

Planning Appeal

Land off Clitheroe, Henthorn Road

Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 1

CD1	ORIGINAL PLANNING APPLICATION DOCUMENTS (CD1.01-CD1.21)
1.01	Planning Application Covering Letter and Application Form
1.02	Location Plan – 8439-L-04 Rev A
1.03	Framework Plan – 8439-L-02 Rev C
1.04	Proposed Access Arrangements – 1616/13 Rev B
1.05	Design and Access Statement
1.06	Landscape and Visual Appraisal
1.07	Transport Assessment
1.08	Travel Plan
1.09	Arboricultural assessment
1.10	Ecological Appraisal
1.11	Breeding Bird Report
1.12	Flood Risk assessment
1.13	Phase 1 Geo-Environmental Report

Planning Appeal

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FOLDER 2

CD1	ORIGINAL PLANNING APPLICATION DOCUMENTS (CD1.01-CD1.21)
1.14	Foul Drainage Analysis
1.15	Air Quality Assessment
1.16	Noise Screening Report
1.17	Archaeological Desk Based Assessment
1.18	Crime Impact Statement
1.19	Socio-Economic Report
1.20	Statement of Community Involvement
1.21	Planning Statement

Planning Appeal

Land off Clitheroe, Henthorn Road

Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 2

CD2	CORRESPONDENCE WITH LOCAL AUTHORITY (CD2.01-CD2.21)	
2.01	Email from GDL to RVBC – 03/07/18 – Re: Development Brief	01-12
2.02	Email from RVBC to GDL – 19/07/18 – Re: LPA's response to Pre-application	13-18
2.03	Email from GDL to RVBC – 25/09/18 – Re: Application progress	19-22
2.04	Email from RVBC to GDL – 12/10/18 – Re: Highways contributions	23-24
2.05	Email from GDL to RVBC – 12/10/18 – Re: Highways Contributions	25-26
2.06	Email from GDL to RVBC – 12/10/18 – Re: S106 Contributions	27-28
2.07	Email from RVBC to GDL – 12/10/18 – Re: S106 contributions	29-30
2.08	Email from RVBC to GDL – 15/10/18 – Re: S106 contributions	31-32
2.09	Email from RVBC to GDL – 16/10/18 – Re: Application recommendation and conditions	33-44
2.10	Committee Report 25/10/18	45-66
2.11	Email from RVBC to GDL – 09/11/18 – Re: Request for information following deferral of application at Planning Committee	67-68
2.12	Email from GDL to RVBC – 09/11/18 – Re: Request for information	69-70
2.13	Email from GDL to RVBC – 14/11/18 – Re: Additional highways information	71-114
2.14	Email from RVBC to GDL – 14/11/18 – Re: Planning conditions	115-116
2.15	Email from GDL to RVBC – 14/11/18 – Re: Planning conditions	117-118
2.16	Email from RVBC to GDL – 14/11/18 – Re: Planning conditions	119-120
2.17	Email from GDL to RVBC – 14/11/18 – Re: Planning conditions	121-122
2.18	Email from RVBC to GDL – 20/11/18 – Re: 29/11/18 planning committee report and housing land supply position	123-146
2.19	Email from GDL to RVBC – 20/11/18 – Re: Existing rail service	147-150
2.20	Committee Report - 10/01/19	151-176
2.21	Decision Notice – 11/01/19	177-180

Planning Appeal

Land off Clitheroe, Henthorn Road

Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 2

CD3	CONSULTATION RESPONSES (CD3.01-CD3.07)
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3.01	18-08-24 Archaeology Response	01-02
3.02	18-08-24 Environmental Health Response	03-04
3.03	18-08-29 United Utilities Response	05-08
3.04	18-09-03 LLFA Response	09-14
3.05	18-09-04 Town Council Response	15-18
3.06	18-09-06 Education Response	19-26
3.07	18-10-05 Highways Response	27-30

