

Mirrlees Inquiry – Core Document List – 3 October 2023

CD Ref	Document	Author	Reference/Remarks
Section 1 – List of Application Plans & Documents			
Drawings			
<u>CD1.1</u>	Housing Masterplan (Superseded)	5plus architects	MP_00_2002 Rev 08
<u>CD1.2</u>	Housing Masterplan (Superseded)	5Plus Architects	MP_00_2002 Rev 09
<u>CD1.3</u>	Housing Masterplan	5Plus Architects	MP_00_2002 Rev 11
<u>CD1.4</u>	Indicative Housing Mix Plan – Not for Approval	5Plus Architects	MP_00_2003 Rev 03
<u>CD1.5</u>	Location Plan	5plus architects	MP_00_1000 Rev 06
<u>CD1.6</u>	Landscape Layout (Superseded)	Barnes Walker	M3044-PA-01-V7
<u>CD1.7</u>	Landscape Layout	Barnes Walker	M3044-PA-01-V13
<u>CD1.8</u>	Parameter Plan – Land Use and Building Heights (Superseded)	5plus architects	MP_00_1001 Rev 13
<u>CD1.9</u>	Parameter Plan – Land Use and Building Heights (Superseded)	5Plus Architects	MP_00_1001 Rev 18
<u>CD1.10</u>	Parameter Plan – Land Use and Building Heights	5Plus Architects	MP_00_1001 Rev 19
<u>CD1.11</u>	Potential Access Arrangement Emergency Access	Curtins	70329-CUR-00-XX-DR-TP-75007-P07
<u>CD1.12</u>	POS-1	Barnes Walker	M3044-PA-02-V4
<u>CD1.13</u>	POS-2	Barnes Walker	M3044-PA-03-V4
<u>CD1.14</u>	POS-3	Barnes Walker	M3044-PA-04-V2
<u>CD1.15</u>	Proposed Access Mirrlees Drive (Superseded)	Curtins	70329-CUR-00-XX-DR-TP-75006-P09

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CD Ref	Document	Author	Reference/Remarks
CD1.16	Proposed Access Mirrlees Drive	Curtins	70329-CUR-00-XX-DR-TP-75006-P11
CD1.17	Proposed Access Arrangement (Superseded)	Curtins	70329-CUR-00-XX-DR-TP-75009-P07
CD1.18	Proposed Access Arrangement	Curtins	70329-CUR-00-XX-DR-TP-75009-P13
CD1.19	PRoW Improvements (Superseded)	Curtins	70329-CUR-00-XX-DR-TP-06007-P03
CD1.20	PRoW Improvements	Curtins	70329-CUR-00-XX-DR-TP-06007-P04
CD1.21	Swept Path Analysis 16.5m Articulated HGV MAN Energy Access	Curtins	70329-CUR-00-XX-DR-TP-05001-P05
Reports			
CD1.22	Application Form		
CD1.23	Air Quality Assessment	BWB	MIR-BWB-ZZ-ZZ-RP-LA-0001_AQA_So_P02 August 2021
CD1.24	Annual Review 2021	The Land Trust	2021
CD1.25	Arboricultural Impact Assessment (Superseded)	Urban Green	June 2021
CD1.26	Arboricultural Impact Assessment	Tyler Grange	14611_R03a_WS_CW 22 nd July 2022
CD1.27	Arboricultural Technical Note	Urban Green	November 2021
CD1.28	Biodiversity Metric 2.0. Calculation Tool	Bowland Ecology	December 2019
CD1.29	Biodiversity Metric 2.0 Calculation Tool Beta Test	Bowland Ecology	11 th August 2021
CD1.30	Biodiversity Metric 3.0 Auditing and accounting for biodiversity calculation tool	Bowland Ecology	

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CD Ref	Document	Author	Reference/Remarks
CD1.31	Biodiversity Net Gain Report	Bowland Ecology	March 2022
CD1.32	Biodiversity Net Gain Report	Bowland Ecology	July 2022
CD1.33	Biodiversity Metric 3.0.	Bowland Ecology	December 2021
CD1.34	Biodiversity Metric 3.0.	Bowland Ecology	August 2022
CD1.35	Covering letter	Avison Young	1 st September 2021
CD1.36	Design and Access Statement	5PLUS	August 2021
CD1.37	Design Code (Superseded)	5Plus Architects	July 2022
CD1.38	Design Code (Superseded)	5Plus Architects	September 2022
CD1.39	Design Code (Superseded)	5Plus Architects	October 2022
CD1.40	Design Code	5Plus Architects	November 2022
CD1.41	Ecological Assessment Report	Bowland Ecology	August 2021
CD1.42	Ecological Assessment Report (Redacted Version)	Bowland Ecology	August 2021
CD1.43	Ecological Advice Note	Bowland Ecology	27 th January 2022
CD1.44	Energy and Sustainability Statement (Superseded)	Watt Energy	2 nd August 2021
CD1.45	Energy and Sustainability Statement	Watt Energy	29 th September 2021
CD1.46	Flood Risk Assessment and Drainage Strategy	Scott Hughes Design	MFS-SHD-00-ZZ-RP-C-0001, Issue 5 4 th August 2021
CD1.47	Further information relating to trees and bats	Bowland Ecology	5 th July 2022

