

**Land West of Mill Lane, Newton Le Willows, St
Helens**

Appeal - APP/H4315/W/24/3350503

Core Document List

1 - Appeal Documents and Plans	
CD01.01.0 1	Application form - CD1.1.1 Application Form.pdf
CD01.01.0 2	Mill Lane Location Plan Rev C - DGL Location Plan
CD01.01.0 3	Site Layout 2030WHD/MLNIw-PL01 Rev K - DGL Planning Layout (South)
CD01.01.0 4	Storey Heights 2030WHD/MLNIw-SH01 Rev F - DGL StoreysHeights
CD01.01.0 5	Refuse Strategy 2030WHD/MLNIw-RS01 Rev F - DGL Refuse
CD01.01.0 6	Boundary Treatment 2030WHD/MLNIw-BT01 Rev F - DGL BoundaryTreatment
CD01.01.0 7	EV Charge Plan 2030WHD/MLNIw-EV01 Rev F - DGL EV Plan
CD01.01.0 8	6930 03B SHEET 1 OF 2 TPP - 6930.01
CD01.01.0 9	6930 03B SHEET 2 OF 2 TPP - 6930.02
CD01.01.1 0	SCP/210034/D10 Rev A – Proposed Site Access - D:\The Swept Path Ltd\Job Library\Job Folders\SCP - Singleton Clamp & Partners Ltd\SCP 210034 Land west of Mill Lane, Newton Le
CD01.01.1 1	Landscape Masterplan, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, May 2022, Drawing Ref: M3360-PA-01-V12, October 2024. - Untitled-1
CD01.01.1 2	Planting Plan 1 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V3, October 2024. - PA-02
CD01.01.1 3	Planting Plan 2 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V2, October 2024. - PA-02 2 of 2

CD01.01.1 4	Planting Plan 3 of 3, Land West of Mill Lane, Newton-le-Willows, Barnes Walker, Drawing Ref: M3360-PA-02-V3, October 2024 - PA-02 3 of 3
CD01.01.1 5	Aspen ASP-150-H-P1 - ASP-H-P1 Planning Sheet (Heritage)
CD01.01.1 6	Acacia ACA-H-P1 - ACACIA HOUSE TYPE-1309099.pdf
CD01.01.1 7	Candlewood CAN.2B643.P.H.0.1 - House Type Pack 05.08.22.pdf
CD01.01.1 8	Foxglove FXG-H-P1 - CD1.1.18 Foxglove FXG-H-P1.pdf
CD01.01.1 9	Holly HOL-H-P1 - CD1.1.19 Holly HOL-H-P1.pdf
CD01.01.2 0	Oakmere - 2.346.P.BU.L10.300 Rev A - Planning Brick (Uplift) (paired doors)
CD01.01.2 1	Spruce Floor Plans SPR.4B1588.P.F.01 - CD1.1.21 Spruce Floor Plans SPR.4B1588.P.F.01.pdf
CD01.01.2 2	Spruce Elevations SPR.4B1588.P.H.01 - CD1.1.22 SPR.4B1588.P.H.01.pdf
CD01.01.2 3	Willow WIL-H-P1 - CD1.1.23 Willow WIL-H-P1.pdf
CD01.01.2 4	Plum – PLU-150-P1 - 8. Plum (PFP)
CD01.01.2 5	Coral COR-150-H-P1 - COR-150-H-P1 Planning Sheet (Heritage - Rev C)
CD01.01.2 6	Spindle SPI-150-P1 - 9. Spindle (PFP)
CD01.01.2 7	Almond ALM-150-H-P1 - ALM-150-H-P1 Planning Sheet (Plans & Elevation - Heritage)
CD01.01.2 8	Transport Assessment by SCP dated August 2023 (ref: CT/210034/TA/05) - CD1.1.28 SCP 210034 Transport Assessment August 2023.pdf
CD01.01.2 9	Travel Plan by SCP dated June 2023 (ref: CT/210034TP/03) - Framework Travel Plan
CD01.01.3 0	AIA and AMS August 2023 by TBA dated May 2022 (revised August 2023) (ref: MG/6930/AIA&AMS/Rev B/Aug 23) - Microsoft Word - MG.6930.AIA&AMS.REV B.AUG23.docx
CD01.01.3 1	Noise and Vibration Assessment by RSK dated September 2023 (ref: 2060951-RSKA-RP-0001(04)) -

