

The referencing of any documents in this list cannot now be changed. They must be added to the relevant section.

The documents which have plans/appendices attached to them have been given a unique reference on the list so that it is easier to locate them if you are working electronically.

Please provide a pdf or link as soon as possible when submitting new documents so they can be added quickly to the list.

The list will be updated on the website when documents are added to it and will be highlighted in yellow and dated. Please check the website on a regular basis for updates.

If you have any questions regarding this list please contact Yvonne Parker, The Programme Officer at yvonneparker@programmeofficers.co.uk or by telephone on: 01282 450522 / 0781 333 4305 (during the Inquiry)

Ref	Title	Comments
SECTION ONE - Submission Documents Upon which the Decision was Made (excluding the ES)		
CD1.1	Application Form 44176	
CD1.2	Covering Letter 44176	
CD1.3	Location Plan ref. B9269-AEW-XX-XX-DR-A-0029_P3	
CD1.4	Existing Site Plan ref. B9269-AEW-XX-XX-DR-A-0505_P4	
CD1.5	Existing Constraints Plan ref. B9269-AEW-XX-XX-DR-A-0021_P7	
CD1.6	Scope of Hybrid Areas Plan ref. B9269-AEW-XX-XX-DR-A-0510_P2	
CD1.7	Parameters Plan ref. B9269-AEW-XX-XX-DR-A-0501_P17	
CD1.8	Proposed Unit 1 and 2 Site Plan ref. 11747-AEW-XX-XX-DR-A-0526_P9	
CD1.9	Illustrative Masterplan ref. B9269-AEW-XX-XX-DR-A-0513_P7	
CD1.10	Illustrative Masterplan (Colour) ref. B9269-AEW-XX-XX-DR-A-0504_P11	
CD1.11	Illustrative Masterplan (PRoW Strategy) ref. B9269-AEW-XX-XX-DR-A-0519_P2	
CD1.12	Proposed PRoW Strategy ref. B9269-AEW-XX-XX-DR-A-0030_P3	
CD1.13	Proposed Phase 1 PRoW Strategy ref. 11747-AEW-XX-XX-DR-A-0527_P4	
CD1.14	Landscape Masterplan ref. 8383-L-01_H	
CD1.15	Detailed Planting Plan ref. 8383-L-02-08_G	
CD1.16	Unit 1 Ground Floor Plan ref. 11747-AEW-01-XX-DR-A-0511_P2	
CD1.17	Unit 1 First Floor Plan ref. 11747-AEW-01-XX-DR-A-0512_P2	
CD1.18	Unit 1 Second Floor Plan ref. 11747-AEW-01-XX-DR-A-0513_P2	
CD1.19	Unit 1 Roof Plan ref. 11747-AEW-01-XX-DR-A-0514_P2	
CD1.20	Unit 1 Elevations ref. 11747-AEW-01-XX-DR-A-0515_P2	
CD1.21	Unit 1 GA Sections ref. 11747-AEW-01-XX-DR-A-0516_P2	
CD1.22	Unit 2 Ground Floor Plan ref. 11747-AEW-02-XX-DR-A-0519_P1	
CD1.23	Unit 2 First Floor Plan ref. 11747-AEW-02-XX-DR-A-0520_P1	
CD1.24	Unit 2 Roof Plan ref. 11747-AEW-02-XX-DR-A-0521_P1	
CD1.25	Unit 2 Elevations ref. 11747-AEW-02-XX-DR-A-0522_P1	
CD1.26	Unit 2 GA Sections ref. 11747-AEW-02-XX-DR-A-0523_P1	