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CD Ref	Document	Author	Reference/Remarks
CD1.48	Further information relating to trees and bats	Bowland Ecology	7 th September 2022
CD1.49	Health Impact Assessment	Pegasus Group	R001v2 P22-1723 EC MAN July 2022
CD1.50	Historic Environment Desk-Based Assessment	Orion Heritage	PN2763/DBA/5 August 2021
CD1.51	Interim Travel Plan	Curtins	73119-CUR-00-XX-RP-TP-003-V06 Revision: V06 Issue Date: 3 rd August 2021
CD1.52	Lighting Impact Assessment	BWB	MIR-BWB-ZZ-XX-RP-YE-0201_LIA August 2021
CD1.53	Letter addressed to Chris Smyton	Asteer Planning	20 th July 2022
CD1.54	Letter from MAN Energy Solutions UK Limited	MAN Energy Solutions UK Limited	20 th July 2022
CD1.55	Letter from The Land Trust	The Land Trust	20 th June 2022
CD1.56	Letter from Shoosmiths	Shoosmiths	8 th July 2021
CD1.57	Noise Impact Assessment	BWB	MIR-BWB-ZZ-ZZ-RP-YA-0001_NIA_So_P04 August 2021
CD1.58	Outline Landscape and Ecological Management Plan (Superseded)	Bowland Ecology	August 2021
CD1.59	Outline Landscape and Ecological Management Plan	Bowland Ecology	November 2022
CD1.60	Phase 1 Geo-environmental Site Assessment	E3P	13-522-R1-3 August 2021
CD1.61	Preliminary Crime Impact Statement	Greater Manchester Police	Version D: 02/08/2021 Reference: 2008/0712/CIS/04

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CD Ref	Document	Author	Reference/Remarks
<u>CD1.62</u>	Response to consultees (excluding BNG)	Bowland Ecology	5 th July 2022
<u>CD1.63</u>	Response to consultees (excluding BNG)	Bowland Ecology	5 th August 2022
<u>CD1.64</u>	Supporting Planning Statement	Avison Young	August 2021
<u>CD1.65</u>	Sustainability Checklist	Asteer Planning, Bowland Ecology and Watt Energy	
<u>CD1.66</u>	Statement of Community Involvement	UK Networks	August 2021
<u>CD1.67</u>	Townscape and Visual Appraisal	Barnes Walker	M3044-TVA-21.06-V5

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CD Ref	Document	Author	Reference/Remarks
CD1.68	Traffic Data	Road Data Services Ltd	3 rd November 2020
CD1.69	Transport Assessment	Curtins	73119-CUR-00-XX-RP-TP-001-V07 Revision: V07 Issue Date 3 rd August 2021
CD1.70	Traffic and Transport Post Submission Technical Note	Curtins	Reference: 73199 5 th July 2022
CD1.70.1	Swept Path Analysis 70329-CUR-00-XX-DR-TP-05002-P01		
Section 2 – Planning Application Notification			
CD2.1	Notice Form	Avison Young	1 st September 2021
CD2.2	Notice Letter to Taylor Wimpey UK Limited	Avison Young	1 st September 2021
CD2.3	Notice Letter to Bellway Homes Limited	Avison Young	1 st September 2021
CD2.4	Notice Letter to Highways Department	Avison Young	1 st September 2021
CD2.5	Public Notices Stockport Express		1 st September 2021
CD2.6	Public Notices Stockport Express		8 th September 2021
Section 3 – Determination Documents			
CD3.1	Committee Report (Planning and Highways Regulation Committee)	SMBC	15 th December 2022
CD3.2	Committee Report (Stepping Hill Area Committee)	SMBC	29 th November 2022
CD3.3	Decision Notice	SMBC	27 th January 2023
CD3.4	Planning and Highways Regulation Committee Minutes	SMBC	15 th December 2022
CD3.5	Stepping Hill Area Committee Minutes	SMBC	29 th November 2022
Section 4 – Policy & Guidance Documents			
CD4.1	Affordable Housing Requirements in Stockport Explanatory Note	SMBC	November 2022

