49 nearside southbound lane across the Birch Avenue junction</p> <p>g. A50/Hilden Road – proposed improvement scheme for roundabout circulatory</p>	E COPY (HIGHGATE TRANSPORTATION INCLUDED HARD COPY IN APN 120 APPENDIX 22)
<b>APN 124</b>	<b>TAG</b>	Biodiversity Offsetting Report June 2020	HARD COPY
<b>APN 127</b>	<b>HT</b>	VISSIM modelling received 6.8.20	E COPY (HIGHGATE TRANSPORTATION INCLUDED HARD COPY IN DT PoE APPENDIX DT/22)
<b>APN 128</b>	<b>SPSL</b>	<p>Environmental Statement and Addendums (10 volumes)</p> <p>- Volume 1 - Non-Technical Summary )</p> <p>- Volume 2 - Environmental Statement )</p> <p>- Volume 3 – Documents and Appendices )</p> <p>- Volume 4 – Addendum 1 Non-Technical Summary ) SEE APN 6</p> <p>- Volume 5 – Addendum 1 Environmental Statement )</p> <p>- Volume 6 - Addendum 1 Documents and Appendices )</p>	
		<p>- Volume 7 - Addendum 2 Non-Technical Summary</p> <p>- Volume 8 - Addendum 2 Environmental Statement</p> <p>- Volume 9 - Addendum 2 Documents and Appendices</p> <p>- Volume 10 - Compendium Version</p>	
<b>APN 129</b>	<b>SPSL</b>	Flood Risk Assessment Addendum 1506-45 TN02	HARD COPY

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
APP		APPEAL SUBMISSION DOCUMENTS	
APP 1	SPSL	Statement of Case (236SBCGWARR)	HARD COPY
		List of Appendices 1 – 5	HARD COPY
		Appendix 1 WBC Officers Report for Development Control Committee 23.02.17	HARD COPY
		Appendix 2 WBC Refusal 27.02.17	HARD COPY
		Appendix 3 WBC Extracts Emerging Local Plan Review October 2016	HARD COPY
		Appendix 4 Sport England Consultation Response 6 September 2016	HARD COPY
		Appendix 5 WBC Extract for 2016 SHLAA Final Report January 2016	HARD COPY
APP 2	SPSL	Appeal Form APP/M0655/W/17/3178530 22.06.17	HARD COPY
APP 3	WBC	File 3rd Party Objections (APP) 2018	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
	WBC	File 3rd Party Support (APP) 2018	
APP 4	SPSL	Statement of Common Ground on Highways and Transport Matters March 2018	HARD COPY
APP 5	SPSL	Statement of Common Ground Planning Matters (2018) Signed 27 March 2018	HARD COPY
APP 5/A	SPSL	Statement of Common Ground Planning Matters (2020) Signed 12 August 2020	HARD COPY
APP 6	CDR	Table of deprivation by Wards, Warrington – English Indices of Deprivation 2015 WBLSOAs Domains of Deprivation	HARD COPY
APP 7	MGL	Statement of Common Ground – Air Quality	E COPY (HARD COPY SUPPLIED IN EVIDENCE)
APP 8	MGL	Statement of Common Ground – Noise	E COPY (HARD COPY SUPPLIED IN EVIDENCE)
APP 12	WBC	File of Representations (2018 Inquiry) 2 folders Part 1 and Part 2	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
APP 17	LLP	WBC Scoping Report 2019/34768	HARD COPY
APP 20	SPSL	Letters to and from PINs re new Inquiry (late 2018/early 2020)	HARD COPY
APP 22	WBC	File of Representations (2020 Inquiry)	E COPY

