

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

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PLANNING INSPECTORATE REF:

APP/M0655/W/25/3367247

TOWN & COUNTRY PLANNING ACT 1990

APPEAL

ON BEHALF OF

MR THOMAS SMITH

IN RESPECT OF:

LAND AT SPRING LANE NURSERIES, SPRING LANE, CROFT, WARRINGTON, WA3 7AS

PUBLIC INQUIRY 25.11.25 – 28.11.25

LOCAL AUTHORITY PLANNING APPLICATION REFERENCE: 2024/00668/FUL

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

DOCUMENT NUMBER	INCLUDED BY	DOCUMENT TITLE
CD1 Application Documents		
CD1.1		Application Form received by LPA 28/05/24
1.2		Flood Risk Map (medium risk only) jpg. Received by LPA 06.12.24
1.3		Flood risk map – all risks jpg Received by LPA 06.12.24
1.4		EA flood map for planning 01/12/24 Received by LPA 06/12/24
1.5		Flood Risk assessment Received by LPA 06/12/24
1.6		BNG metric (version 2 recommended) excel Received by LPA 20/11/24
1.7		BNG metric (Version 1, assessed) excel Received by LPA 20/11/24
1.8		BNG assessment 30/10/24 pdf Received by LPA 20/11/24
1.9		Design and access statement Received by LPA 28/05/24
1.10		Drawing – floor plan and elevations amenity building Received by LPA 28/05/24
1.11		Proposed Site Layout received by LPA 28/05/24
1.12		Proposed parking plan received by LPA 10/12/24
1.13		Proposed block plan received by LPA 06/12/24
1.14		Site Location Plan received by LPA 28/05/24

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD2 Additional/Amended Documents submitted after validation		
2.1		Supplementary Supporting Statement – NPPF Changes Received by LPA 19.12.24
2.2		Preliminary Ecological Appraisal (Arbtech survey date 22.7.24) received by LPA 20/12/24

CD3 WBC Report and Decision documents		
3.1		Officer's Report
3.2		Decision Notice

CD4 The Development Plan (Warrington Local Plan 2021/22 – 2038/39)		
4.1		Policy GB1 (Green Belt)
4.2		Policy DEV3 (Gypsy & Traveller Provision)
4.3		Policy ENV2 (Flood Risk and Water Management)
4.4		Policy ENV8 (Environmental and Amenity Protection)
4.5		Policy DC1 (Warrington's Places)
4.6		Policy DC4 (Ecological Network)
4.7		Policy DC6 (Quality of Place)
4.8		Policy INF5 (Delivering Infrastructure)
4.9		Policy INF1 (Sustainable Travel and Transport)

CD5 Supplementary Planning Documents		
5.1		Warrington Design Guide SPD (July 2024)
5.2		Environmental Protection SPD (July 2024)

CD6 Relevant Appeal Decisions and case law		
6.1		

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD7 Appellant's Inquiry Documents		
CD 7.1		Noise Assessment LF Acoustics May 2025
CD 7.2		Appellant's statement of case
CD 7.3		Proof of Evidence Mr Philip Brown & Appendices
CD 7.4		Flood Risk Assessment Ellingham Consulting Ltd Dated October 2025

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD8 Council Inquiry Documents		
CD8.1		WBC Statement of Case
CD8.2		Noise Proof of Evidence by Steve Smith
CD8.3		Air Quality Proof of Evidence by Richard Moore
CD8.4		Surface Water Flood Risk Proof of Evidence by Jonathan Dawson Parry
CD8.5		Air Quality Action Plan, WBC 2021
CD8.6		Air Quality Standards Regulations 2010 (amended 2016)
CD 8.7		Annual Status Report 2025, WBC
CD 8.8		Environmental Protection SPD 2023, WBC (See CD 5.1)
CD 8.9		Improving air quality in the UK: Tackling nitrogen dioxide in our towns and cities, UK overview document, DEFRA, 2015
CD 8.10		Land-Use Planning & Development Control: Planning for Air Quality 2017, IAQM
CD 8.11.1		LAQM.TG22 and LAQM.PG22, Defra
CD 8.11.2		LAQM.TG22 Defra
CD 8.12		Guidance on the Assessment of Odour for Planning 2018, IAQM
CD 8.13		Joint Strategic Needs Assessment: Air Quality, WBC 2018
CD 8.14		Public Health Frameworks Indicator 3.01, Public Health
CD 8.15		Enforcement Notice dated 10 th July 2025
CD8.16	SS	Noise Policy Statement for England (NPSE) – March 2010
CD8.17	SS	ProPG – Planning and Noise
CD8.18	SS	British Standard BS8233:2014 Guidance on sound insulation and noise reduction for buildings
CD8.19		Environment Agency Standing Advice
CD 8.20		Warrington Local Plan Review Pre-submission Sustainability Appraisal August 2021 (AECOM).
CD 8.21		Planning Proof of Evidence by Martha Hughes dated October 2025
CD 8.22		WBC Updated Highways Note 16.10.25