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CD Ref	Document	Author	Reference/Remarks
CD4.2	Core Strategy Development Plan Document	SMBC	17/03/2011
CD4.3	Community Indoor Needs Assessment	SMBC and FMG Consulting	March 2017
CD4.4	Design of Residential Development Supplementary Planning Document	SMBC	December 2007
CD4.5	First Homes Policy Position Statement	SMBC	March 2022
CD4.6	Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)	Landscape Institute and Institute of Environmental Management & Assessment	2013
CD4.7	Housing Land Supply Position Statement 2021	SMBC	April 2022
CD4.8	Housing Delivery Test: Action Plan	SMBC	August 2020
CD4.9	Housing Needs Study Final Report - 2008	DCA	
CD4.10	Housing Market and Needs Assessment 2011 Final Report	DCA	
CD4.11	Housing Delivery Test: 2021 measurement		
CD4.12	Landscape Institute Technical Guidance Note 'Townscape Character Assessment 05/2017'	Landscape Institute	Revised April 2018
CD4.13	Local Plan Proposals Map		
CD4.14	Local Plan Proposals Map Key (Part 1)		pdf required
CD4.15	Local Plan Proposals Map Key (Part 2)		pdf required
CD4.16	Open Space Assessment Report	Knight, Kavanagh and Page	August 2017 (duplicated at CD5.9.1)
CD4.17	Open Space Study Standards Paper	Knight, Kavanagh and Page	August 2017
CD4.18	Open Space Provision and Commuted Payments Supplementary Planning Document	SMBC	September 2019
CD4.19	Peel Investments (North) Ltd v SoSGCLG	Royal Courts of Justice	3 rd September 2020

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CD Ref	Document	Author	Reference/Remarks
CD4.20	Provision of Affordable Housing Supplementary Planning Guidance	SMBC	January 2003
CD4.21	Saved Policies of the 2006 Stockport Unitary Development Plan Review	SMBC	31 st May 2006
CD4.22	Stockport Housing Needs Assessment 2015	arc ⁴	November 2015
CD4.23	Stockport Housing Needs Assessment 2019	arc ⁴	November 2019
CD4.24	Stockport Housing Strategy 2016 – 2021	SMBC	
CD4.25	Stockport Playing Pitch Strategy Needs Assessment	SMBC	December 2019
CD4.26	Stockport Playing Pitch Strategy Strategy Document	SMBC	December 2019
CD4.27	Stockport Local Plan Latest	SMBC	16 th December 2022
CD4.28	Sustainable Design and Construction Supplementary Planning Document	SMBC	April 2012
CD4.29	Sustainable Transport Supplementary Planning Document	SMBC	December 2007
CD4.30	Transport and Highways in Residential Areas Supplementary Planning Document	SMBC	September 2006
CD4.31	The Economic Footprint of House Building in England and Wales	Home Builders Federation and Lichfields	July 2018
CD4.32	Veteran Trees: A guide to good management	English Nature	February 2000
CD4.33	Written Ministerial Statement		6 th December 2022
CD4.34	Local Development Framework Working Party Public Reports Pack	4 November 2014	
CD4.35	Estimating the Age of Large and Veteran Trees in Britain		
CD4.36	How to identify the type of grassland you have		

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CD Ref	Document	Author	Reference/Remarks
CD4.37	Report of the Deputy Chief Executive		
CD4.38	Seashell Trust Appeal Decision (APP/C4235/W/18/3205559)		
CD4.39	Advice Note on the lifespan of ecological reports & surveys		
CD4.40	Ancient and other veteran trees: further guidance on management		
CD4.41	Local Development Framework Working Party Public Reports Pack	26 October 2016	
CD4.42	Richborough Estates Partnership LLP v Cheshire East Borough Council [2017]		
CD4.43	Stockport Unitary Development Plan Review Saving Direction		
CD4.44	Geater Manchester Sites of Biological Importance Selection Guidelines		
CD4.45	Affordable Homes Update		
CD4.46	Martin John Brommell on behalf of Maple Durham Playing Fields Action Group and Reading Borough Council		
CD4.47	Local Development Framework Working Party Minutes 13 th September 2011		