	CD1.1.31 Noise and Vibration Assessment by RSK dated September 2023 ref 2060951-RSKA-RP-000104.pdf
CD01.01.3 2	Landscape and Visual Assessment by Barnes Walker (ref: M3360-LVA-22.05-V4) - CD1.1.32 Landscape and Visual Appraisal August 2023.pdf
CD01.01.3 3	Geo Environmental Report by REFA dated June 2023 (ref: 20028/GEIR/REV F – final) - CD1.1.33 20028 Geo Environmental Report Final - Rev F Reduced.pdf
CD01.01.3 4	Historic Environment Desk-Based Assessment by Nexus dated May 2022 (ref: 3526.R01b) - CD1.1.34 Historic Environment DBA Jul 2023.pdf
CD01.01.3 5	Air Quality Assessment by RSK dated 22 February 2023 (ref: 444766-01(01)) - CD1.1.35 Air Quality Assessment Report.pdf
CD01.01.3 6	Planning Design and Access Statement by Emery Planning dated October 2023 (ref: 22-014) - CD1.1.36 Mill Lane Planning Design and Access Statement October 2023.pdf
CD01.01.3 7	Flood Risk and Drainage Assessment by Ironside Farrar Limited dated November 2023 (ref: 30488/FRA/SRG) - Microsoft Word - 30488 Flood Risk Assessment July 21
CD01.01.3 8	Ecology Report by ERAP dated December 2023 (ref: 2021-017) - Ecological Survey and Assessment
CD01.01.3 9	Highway Technical Note by SCP dated 04 March 2024 - CD1.1.39 SCP 210034 Highways Technical Note March 2024.pdf
CD01.01.4 0	Landscape & Ecology Management Plan (LEMP) October 2024 - Microsoft Word - M3360-LEMP-24.07-V5.doc
CD01.01.4 1	Landscape & Ecology Management Schedules October 2024 - Microsoft Word - M3360-LEMPS-24.07-V5.doc
CD01.01.4 2	Preliminary Drainage Layout - 30488_100F - A0 Portrait
CD01.01.4 3	Planning Layout (North)_Masterplan) – 2030WHD/MLNIw-MPN01 Rev E - Masterplan (NORTH)
CD01.01.4 4	Planning Layout Colour Composite – 2030WHD/MLNIw-PL02 Rev D - DGL Colour Composite

2 - Committee Report and Decision Notice	
CD02.1	Decision Notice - CD2.1 Decision Notice.pdf
CD02.2	Officer report - CD2.2 Officer Report.pdf

3 – Planning Policy Documents	
CD3.1	St Helens Local Plan 2022 - Microsoft Word - Local Plan Written Statement - FINAL adoption version 16.06.2022
CD3.2	Affordable Housing SPD 2010 - Supplementary Planning Document - Affordable Housing
CD3.3	Design and Crime SPD 2009 - Supplementary Planning Document - Design and Crime
CD3.4	Design SPD 2024 - CD3.4 Design SPD April 2024.pdf
CD3.5	Transport and Travel SPD 2024 - 265840
CD3.6	St Helens Local Plan Inspectors Report - Microsoft Word - St Helens LP Inspectors Report - Final

4 - Inquiry Documents	
CD4.1	Appellant Statement of Case - CD4.1 Appellant Statement of Case August 2024.pdf
CD4.2	LPA Statement of Case - CD4.2 LPA Statement of Case.pdf
CD4.3	Appellant Planning Proof – Summary - CD4.3 Planning SUMMARY Proof of Evidence Stephen Harris.pdf
CD4.4	Appellant Planning Proof - CD4.4 Appellant Planning Proof of Evidence Stephen Harris.pdf
CD4.5	Appellant Planning Proof - Appendices - sthelens.gov.uk/media/9857/CD4-5-Appellant-Planning-Proof-Appendices/pdf/CD4.5 Appendices to Planning Proof of Evidence of Stephen Harris.pdf?m=1732100155110
CD4.6	Appellant Landscape Proof - Microsoft Word - M3360-PoE-24.10-V4.docx
CD4.7	LPA Design and Landscape Proof Jack Richards - CD4.7 LPA Proof of Evidence - Jack Richards Urban Design - St Helens Council.pdf