Planning Appeal

Land off Clitheroe, Henthorn Road

Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 3

CD4 APPEAL DECISIONS

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|------|--|
| 4.01 | Appeal Decision 3186969 - Higher Road, Longridge |
| 4.02 | Appeal Decision 3185445 - Hammond Ground, Read |
| 4.03 | Appeal Decision 3194926 - Green Road, Woolpit |
| 4.04 | Appeal Decision 3190821 - Entech House Woolmer Green |
| 4.05 | Appeal Decision 2189733 - Congleton Road, Sandbach |
| 4.06 | Appeal Decision 2186546 - Iron Acton Way, Yate |
| 4.07 | Appeal Decision 2180060 - Butts Road, Ottery St Mary |
| 4.08 | Appeal Decision 3011886 - Longden Road, Shrewsbury |
| 4.09 | Appeal Decision 2161186 - Henthorn Road, Clitheroe |
| 4.10 | Appeal Decision 3143600 - Ham Lane, Hempstead |
| 4.11 | Appeal Decision 3003006 - Clitheroe Road, Whalley |
| 4.12 | Appeal Decision 3137161 - Foldgate Lane, Ludlow |
| 4.13 | Appeal Decision 2228806 - Wood Street, Ashby-De-La-Zouch |
| 4.14 | Appeal Decision 3176089 - New Road, Mistley |

CD5 HOUSING LAND SUPPLY DOCUMENTS

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|------|--|
| 5.01 | RVBC 5YHLS Evidence of Delivery 2018 |
| 5.02 | RVBC 5YHLS Statement 2018 |
| 5.03 | RVBC 5YHLS Availability Survey 2018 |
| 5.04 | RVBC Housing and Economic DPD Examination 2018 |
| 5.05 | Housing and Economic Land Availability Assessment |
| 5.06 | Housing Position Paper |
| 5.07 | Housing Delivery Test: 2018 Measurement |
| 5.08 | Proposed Main Modifications: Additional Housing Allocations – Post EIP
Hearing Consultation February 2019 |
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Planning Appeal

Land off Clitheroe, Henthorn Road

Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 3

CD6 DEVELOPMENT PLAN AND EVIDENCE BASE

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|------|--|
| 6.01 | RVBC Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version |
| 6.02 | PINS Report on the Examination in to the Ribble Valley Core Strategy |
| 6.03 | RVBC Settlement Hierarchy - December 2008 |
| 6.04 | RVBC Addressing Housing Need in Ribble Valley |
| 6.05 | Strategic Housing Market Assessment 2013 |

CD7 EMERGING DPD AND EVIDENCE BASE

- | | |
|------|--|
| 7.01 | RVBC Extract of Proposals Map – Sheet 4 |
| 7.02 | RVBC Settlement Boundary Definition – Topic Paper – March 2016 |
| 7.03 | RVBC Response to Inspectors Pre-Hearing Note of 21/11/18 |
| 7.04 | RVBC Local Plan – Regulation 22 – Proposed Main Modifications – Feb 2019 |
| 7.05 | Houses Approved when there is over 5 Year Supply (Version 2) |

CD8 JUDGEMENTS

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|------|---|
| 8.01 | Suffolk Coastal Court of Appeal Judgement |
| 8.02 | Cheshire East Council Court of Appeal Judgement |

CD9 OTHER RELEVANT DOCUMENTS

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|------|--|
| 9.01 | PINS Screening Direction, Henthorn Road, Clitheroe |
| 9.02 | RVBC Minutes of Special Planning and Development Committee |
| 9.03 | LCC Email to RVBC dated 08 October 2018 |
| 9.04 | Clitheroe Town Centre Masterplan – 06/10/10 |
| 9.05 | National Planning Policy Framework (NPPF) – February 2019 |
| 9.06 | Recreation and Open Space Contributions Calculation |

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Ribble Valley Borough Council - Application No. 3/2018/0688

Appeal Ref: APP/T2350/W/19/3221189

CORE DOCUMENTS LIST

FOLDER 3

CD10 SUSTAINABILITY AND ACCESSABILITY

- | | |
|-------|---|
| 10.01 | Manuel for Street MfS – DfT, 2007 |
| 10.02 | National Travel Survey: 2016 |
| 10.03 | Planning for Public Transport in New Development (IHT, 1999) |
| 10.04 | Buses in Urban Development, CIHT, January 2018 |
| 10.05 | Planning for Walking, CIHY, 2015 |
| 10.06 | Guidelines for Providing for Journeys on Foot, The Chartered Institution for Highways and Transportation (CIHT), 2000 |
| 10.07 | Extracts from Population Census, ONS, 2011 |
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