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Ref	Title	Comments
CD1.27	Gatehouse Ground Floor Plan and Section ref. 11747-AEW-03-XX-DR-A-0524_P1	
CD1.28	Gatehouse Elevations ref. 11747-AEW-03-XX-DR-A-0525_P1	
CD1.29	External Lighting Plan ref. 2556-E101_C	
CD1.30	External Lighting Details ref. P183-500-C	
CD1.31	Topographical Survey ref. SSL_17990B_250 (Sheets 44501 Combined)	
CD1.32	Planning Statement 44166	
CD1.33	Design and Access Statement 44166	
CD1.34	Draft Heads of Terms 44166	
CD1.35	Statement of Community Involvement 44136	
CD1.36	Archaeological Desk Based Assessment 43678	
CD1.37	Mineral Resource Assessment 43191	
CD1.38	Energy Statement 44161	
CD1.39	Utilities Statement 44161	
CD1.40	The Planet Mark New Development Certification	
CD1.41	Agricultural Land Classification Report 43466	
CD1.42	Crime Impact Statement 44166	
CD1.43	Employment and Skills Note 44197	
CD1.44	Response Letter 44214	
CD1.45	DEFRA 2 Biodiversity Net Gain Metric	
SECTION TWO - Environmental Statement (Final Update Upon Which the Decision was Made)		
CD2.1	ES Vol 1 - Non-Technical Summary	
CD2.2	ES Vol 2 - Chapter A (Introduction)	
CD2.3	ES Vol 2 - Chapter B (Scope & Methodology)	
CD2.4	ES Vol 2 - Chapter C (Site & Scheme Description)	
CD2.5	ES Vol 2 - Chapter D (Highways)	
CD2.6	ES Vol 2 - Chapter E (Noise & Vibration)	
CD2.7	ES Vol 2 - Chapter F (Air Quality)	
CD2.8	ES Vol 2 - Chapter G (Flood Risk & Drainage)	
CD2.9	ES Vol 2 - Chapter H (Biodiversity)	
CD2.10	ES Vol 2 - Chapter I (Ground Conditions)	
CD2.11	ES Vol 2 - Chapter J - Landscape	
CD2.12	ES Vol 2 - Chapter K (Arboriculture)	
CD2.13	ES Vol 2 - Chapter L (Socio-Economics)	
CD2.14	ES Vol 2 - Chapter M (Mitigation and Monitoring)	
CD2.15	ES Vol 3 - Appendix C1	

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Ref	Title	Comments
CD2.16	ES Vol 3 - Appendix C2	
CD2.17	ES Vol 3 - Appendix C3	
CD2.18	ES Vol 3 - Appendix D1	
CD2.19	ES Vol 3 - Appendix D2	
CD2.20	ES Vol 3 - Appendix E1	
CD2.21	ES Vol 3 - Appendix E2	
CD2.22	ES Vol 3 - Appendix E3	
CD2.23	ES Vol 3 - Appendix F1	
CD2.24	ES Vol 3 - Appendix F2	
CD2.25	ES Vol 3 - Appendix F3	
CD2.26	ES Vol 3 - Appendix F4	
CD2.27	ES Vol 3 - Appendix F5	
CD2.28	ES Vol 3 - Appendix G1	
CD2.29	ES Vol 3 - Appendix G2a	
CD2.30	ES Vol 3 - Appendix G2b	
CD2.31	ES Vol 3 - Appendix H1	
CD2.32	ES Vol 3 - Appendix HX	
CD2.33	ES Vol 3 - Appendix I1	
CD2.34	ES Vol 3 - Appendix I2	
CD2.35	ES Vol 3 - Appendix I3	
CD2.36	ES Vol 3 - Appendix I4	
CD2.37	ES Vol 3 - Appendix I5	
CD2.38	ES Vol 3 - Appendix J1	
CD2.39	ES Vol 3 - Appendix J2	
CD2.40	ES Vol 3 - Appendix J3	
CD2.41	ES Vol 3 - Appendix J4a	
CD2.42	ES Vol 3 - Appendix J4b	
CD2.43	ES Vol 3 - Appendix J5a	
CD2.44	ES Vol 3 - Appendix J5b	
CD2.45	ES Vol 3 - Appendix J5c	
CD2.46	ES Vol 3 - Appendix J6	
CD2.47	ES Vol 3 - Appendix J7	
CD2.48	ES Vol 3 - Appendix K1	
CD2.49	ES Vol 3 - Appendix K2	
CD2.50	ES Vol 3 - Appendix K3	
CD2.51	ES Vol 3 - Appendix L1	
CD2.52	ES Vol 3 - Appendix L2	
CD2.53	ES Vol 3 - Appendix L3	

