

Leverhulme Appeals – Core Documents
16 May 2023

CD01 – Overarching Appeal Documents	
CD01/1	LPA Statement of Case- March 2003
CD01/2.1	Statement of Common Ground – Planning (Signed Version)
CD01/2.1a	Appendix A to Statement of Common Ground – Planning (Signed Version)
CD01/2.1b	Appendix B to Statement of Common Ground – Planning (Signed Version) NOT USED
CD01/2.1c	Appendix C to Statement of Common Ground – Planning (Signed Version)
CD01/2.2	Statement of Common Ground – 5 Year Housing Land Supply (Signed Version)
CD01/2.3	Statement of Common Ground – Agricultural Land (Signed Version)
CD01/2.4	Statement of Common Ground – Green Belt (Signed Version)
CD01/2.5	Statement of Common Ground – Green Belt Planning Balance (Signed Version)
CD01/2.6	Statement of Common Ground – Highways (Signed Version)
CD01/2.7	Statement of Common Ground – Landscape (Signed Version)
CD01/2.8	Statement of Common Ground – Ecology and Biodiversity (Signed Version)
CD01/2.9	Agreed Site Visit Itineraries for Appeal Sites A-G
CD01/2.10a	Withdrawal of the SANG by Leverhulme Estates Ltd, 10 May 2023
CD01/2.10b	Letter from the Planning Inspectorate to Leverhulme Estates Ltd confirming withdrawal of the SANG, 11 May 2023
CD01/2.11	Working Draft - CIL Compliance Statement, 15 May 2023
Appellant Evidence	
CD01/3.1	Leverhulme Estates Ltd - Planning - Summary Proof of Evidence by Simon Handy
CD01/3.2	Leverhulme Estates Ltd - Planning - Proof of Evidence by Simon Handy
CD01/3.3	Leverhulme Estates Ltd - Planning - Appendices to Proof of Evidence by Simon Handy
~~CD01/3.4~~	~~Leverhulme Estates Ltd – SANG – Planning – Summary Proof of Evidence by Simon Handy~~
~~CD01/3.5~~	~~Leverhulme Estates Ltd – SANG – Planning – Proof of Evidence by Simon Handy~~
~~CD01/3.6~~	~~Leverhulme Estates Ltd – SANG – Planning – Appendices to Proof of Evidence by Simon Handy~~
CD01/3.7	Leverhulme Estates Ltd - Planning – Rebuttal Proof of Evidence by Simon Handy

Leverhulme Appeals – Core Documents
16 May 2023

CD01/4.1	Leverhulme Estates Ltd - Housing Land Supply April 2023 - Summary Proof of Evidence by Brian O’ Connor
CD01/4.2	Leverhulme Estates Ltd - Housing Land Supply April 2023 - Proof of Evidence by Brian O’Connor
CD01/4.3	Leverhulme Estates Ltd - Housing Land Supply April 2023 - Appendices to Proof of Evidence by Brian O’Connor
CD01/4.4	Leverhulme Estates Ltd - Housing Land Supply April 2023 – Rebuttal Proof of Evidence by Brian O’Connor
CD01/5.1	Leverhulme Estates Ltd – Landscape - Summary Proof of Evidence by Nic Folland
CD01/5.2	Leverhulme Estates Ltd - Landscape - Proof of Evidence by Nic Folland
CD01/5.3	Leverhulme Estates Ltd - Landscape - Appendix to Proof of Evidence by Nic Folland (Appeal Sites to A to G viewpoint photographs)
~~CD01/5.4~~	~~Leverhulme Estates Ltd – SANG – Landscape – Summary Proof of Evidence by Nic Folland~~
~~CD01/5.5~~	~~Leverhulme Estates Ltd – SANG – Landscape – Proof of Evidence by Nic Folland~~
~~CD01/5.6~~	~~Leverhulme Estates Ltd – SANG – Landscape – Appendix to Proof of Evidence by Nic Folland (Landscape & Visual Statement)~~
CD01/5.7	Leverhulme Estates Ltd – Landscape – Rebuttal Proof of Evidence by Nic Folland
CD01/6.1	Leverhulme Estates Ltd - Green Belt - Summary Proof of Evidence by Nic Folland
CD01/6.2	Leverhulme Estates Ltd - Green Belt - Proof of Evidence by Nic Folland
CD01/6.3	Leverhulme Estates Ltd - Green Belt - Appendix A to Proof of Evidence by Nic Folland (PAS Planning on the Doorstep – The Big Issues – Green Belt)
~~CD01/6.4~~	~~Leverhulme Estates Ltd – SANG – Green Belt – Summary Proof of Evidence by Nic Folland~~
~~CD01/6.5~~	~~Leverhulme Estates Ltd – SANG – Green Belt – Proof of Evidence by Nic Folland~~
CD01/7.1	Leverhulme Estates Ltd - Ecology - Summary Proof of Evidence by Joseph Dance
CD01/7.2	Leverhulme Estates Ltd - Ecology - Proof of Evidence by Joseph Dance
CD01/7.3	Leverhulme Estates Ltd - Ecology – Site specific Appendices to Proof of Evidence by Joseph Dance
~~CD01/7.4~~	~~Leverhulme Estates Ltd – SANG – Ecology – Summary Proof of Evidence by Joseph Dance~~
~~CD01/7.5~~	~~Leverhulme Estates Ltd – SANG – Ecology – Proof of Evidence by Joseph Dance~~
~~CD01/7.6~~	~~Leverhulme Estates Ltd – SANG – Ecology – Appendices to Proof of Evidence by Joseph Dance~~
CD01/7.7	Leverhulme Estates Ltd - Ecology - General Appendices to Proof of Evidence by Joseph Dance