## NEW CORE DOCUMENTS ADDED FOR MARCH 2021 INQUIRY

APP23	SPSL	M62 Junction 9 Proposed Mitigation Scheme Road Safety Audit Stage 1 2018	HARD COPY
APP24	SPSL	M62 Junction 9 Proposed Mitigation Scheme RSA Stage 1 Designer's Response 2018	HARD COPY
APP26	SPSL	Statement of Common Ground on Highways and Transport Matters September 2020	HARD COPY
APP27	SPSL	A50/Hilden Road Proposed Mitigation Scheme Road Safety Audit Stage 1 September 2020	HARD COPY
APP28	SPSL	A50/Hilden Road Proposed Mitigation Scheme RSA Stage 1 Designer's Response September 2020	HARD COPY
APP29	SPSL	VISSIM Base Model v6 (Submitted 16th October 2020)	HARD COPY
APP30	SPSL	VISSIM Changes Registry (Submitted 16th October 2020)	HARD COPY
APP31	SPSL	VISSIM Base Model v6 Audit Review – Highways England/Atkins	HARD COPY
APP32	SPSL	VISSIM Base Model Review (TN11)- WBC/WSP and Associated Correspondence	HARD COPY
APP33	SPSL	VISSIM Future Years Model (Submitted 2 December 2020)	HARD COPY
APP34	SPSL	VISSIM Future Years Modelling v6 Audit Review – Highways England/Atkins and Associated Correspondence	HARD COPY
APP35	SPSL	VISSIM Future Years Model V6 Audit Review (TN12) WBC/WSP	HARD COPY
APP36	SPSL	TN/28 Technical Notes on Traffic Flows	HARD COPY
APP37	SPSL	VISSIM video 1700_SLW_TEST01	ELECTRONIC ONLY
APP38	SPSL	VISSIM video 0830_M62J9_TEST02	ELECTRONIC ONLY
APP39	SPSL	VISSIM video 0830_A49A50_TEST03	ELECTRONIC ONLY
APP40	SPSL	Decision Notice 2012/20795; Highways Comments 22/02/13; Additional Highways Comments 07/03/13	HARD COPY
APP41	SPSL	Meeting note from highways meeting 24/09/20	HARD COPY
APP42	SPSL	Transcript of highways meeting 18/01/21	HARD COPY
APP43	SPSL	VISSIM video 1730_CromAve_Merge_001	ELECTRONIC ONLY
APP44	SPSL	WBC HDT AP Jan 2020	HARD COPY
APP45	SPSL	WBC HDT AP Oct 2020	HARD COPY
APP46	SPSL	Mike Taylor (WBC) email of 16.02.21	HARD COPY
APP47	SPSL	Notes of CMC 25.01.21	HARD COPY
APP48	SPSL	Notes of CMC 30.03.20	HARD COPY
APP49	SPSL	Notes of CMC 03.06.20	HARD COPY
APP50	SPSL	Homes England Position Statement 10.09.20	HARD COPY
APP51	SPSL	Email Town Legal to Paul Clisby 12.02.21 re S106	HARD COPY
APP52	SPSL	Position Statement of Sport England (16 June 2020)	HARD COPY

<b>APP53</b>	<b>SPSL</b>	United Utilities comments of further ES Addendum (3 e-docs)	HARD COPY
<b>APP54</b>	<b>SPSL</b>	Comments of Traffic Management Officer, Cheshire Constabulary (2 July 2020)	HARD COPY
<b>APP55</b>	<b>SPSL</b>	Highways England Supplementary Update (25 June 2018)	HARD COPY
<b>APP56</b>	<b>SPSL</b>	Email 02.02.21 Peel Hall, Healthcare Contribution	HARD COPY

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
NP		NATIONAL POLICY DOCUMENTS	
NP 1	ALL	NPPF (March 2012)	E COPY Full document
NP 2	LLP	Planning Practice Guidance: Housing and Economic Development Needs Assessments	E COPY Chapter extract
NP 3	LLP	Planning Practice Guidance: Housing and Economic Land Availability Assessments	E COPY Chapter extract A
NP 4	LLP	CLG (September 2017): Planning for the Right Homes in the Right Places	E COPY Full document
NP 5	LLP	House of Commons (July 2017): Briefing Paper – The New Homes Bonus (England),	E COPY
NP 6	HT	Manual for Streets 2007	HARD COPY Extract P23 – 24
NP 7	HT	Manual for Streets 2 2010 Section B Detailed Design Issues	HARD COPY Extract SB 2 pages
NP 10	WBC	Institute of Air Quality Management - Land-Use Planning & Development Control: Planning for Air Quality, January 2017	E COPY
NP 11	MGL	IAQM, (2014) Assessment of Dust from Demolition and Construction	E COPY Full document
NP 12	MGL	DCLG, (Updated November 2019) Planning Practice Guidance – Air Quality see: <a href="http://planningguidance.communities.gov.uk/blog/guidance/air-quality/">http://planningguidance.communities.gov.uk/blog/guidance/air-quality/</a>	E COPY Extracts – 4 pages
NP 13	MGL	Noise Policy Statement for England (NPSE), DEFRA, March 2010	E COPY Extracts – 2 pages