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Ref	Title	Comments
SECTION THREE - Documents associated with the Decision		
CD3.1	Decision Notice	
CD3.2	Committee Report	
CD3.3	Minutes From the Committee Meeting	
SECTION FOUR - Relevant Policy Documents		
CD4.1	National Planning Policy Framework	
CD4.2	Planning Practice Guidance	
CD4.3	Stockport Core Strategy DPD March 2011	
CD4.4	Saved Policies from the Stockport Unitary Development Plan Review May 2006	
SECTION FIVE - Relevant Consultation Responses		
CD5.1	Planning Policy Consultation Response received on 19th November 2021	
CD5.2	SMBC Highways Engineer Comments dated 16th February 2021	
CD5.3	Highways England Comments dated 19th January 2021	
CD5.4	EHO Comments dated 14th January 2021	
CD5.5	GMEU Comments 11th February 2021	
CD5.6	Economy, Work & Skills Manager Comments 8 th September 2020	
CD5.7	Flood Risk & Drainage Agreed Condition 25 th February 2021	
SECTION SIX - Evidence Based Documents		
CD6.1	Stockport Employment Land Review [ELR] (April 2018)	
CD6.2	Greater Manchester Green Belt Assessment (July 2016)	
CD6.3	Office of the Deputy Prime Minister [ODPM] Employment Land Reviews: Guidance Note -2004	
CD6.4	GMSF Publication Plan 2020 (October 2020)	
CD6.5	Places for Everyone Publication Draft Plan (August 2021)	
CD6.6	Stockport Employment Land Review -2015	
CD6.7	Nicol Economics (March 2021) Updated Note on Employment Land Needs for Greater Manchester	
CD6.8	Nicol Economics (March 2021) Covid-19 and the Greater Manchester Economy - Implications for the GMSF	
CD6.9	SMBC's Planning Officer's Committee Report (March 2021)	
CD6.10	GMCA (August 2021) Places for Everyone Statement of Common Ground	
CD6.11	Nicol Economics (February 2020) Note on Employment Land Needs in Greater Manchester	

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Ref	Title	Comments
CD6.12	BPF -2015 ‘What Warehousing Where’	
CD6.13	BPF (2020): Delivering the Goods in 2020	
CD6.14	SMBC -2020 Strategic Housing Land Availability Assessment	
CD6.15	Tameside Borough Council (March 2020) Industrial and Commercial Land Supply Study for 2019/20	
CD6.16	HCA -2015 Employment Density Guide 3rd Edition	
CD6.17	HCA -2014 Additionality Guide, 4th Edition	
CD6.18	Greater Manchester Green Belt Topic Paper (2019)	
CD6.19	Greater Manchester Green Belt Study Stage 2 Addendum: Assessment of Proposed 2020 GMSF Allocations (2020)	
CD6.20	CD6.20 – BPF Delivering the Goods (December 2015)	5 January 22
SECTION SEVEN - Relevant Appeal Decisions		
CD7.1	Appeal by Liberty Properties Developments & Eddie Stobart Ltd on Land north of Barleycastle Lane, Appleton Thorn, Warrington (Council Ref: 2016/31656; Appeal Ref: APP/M0655/W/19/3222603), Decision Dated 11th December 2019	
CD7.2	Land West of Wingates Industrial Estate, Wimberry Hill Road, Westhoughton, Bolton (Council Ref: 04666/18; Appeal Ref: APP/N4205/V/20/3253244), Decision Dated 21st June 2021	
CD7.3	Application by Tritax Symmetry Ltd on Land at Junction 25 of the M6 Motorway, Wigan (Council Ref: A/18/85946/MAJES; Appeal Ref: APP/V4250/V/20/3253242), Decision Dated 21st June 2021	
CD7.4	Land at Omega Zone 8, West of Omega South and South of the M62, St Helens (Council Ref: P/2020/0061/HYBR; Appeal Ref: APP/H4315/V/20/3265899), Decision Dated 11th November 2021	
CD7.5	Former Parkside Colliery East of A49, Winwick Road, Newton le Willows, St Helens (Council Ref: P/2018/0048/OUP; Appeal Ref: APP/H4315/V/20/3253194), Decision Dated 11th November 2021	
CD7.6	Haydock Point – Land at A580 East Lancashire Road / A49 Lodge Lane, Haydock, St Helens (Council Ref: P/2016/0254/OUP; Appeal Ref: APP/H4315/W/20/3256861), Decision Dated 11th November 2021	