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Section 5 – Additional Plans & Documents			
Drawings			
<u>CD5.1</u>	Existing PRow Provision	Curtins	70329-CUR-00-XX-DR-TP-06008-P01
<u>CD5.2</u>	Publicly Accessible Protected Open Space	5plus architects	MP_00_1003 Rev 0
<u>CD5.3</u>	Housing Area Designated Green and Blue Infrastructure	5plus architects	MP_00_1004 Rev 01
<u>CD5.4</u>	T1 Recognition of Ancient, Veteran & Notable Trees – R A V E N	Tyler Grange	
<u>CD5.5</u>	T2 Recognition of Ancient, Veteran & Notable Trees – R A V E N	Tyler Grange	
<u>CD5.6</u>	T3 Recognition of Ancient, Veteran & Notable Trees – R A V E N	Tyler Grange	
<u>CD5.7</u>	T5 Recognition of Ancient, Veteran & Notable Trees – R A V E N	Tyler Grange	
<u>CD5.8</u>	Guidance for Outdoor Sport and Play. Beyond the six-acre standard England		
<u>CD5.9.1</u>	Stockport Open Space Assessment, 2017.		(Duplicated at CD4.16)
<u>CD5.9.2</u>	Stockport Open Space Standards Paper, 2017.		
<u>CD5.10</u>	Housing Land Supply Statement 2023	Stockport Council	
<u>CD5.11</u>	Completions Data for Mirrlees Inquiry		
<u>CD5.12</u>	Housing Completions 22-23		
<u>CD5.13</u>	Housing Supply Sites		

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CD Ref	Document	Author	Reference/Remarks
<u>CD5.14</u>	T115 Recognition of Ancient, Veteran & Notable Trees – R A V E N		
<u>CD5.15</u>	Email from GMEU	12 November 2021	
<u>CD5.16</u>	GMEU Ecological Survey	August 2008	
<u>CD5.17</u>	Judgment between George Turner & SoS for Communities and Local Government & The Mayor of London & The Shell International Petroleum Company and Braeburn Estates Ltd Partnership	26/2/2015	
<u>CD5.18</u>	Decision David Wilson Homes Eastern Land East of Gleneagles Way, Hatfield Peverel, CM3 2JT APPLICATION REF: 16/02156/OUT		08/07/2019
<u>CD5.19</u>	Decision Land on East Side of Green Road, Woolpit, Suffolk, IP30 3RF		28/09/2018
<u>CD5.20</u>	Judgment between Gallagher Estates Ltd / Lioncourt Homes Ltd and Solihull MBC		30/4/2014
<u>CD5.21</u>	Decision Land at Caddywell Lane/Burwood Lane, Great Torrington, Devon		18 March 2020
<u>CD5.22</u>	Wavendon Properties Ltd and SoS of Housing Communities and Local Government and Milton Keynes Council		14/06/2019
<u>CD5.23</u>	Judgment between City and District Council of St Albans and The Queen (on the application of) Hunston Properties Ltd. SoS for Communities and Local Government and anr		12/12/2013
<u>CD5.24</u>	Childcare Sufficiency Annual Report		2022

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CD Ref	Document	Author	Reference/Remarks
<u>CD5.25</u>	Strategic Housing Land Availability Assessment Methodology and Findings Base date of 31 March 2021		
<u>CD5.26</u>	Renew Land Developments Ltd v Welsh Ministers [2020] EWCA Civ 143 (13 February 2020)		
<u>CD5.27</u>	Public Health England - 'Local Action on Health Inequalities: Improving Access to Green Space'		
Section 6 – Documents from Rule 6 Party (Protect Mirrlees Fields from Development)			
<u>CD6.1</u>	Mirrlees objection Statement & Appendices		
<u>CD6.2</u>	Mirrlees objection Statement & Appendices – version 2		
<u>CD6.3</u>	Response from CWT		October 2021
<u>CD6.4</u>	Response from CWT		August 2022
<u>CD6.5</u>	Comments from The Woodland Trust		October 2022
<u>CD6.6</u>	Planning Statement for Hampton Wood		2010
<u>CD6.7</u>	Mirrlees Fields Spatial Plan		
<u>CD6.8</u>	Proposal for Local Green Space		2017
<u>CD6.9</u>	Asset of Community Value		
<u>CD6.10</u>	Photographs of Veteran Trees T115		
<u>CD6.11</u>	Ancient Tree Guide Number 4		