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
LP		LOCAL POLICY DOCUMENTS	
LP 1 / LP 7	ALL	Local Plan Core Strategy for Warrington July 2014	HARD COPY
LP 2	HT	WBC Local Transport Plan 3 Strategy March 2011	HARD COPY Extracts
LP 3	HT	Parking and Servicing Design Guidance Note DGN1 September 2015	HARD COPY Extracts
LP 6	HT	Travel Plan Design Guidance Note DGN2 August 2015	HARD COPY Extracts
LP 8	ALL	WBC (July 2017): Local Plan Preferred Development Option Regulation 18 Consultation	E COPY
LP 9	LLP	GL Hearn (May 2017): Mid-Mersey SHMA Update – Warrington Addendum – 2 documents	HARD COPY LLP Full document WBC Table 29, p39.
LP 10	LLP	WBC (July 2017): SHLAA	E COPY Extracts, chapters 1 – 4, plus pro-forma for site 1506
LP 11	LLP	GL Hearn (January 2016): Mid-Mersey SHMA	E COPY LLP extracts, chapters 8 – 11 WBC pages 112 and 165
LP 12	LLP	GL Hearn (October 2016): Mid-Mersey SHMA Addendum for Warrington	E COPY Full document is 4 pages
LP 13	LLP	GL Hearn (January 2017): Liverpool City Region Strategic Housing & Employment Land Market Assessment Consultation Draft Report	E COPY Extracts, chapters; 8, 9, 10; and 14
LP 14	LLP	WBC (January 2017): Planning Obligations Supplementary Planning Document	HARD COPY Extracts, pages 17 – 18; 25 – 33
LP 15	LLP	WBC published (2016) Open Space Audit 2015 (plus Appendices)	HARD COPY Extracts, Sections 5, 6 and 7 of main document
LP 22	WBC	WBC Playing Pitch Strategy & Assessment Report July 2017 – updated January 2020	HARD COPY
LP 25	SPSL	Warrington New City	HARD COPY
LP 26/OD21	SPSL	Proposed Submission Warrington Local Plan March 2019 V4	E COPY Full document
LP 27	SPSL	Development Options and Site Assessment Technical Report March 2019	HARD COPY Extracts - section 2.8 – 2.20
LP 33	SPSL	WBC Local Plan Air Quality Modelling October 2018	HARD COPY Full document
LP 34	SPSL	WBC Proposed Submission Version Local Plan Responding to Representations Report 2019	HARD COPY Extracts pages 5 – 8 and 224 – 225
LP 36	SPSL	WBC Local Plan Strategic Housing Land Availability Assessment 2019	HARD COPY Extracts pages 1 – 38
LP 37	SPSL	WBC Proposed Submission Version Local Plan Site Assessment Proformas – Site Peel Hall, South of M62 SHLAA Ref 1506	HARD COPY Extracts – 8 pages
LP38	SPSL	WBC Level 1 Strategic Flood Risk Assessment Final Report July 2018	E COPY Full document
LP 39	SPSL	AECOM WBC Local Plan Review Pre-Submission Sustainability Appraisal SA Report March 2019	HARD COPY Extracts pages 18 – 24, 31 – 32, 44 and 95 – 96