CD4.8	LPA Planning Proof Daley Parsonage - CD4.8 LPA Planning Proof - Daley Parsonage - St Helens Council.pdf
CD4.9	LPA Five Year Supply Sara Manson - CD4.9 LPA Five Year Supply Addendum Sara Manson.pdf
CD4.10	Statement of Common Ground - CD4.10 Appeal 3350503 Statement of Common Ground November 2024 Final.pdf
CD4.11	Housing Supply Statement of Common Ground - CD4.11 Appeal 3350503 Housing Land Supply SoCG November 2024.pdf
CD4.12	Draft S106 - sthelens.gov.uk/media/9931/CD4-12-Draft-S106/pdf/CD4.12 Final Draft s.106 submitted to PINS 19-11-24.pdf?m=1732787235843
CD4.13	CIL Compliance Statement - CD4.13 LPA CIL Compliance Statement.pdf
ID4.14	Opening Statement from Appellant - Microsoft Word - EP - Mill Lane Opening
ID4.15	Opening Statement from Council - Microsoft Word - Mill Lane - Opening Note - 28.11.24
ID4.16	Access Site Map - ID4.16 Access Site Map.pdf
ID4.17	C/2024/0126/CON LLFA Response - Microsoft Word - C 2024 0126 CON-LLFA RESPONSE-1473674
ID4.18	Final Conditions - Microsoft Word - Mill Lane Final Conditions 27 Nov 2024
ID4.19	LPA Closing Statement - ID4.19 LPA David Manley Closing Statement.pdf
ID4.20	Appellant Closing Statement - ID EP - Mill Lane Closing.pdf

5 - Planning History

CD5.1	Application P/2022/0575/FUL Decision Notice - CD5.1 2022.0575.FUL - Decison Notice.pdf
CD5.2	Application P/2022/0575/FUL Proposed Layout - CD5.2 2022 0575 FUL-Committee Report.pdf

6 - Landscape Documents

CD6.1	National Character Area (NCA) Profiles
-------	--

CD6.2	Landscape Character Assessment for St Helens (2006) - Microsoft Word - STH_LCA_Final_LCA_Report_18-01-2006.doc
CD6.3	Guidelines for Landscape and Visual Impact Assessment` 3rd Edition - E1 - GLVIA 3rd edition

7 - Other Documents	
CD7.1	2024 SHLAA - CD7.1 2024 SHLAA.pdf
CD7.2	St Helens Highways Consultation Response dated 13 December 2023 - CD7.2 St Helens Highways Consultation Response dated 13 December 2023.pdf
CD7.3	St Helens Highways Consultation Response dated 9 October 2024 - CD7.3 St Helens Highways Consultation Response dated 9 October 2024.pdf
CD7.4	St Helens Highways Consultation Response dated 4 November 2024 - CD7.4 St Helens Highways Consultation Response 4 November 2024.pdf
CD7.5	Appeal 3301202 – Land west of Wroslyn Road, Freeland, Oxfordshire - Heading 9
CD7.6	Appeal 3265861 - Little Sparrows, Sonning Common, Oxfordshire - Heading 9
CD7.7	Appeal 3329488 - Land at North End, Creech St Michael, Somerset - Heading 9
CD7.8	Appeal 3339815 – Dinting Vale, Glossop - Heading 9
CD7.9	Layout for Appeal 3339815 – Dinting Vale, Glossop - sthelens.gov.uk/media/9871/CD7-9-Layout-for-Appeal-Dinting-Vale/pdf/CD7.9 Dinting Vale appeal CD7.8 Layout.pdf?m=1732101177523
CD7.10	LPA additional housing supply evidence- Appendices 1-4 as referenced in Table 2 of Housing Supply SoCG (CD4.11) - CD7.10 LPA additional housing supply evidence- Appendices 1-4 as referenced in Table 2 of Housing Sup.pdf
CD7.11	Appeal 3312763 – Main Street, Barleythorpe, Rutland - 200-012-052.pdf
CD7.12	Appeal 3318751 – Land north of St Andrews Road, Fremington - 200-012-126.pdf