Commented [MH1]: Now included as appendix in SS evidence

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD 8.23		WBC Rebuttal Statement of Martha Hughes dated November 2025
CD8.24		WBC Rebuttal Statement of Jonathan Dawson Parry dated November 2025
CD8.25		WBC Rebuttal Statement of Richard Moore dated November 2025
CD8.26		WBC Rebuttal Statement of Steve Smith dated November 2025

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD9 R6 Party's Inquiry Documents		
CD9.1		Planning Proof of Evidence by Daniel Matthewman LL.B (Hons) MSc ACILEx MRTPI; alongside appendices.
CD9.2		Noise Proof of Evidence by Chris Chittock BSc (Hons), MIOA.
CD 9.3		Air Quality Written Statement of Evidence by Siobhan Goodman BSc(Hons) MSc MIAQM MEnvSc
CD 9.4		Rule 6 Party Statement of Case (9th Oct 2025)
CD 9.5		Rule 6 Party Rebuttal Statement (11 th November 2025)
CD 9.6		Air Quality Rebuttal Statement of Siobhan Goodman BSc(Hons) MSc MIAQM MEnvSc (11 th Nov 2025)
CD9.7		R6 SoC Appendix A - General photos of appeal site and surrounding area
CD9.8		R6 SoC Appendix B - Historical maps relating to the appeal site and local area
CD9.9		R6 SoC Appendix C - Dated Aerial photos of the appeal site
CD9.10		R6 SoC Appendix D - Photos and copies of public records
CD 9.11		R6 SoC Appendix E - Extracts from relevant flood risk maps and data
CD9.12		R6 SoC Appendix F - LPA SoC and Appeal decision APP/M0655/W/24/3348526
CD9.13		R6 SoC Appendix G - Appeals APP/K0235/C/22/3303839 and 3303840
CD 9.14		R6 SoC Appendix R6-H - Photos of land adj. The Bungalow, Gorsey Lane
CD 9.16		R6 SoC Appendix R6-I - Copy of Council's Site Licence Register
CD 9.17		R6 SoC Appendix R6-J - Extracts from LPA Planning Register
CD 9.18		R6 - PoE - Appendix K - Planning Policy Summary
CD 9.19		R6 - PoE - Appendix L - Copy of Land Registry Title CH300414
CD 9.20		R6 - PoE - Appendix M - Overlay of Proposed site plan on EA Flood Map
CD 9.21		R6 - PoE - Appendix N - Nearby Case Reviews

CORE DOCUMENTS LIST

APP/M0655/W/25/3367247 – Spring Lane, Croft, Warrington

CD10 Other Documents		
		Planning Practice Guidance
10.1		Air Quality
10.2		BNG
10.3		Flood Risk and Coastal Chang
10.4		Green Belt
10.5		Noise
10.6		Planning Policy for Traveller Sites
10.7		Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA, 2018)
10.8		Ministerial Statement (Statement UIN HCWS423) titled “Green Belt protection and intentional unauthorised development.”
10.9		Sch 7A Town & Country Planning Act 1990 (As amended)

CD 11 Statement of Common Ground		
11.1		Statement of Common Ground Rev G 23/10/2025
11.2		Site Layout rev D
11.3		Agreed draft conditions