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CD Ref	Document	Author	Reference/Remarks
CD6.12	Petition Comments		
CD6.13	Ancient woodland, ancient trees and veteran trees		January 2022
CD6.14	Stockport Strategic Needs Assessment 2016 - 2019		
CD6.15	Stockport Joint Strategic Needs Assessment 2023/24		
CD6.16	Environmental Improvement Plan 2023		
CD6.17	Spending at least 120 minutes in Nature		
CD6.18	Department for Levelling Up, Housing and Communities last updated in 2019.		
CD6.19	DEFRA Circular 1-09 Rights of Way		
CD6.20	DC046179-179163_ Decision_ Notice Hampton Wood		
CD6.21	Environment Act 2021		
CD6.22	Biodiversity Metric 3.0 Technical Supplement		
CD6.23	Mirrlees Fields - Planning Appeal- CWT Response		August 2023
Section 7 – Statements of Case			
CD7.1	SoC from Stockport Council		
CD7.2	SoC from Man Energy Solutions Energy		
CD7.3	SoC from Protect Mirrlees Fields from Development		
Section 8 – Agreed Statements of Common Ground			
CD8.1	SoCG - Arboriculture		
CD8.2	SoCG - Design		

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<u>CD8.3</u>	SoCG - Ecology		
<u>CD8.4</u>	SoCG - Highways		
<u>CD8.5</u>	SoCG – Affordable Housing		
<u>CD8.6</u>	SoCG - Open Space Townscape and Visual		
<u>CD8.7</u>	SoCG – Social Infrastructure		
<u>CD8.8</u>	SoCG - Planning		
<u>CD8.9</u>	SoCG – Housing Land Supply		
Section 9 - Proofs of Evidence from MAN Energy Solutions UK Limited			
<u>CD9.1.1</u>	Summary Proof for Planning by Jon Suckley		
<u>CD9.1.2</u>	Planning Proof of Evidence by Jon Suckley		
<u>CD9.1.3</u>	Planning Proof of Evidence Appendices by Jon Suckley		
<u>CD9.1.4</u>	Highways Technical Statement by Alex Vogt		
<u>CD9.1.5</u>	Economic Benefit Technical Statement by Richard Cook		
<u>CD9.1.6</u>	Affordable Housing Technical Statement by Neil Tatton		
<u>CD9.1.7</u>	Design Technical Statement by Adam Thornton		
<u>CD9.1.8</u>	Social Infrastructure Technical Statement by Richard Cook		
<u>CD9.2.1</u>	Landscape Proof of Evidence by Andrew Cook		

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CD Ref	Document	Author	Reference/Remarks
<u>CD9.2.2</u>	Landscape Proof of Evidence Appendices by Andrew Cook		
<u>CD9.2.3</u>	Townscape and Visual Impact Statement by Nic Folland		
<u>CD9.3.1</u>	Summary Proof for Housing Land Supply by Ben Pycroft		
<u>CD9.3.2</u>	Housing Land Supply Proof of Evidence by Ben Pycroft		
<u>CD9.3.3</u>	Housing Land Supply Proof of Evidence Appendices by Ben Pycroft		
<u>CD9.4.1</u>	Ecology Proof of Evidence by Jeremy James		
<u>CD9.5.1</u>	Arboricultural Proof of Evidence by Jack Jewell		
Section 10 - Proofs of Evidence from SMBC			
<u>CD10.1.1</u>	Proof of Evidence by Carl Griffiths Open Space and Planning		
<u>CD10.2.1</u>	Proof of Evidence by Steve Johnson Housing Land Supply		
<u>CD10.2.2</u>	Appendix 1 – Pro formas to Proof of Evidence by Steve Johnson		
<u>CD10.2.3</u>	Appendix 2 – Letters of support to Proof of Evidence by Steve Johnson		
Section 11 – Proof of Evidence from Protect Mirrlees Fields from Development			
<u>CD11.1.1</u>	Summary Proof of Evidence by Malcolm Ranson on Ecology		
<u>CD11.1.2</u>	Proof of Evidence by Malcolm Ranson on Ecology		

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CD Ref	Document	Author	Reference/Remarks
<u>CD11.1.3</u>	Appendices to the Proof of Evidence by Malcolm Ranson on Ecology		
<u>CD11.2.1</u>	Summary Proof of Evidence by Dominic Wells on Aboriculture		
<u>CD11.2.2</u>	Proof of Evidence by Dominic Wells on Aboriculture		
<u>CD11.2.3</u>	Appendices to the Proof of Evidence by Dominic Wells on Aboriculture		
<u>CD11.3.1</u>	Proof of Evidence by Elaine Leonard on Mental Health		
<u>CD11.3.2</u>	Appendices to the Proof of Evidence by Elaine Leonard on Mental Health		
<u>CD11.4.1</u>	Proof of Evidence by Dr Tara Hughes on Strength Public Feeling Sust Development		
<u>CD11.5</u>	Technical Note by David Gosling on Public Rights of Way		