<b>LP 41</b>	<b>SPSL</b>	Warrington Fourth Local Transport Plan (December 2019)	E COPY Full document
<b>LP 42</b>	<b>MGL</b>	WBC (September 2019) 2019 Air Quality Annual Status Report	HARD COPY Extracts pages 1 – 4, 11 – 16 and 20 – 48
<b>LP 43</b>	<b>MGL</b>	WBC Diffusion Tube Monitoring Results Spreadsheet	HARD COPY Full document
<b>LP 44</b>	<b>MGL</b>	AECOM WBC Local Plan Air Quality Modelling, Executive summary and Technical Report October 2018	HARD COPY Full document
<b>LP 45</b>	<b>MGL</b>	Air Quality Consultants (January 2020) Nitrogen Oxide Trends in the UK 2013 to 2019	HARD COPY Full document
<b>LP 46</b>	<b>MGL</b>	WBC (February 2018) Air Quality Action Plan 2017 – 2022	HARD COPY Full document
<b>LP 47</b>	<b>MGL</b>	WBC (May 2013), Environmental Protection Supplementary Planning Document	HARD COPY Full document
<b>LP 48</b>	<b>LLP</b>	GL Hearn Warrington Local Housing Needs Assessment (March 2019)	HARD COPY Full document
<b>LP 49</b>	<b>LLP</b>	WBC Playing Pitch Strategy Assessment Report December 2018	HARD COPY Extract pages 39 – 52 and 221 – 233
<b>LP 50</b>	<b>LLP</b>	WYG (August 2015) Warrington Retail Leisure Study	HARD COPY Extract pages 85 – 101
<b>LP 51</b>	<b>LLP</b>	Well Warrington Health and Wellbeing Strategy (2019 – 2023)	HARD COPY Full document
<b>LP52</b>	<b>SPSL</b>	WBC Local Plan Urban Capacity Extracts Assessment 2019	HARD COPY Extracts pages 1 and 3 – 5
<b>LP53</b>	<b>SPSL</b>	WBC 2012 SHLAA	HARD COPY Extracts 4 pages, Section 3: 3.67 – 3.84

### NEW CORE DOCUMENTS ADDED FOR MARCH 2021 INQUIRY

<b>LP54</b>		WBC LTP 4 - Feb21 Annual progress Report	HARD COPY

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
OD		OTHER DOCUMENTS	
OD 1	ALL	WBC and Satnam Millennium Ltd Warrington Local Plan High Court Judgement: [2015] EWHC 370 (Admin) 19 February 2015	HARD COPY Full document
OD 2	ALL	WBC and Satnam Millennium Ltd Court Order: Case No: CO/4055/2014 February 2015	HARD COPY Full document
OD 8	HT	Meeting Notes and Associated Correspondence on Highway Matters (January 2016 to date).	E COPY
OD 9	HT	WBC DMC 25 May 2016 Omega Committee Report (ref: 2015/26469)	E COPY
OD 10	SPSL	Appeal Decision: Called in Application for land at Clifton Drive, Sealand Road, Chester (Appeal Ref: APP/A0665/V/15/3013622)	E COPY
OD 12	LLP	High Court St Albans City and District Council v (1) Hunston Properties Limited and (2) Secretary of State for Communities and Local Government (2013) EWCA Civ 1610	HARD COPY Full document
OD 13	LLP	Supreme Court Judgement (Cheshire East v Richborough Estates & SSCLG Suffolk Coastal DC v SSCLG & Hopkins Homes (2017) UKSC 37) 'Hopkins Homes'	HARD COPY Full document
OD 14	SPSL	Grappenhall Heys and Appleton Committee Report October 2017	E COPY
OD 15	SPSL	Appeal Decision APP M0655/W/17/3178530 20 December 2018	HARD COPY
OD 16	SPSL	Appeal APP M0655/W/17/3178530 High Court Judgement 08 October 2019	HARD COPY
OD 18	LLP	Revised NPPF published February 2019;	HARD COPY
OD 19	LLP	Revised PPG, published 22nd July 2019, including updated Chapters on Housing and Economics Needs Assessment, Housing and Economic Land Availability Assessment and Housing Supply and Delivery;	HARD COPY 3 documents
OD 20	LLP	Government response to the Technical Consultation on updates to national planning policy and guidance, published February 2019	HARD COPY Full document
OD 21	LLP	WBC Proposed Submission Version Warrington Local Plan (March 2019)	HARD COPY SEE LP 26
OD 23	LLP	MHCLG Housing Delivery Test Results 2019 (spreadsheet)	HARD COPY 3 pages
OD 24	LLP	HCA Employment Density Guide 3 <sup>rd</sup> Edition November 2015	HARD COPY Chapters 2 and 4 Extracts pages 3 – 8 and 29
OD 25	LLP	HCA Additionality Guide 4th Edition 2014	HARD COPY Chapter 4 Extracts pages 22 – 36
OD 26	LLP	The Kings Fund and NHS London Healthy Urban Development Unit, 2009 The Health Impacts of Spatial Planning Decisions	HARD COPY Full document
OD 27	SPSL	Appeal Decision Tiptree Colchester APP/A1530/W/19/3223010	HARD COPY
OD 28	SPSL	Appeal Decision Wheatley Campus Wheatley APP/Q3115/W/19/3230827	HARD COPY
OD 29	SPSL	Appeal Decision Long Melford Suffolk APP/D3505/W/18/3214377	HARD COPY
OD 30	SPSL	Appeal Decision Land north of Nine Mile Ride Finchampstead, Berkshire APP/X0360/W/19/3238048	HARD COPY