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SECTION EIGHT – Documents submitted by Mr Gwynne		
CD8.1	Extracts from Tame Valley Local Plan: A plan to develop recreation & improve the environment (Published in 1988).	
CD8.2	Extracts from The Tame Valley Joint Committee ‘Tame Valley Report of Survey’ (1981)	
CD8.3	Tameside Council ‘Motion B in the name of Cllr Newton’ – November 25, 2020	
CD8.4	Cheshire Wildlife Trust ‘Letter to Stockport Metropolitan Borough Council’ - 27th March 2020.	
CD8.5	Jackie Copley, CPRE – The Countryside Charity ‘Letter 28 February 2020 to Stockport MBC’.	
CD8.6	Rachel Hacking Ecology ‘Amendments to Bredbury Gateway January 2021’.	
CD8.7	Save Woodley’s Greenbelt ‘Wildlife Impact: not “neutral” but devastating: A response by Save Woodley’s Greenbelt to the “Ecological Impacts and Mitigation” section of SMBC’s report on Planning Application DC/074399.	
CD8.8	SMBC ‘Stockport Landscape Character Assessment and Landscape Sensitivity Study of 2018	
CD8.9	Greater Manchester Combined Authority ‘Greater Manchester Air Quality Action Plan 2016-2021	
CD8.10	Manchester Evening News ‘Manchester has the worst traffic congestion of anywhere in England outside of London’ (published 8 September 2018).	
CD8.11	Greater Manchester Combined Authority ‘Economic Forecasts for Greater Manchester’ February 2020.	
CD8.12	DC/074399, 21 October 2019 Letter from Director of Growth on behalf of TMBC	
CD8.13	DC/074399, 11 March 2020 Letter from Director of Growth on behalf of TMBC	
CD8.14	DC/074399, 13 January 2021 Letter from Director of Growth on behalf of TMBC	
CD8.15	DC/074399, 1 June 2020 Letter from Director of Growth on behalf of TMBC	
CD8.16	North West Place – ‘Blow for GMSF as Stockport Quits’	
CD8.17	Andrew Gwynne Letter ‘Objection: Planning Application DC/O74399’ - 21st October 2019	
CD8.18	Andrew Gwynne ‘Letter: Bredbury Gateway’ - February 2020.	
CD8.19	National Rail ‘New Campaign to target bridge bashes in Greater Manchester’	

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Ref	Title	Comments
CD8.20	Greater Manchester Combined Authority ‘Our Five Year Transport Delivery Plan 2021-2026’	
CD8.21	Greater Manchester Combined Authority ‘Greater Manchester Spatial Framework Revised Draft’ - January 2019	
CD8.22	Greater Manchester Local Industrial Strategy – June 2019	
CD8.23	Copy of email from Ben Blackburn at Transport for Greater Manchester ‘Railway bridge across the A6017 at Bredbury.	
CD8.23	Copy of email from Ben Blackburn at Transport for Greater Manchester ‘Railway bridge across the A6017 at Bredbury.	
CD8.24	Boot V Elmbridge DC Judgement	6 January 22
CD8.25	Smith V York CC Judgement	6 January 22
SECTION NINE – Documents submitted by Stockport Council		
CD9.1	Stockport Landscape Character Assessment and Landscape Sensitivity Study	
CD9.2	Greater Manchester Landscape Character Assessment and Landscape Sensitivity Report	