<b>OD 31</b>	<b>SPSL</b>	WBC DMC Committee Report Peel Hall 1 July 2020	HARD COPY Extract Agenda Report
<b>OD 32</b>	<b>SPSL</b>	Transcript of WBC DMC – Peel Hall 1 July 2020	HARD COPY
<b>OD 33</b>	<b>SPSL</b>	Podcast of WBC DMC Meeting 1 July 2020 – NOT A DOCUMENT – CAN BE ACCESSED VIA A LINK	COPY SUBMITTED VIA EMAIL FOR WBC TO UPLOAD
<b>OD 34</b>	<b>SPSL</b>	Pre-Application Meeting 11.02.2019 Agenda and agreed Minutes	HARD COPY
<b>OD 35</b>	<b>MGL</b>	DEFRA LAQM TG16 February 2018	HARD COPY Chapter 1 page 1-9, Chapter 3 pages 7-67 to 7-77, Chapter 4 Dispersion Modelling of Emissions – pages 7-101 to 7-114 inclusive and 7-125 to 7-129 inclusive
<b>OD 36</b>	<b>MGL</b>	WBC 2020 AQ ASR June 2020	HARD COPY The whole of the Executive Summary i.e. pages i to v, Section 2.2 i.e. Pages 4 to 9, Section 3.2 pages 15 to 20, Appendix A Monitoring results Table A.3 and figures 1 and 2 i.e. pages 26 to 31

## NEW CORE DOCUMENTS ADDED FOR MARCH 2021 INQUIRY

<b>OD37</b>	<b>SPSL</b>	Traffic Management A	HARD COPY
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DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
CF		DOCUMENTS REFERRED TO IN COUNCIL PROOFS	
CF 1	WBC	Warrington Multi Modal Transport Model - Local Model Validation Report (April 2010)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 2	WBC	DfT Transport Analysis Guidance (TAG) - An Overview of Transport Appraisal (January 2014)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 3	WBC	DfT TAG Unit M3.1 – Highway Assignment Modelling (January 2014)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 5			
CF 6	WBC	WBC 2019 Air Quality Annual Status report (ASR), (June 2019)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 8	WBC	WBC - Air Quality Detailed Assessment Report 2016, (May 2016)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Extracts
CF 9	WBC	Mott MacDonald - TN017 - Environmental Assessment Report - Highways England, (October 2015)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Extracts
CF 10	WBC	WSP - Proposed Improvement Works at Junction 8, M62 - Air Quality Assessment Report, (May 2016)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 12	WBC	DEFRA – Local Air Quality Management Technical Guidance (TG16) (February 2018)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 13	WBC	NHS – Strategic Estates Plan 2015-20	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
CF 14	WBC	Our Vision and Strategy for Health and Care Transformation in Warrington	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 16	WBC	NHS – Joint Strategic Needs Assessment (JSNA) Air Quality and Health (February 2018)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 19	WBC	WBC – Scoping opinion (November 2014)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 20	WBC	High Court Gladman Developments and SoS, Swale BC and CTPRE Court Order Case Number CO/873/2017 EWHC 2768	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 22	WBC	Site Location in relation to AQMAs	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR

<b>CF 23</b>	<b>WBC</b>	Monitor – Improving GP Services: commissioners and patient choice (June 2015)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 24</b>	<b>WBC</b>	WBC - Poplars and Hulme Ward Profile 2017	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 25</b>	<b>WBC</b>	DEFRA – Local Air Quality Management Technical Guidance LAQM. TG(09) (February 2009)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 26</b>	<b>WBC</b>	DGN3: Thresholds for Transport and Travel Plans	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 27</b>	<b>WBC</b>	WBC – Cycle map issue 6 Front	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 28</b>	<b>WBC</b>	WBC – Cycle Map issue 6 Rear	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 30</b>	<b>WBC</b>	Department for Transport – The Design of Pedestrian Crossings (April 1995). Local Transport Note 2/95, pages 2, 5 and 15.	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 32</b>	<b>WBC</b>	Planning Practice Guidance: Travel Plans, Transport Assessments and Statements (March 2014)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full Document
<b>CF 35</b>	<b>WBC</b>	Design Manual for Roads and Bridges - Volume 6 Section 2 Part 3 Road geometry junctions TD 16/07 (August 2007) – pages 1/2, 7/6, 7/7 and 7/8.	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 36</b>	<b>WBC</b>	Design Manual for Roads and Bridges Volume 6 Section 2 Part 3 Road geometry junctions TD 50/04 (November 2004) – pages 2/1, 2/6, 2/9, 2/11, 6/3 and 6/5.	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 37</b>	<b>WBC</b>	AECOM - Warrington Transport Model- Model Validation Report WBC (December 2017)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full Document
<b>CF 43</b>	<b>WBC</b>	Department for Transport – Guidance on Transport Assessment (March 2007) – pages 12, 35, 47, 48 and 49.	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Full document
<b>CF 44</b>	<b>WBC</b>	DEFRA – Local AQ Management Help Desk Background concentrations forecast advice (September 2010)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 45</b>	<b>WBC</b>	WBC Design Guide: Residential and Industrial Estate Roads (2008)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 46</b>	<b>WBC</b>	DEFRA – Local Air Quality Management Policy Guidance (PG16) (April 2016)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
<b>CF 47</b>	<b>WBC</b>	ProPG: Planning and Noise, New Residential Development, May 2017	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR 2 documents

CF 48	WBC	BS8233:2014: Guidance on sound Insulation and noise reduction for buildings	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 49	WBC	Design Manual for Roads and Bridges LA111 Noise and Vibration Rev 0, Nov 2019	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR Extracts
CF 50	WBC	Planning Practice Guidance – Noise March 2014 (updated July 2019)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 51	WBC	World Health Organisation (WHO) document, Guidelines for Community Noise (1999)	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 52	WBC	CRTN, Department of Transport, Welsh Office, 1988	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 53	WBC	BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR
CF 54	WBC	BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound	E COPY WBC TO SUPPLY HARD COPY TO INSPECTOR

### NEW CORE DOCUMENTS ADDED FOR MARCH 2021 INQUIRY

CF 55	WBC	HG email (Fiona Bennett) with alternative mitigation layout, 6th August 2020	HARD COPY
CF 56	WBC	WBC position statement to PINS, 14th September 2020 (M Hughes email)	HARD COPY
CF 57	WBC	Email chain relating to meeting 24th September 2020 (M Taylor email 6th October)	HARD COPY
CF 58	WBC	RSA1 A49/ Cromwell Ave	HARD COPY
CF 59	WBC	RSA A49/ Cromwell Ave Designer's response	HARD COPY

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TYPE	COMMENTS
R6		<b>RULE 6 DOCUMENTS</b>	
R61	SPSL	Email exchange with R6 re CD List 09.06 – 27.07.20	E COPY RULE 6 PARTY TO SUPPLY HARD COPY TO INSPECTOR
R62	R6	WBC Local Flood Risk Management Strategy 2017-2023 – Full document	E COPY RULE 6 PARTY TO SUPPLY HARD COPY TO INSPECTOR
R63	R6	WBC Strategic Flood Risk Vol.I- SFRA Technical report - Full Document	E COPY RULE 6 PARTY TO SUPPLY HARD COPY TO INSPECTOR
R63	R6	WBC Strategic Flood Risk Vol.II- SFRA Guidance report - Full Document	E COPY RULE 6 PARTY TO SUPPLY HARD COPY TO INSPECTOR

**DOCUMENTS CONTRIBUTED TO CORE DOCUMENTS LIST BY:**

<b>SPSL</b>	<b>Satnam Planning Services Ltd</b>
<b>WBC</b>	<b>Warrington Borough Council</b>
<b>HT</b>	<b>Highgate Transportation Ltd</b>
<b>LLP</b>	<b>Lichfields LLP</b>
<b>TAG</b>	<b>The Appleton Group</b>
<b>MGL</b>	<b>Miller Goodall Ltd</b>
<b>TPA</b>	<b>Transport Planning Associates</b>
<b>R6</b>	<b>Save Peel Hall Group</b>