Leverhulme Appeals – Core Documents
16 May 2023

CD01/8.1	Leverhulme Estates Ltd - Place-making - Summary Proof of Evidence by Clare Coats
CD01/8.2	Leverhulme Estates Ltd - Place-making - Proof of Evidence by Clare Coats
CD01/8.3	Leverhulme Estates Ltd - Place-making - Presentation by Clare Coats
CD01/9.1	Leverhulme Estates Ltd - Highways/Accessibility - Summary Proof of Evidence by Alex Vogt
CD01/9.2	Leverhulme Estates Ltd - Highways/Accessibility - Proof of Evidence by Alex Vogt
CD01/9.3	Leverhulme Estates Ltd - Highways/Accessibility - Appendices to Proof of Evidence by Alex Vogt
~~CD01/9.4~~	~~Leverhulme Estates Ltd – SANG – Highways/Accessibility – Proof of Evidence by Alex Vogt~~
CD01/9.5	Leverhulme Estates Ltd - Highways/Accessibility – Rebuttal Proof of Evidence by Alex Vogt
CD01/10.1	Leverhulme Estates Ltd - Agricultural Land - Summary Proof of Evidence by Alastair Field
CD01/10.2	Leverhulme Estates Ltd - Agricultural Land - Proof of Evidence by Alastair Field
CD01/10.3	Leverhulme Estates Ltd - Agricultural Land - Appendix to Proof of Evidence by Alastair Field
~~CD01/10.4~~	~~Leverhulme Estates Ltd – SANG – Agricultural Land – Proof of Evidence by Alastair Field~~
~~CD01/10.5~~	~~Leverhulme Estates Ltd – SANG – Agricultural Land – Appendix to Proof of Evidence by Alastair Field~~
CD01/11.1	Leverhulme Estates Ltd - SLR Drainage Technical Note
CD01/11.2	Leverhulme Estates Ltd - Appendices to the Drainage Technical Note
CD01/12.1	Leverhulme Estates Ltd - Socio-Demographic - Summary Proof of Evidence by Richard Coburn
CD01/12.2	Leverhulme Estates Ltd - Socio-Demographic - Proof of Evidence by Richard Coburn
CD01/12.3	Leverhulme Estates Ltd - Socio-Demographic - Appendix to Proof of Evidence by Richard Coburn
Wirral Council Evidence	
CD01/13.1	Wirral Council - Planning - Summary Proof of Evidence by Mark Loughran
CD01/13.2	Wirral Council - Planning - Proof of Evidence by Mark Loughran
CD01/13.3	Wirral Council - Planning - Appendices to Proof of Evidence by Mark Loughran
CD01/13.4	Wirral Council - Planning - Rebuttal Proof of Evidence by Mark Loughran
CD01/13.5	Wirral Council - Planning - Rebuttal Appendix BMV Agricultural Land by Mark Loughran

Leverhulme Appeals – Core Documents
16 May 2023

CD01/13.6	Wirral Council - Planning – Rebuttal Appendix Placemaking by Mark Loughran
CD01/14.1	Wirral Council - Housing Land Supply - Summary Proof of Evidence by Daniel Robinson-Wells
CD01/14.2	Wirral Council - Housing Land Supply - Proof of Evidence by Daniel Robinson-Wells
CD01/14.3	Wirral Council - Housing Land Supply - Appendices to Proof of Evidence by Daniel Robinson-Wells
CD01/14.4	Wirral Council - Housing Land Supply - Rebuttal Proof of Evidence by Daniel Robinson-Wells
CD01/15.1	Wirral Council – Landscape - Summary Proof of Evidence by Julie Hyslop
CD01/15.2	Wirral Council – Landscape - Proof of Evidence by Julie Hyslop
CD01/15.3	Wirral Council – Landscape – Rebuttal Proof of Evidence by Julie Hyslop
CD01/16.1	Wirral Council – Transport Matters - Summary Proof of Evidence by Paul Parkhouse
CD01/16.2	Wirral Council – Transport Matters - Proof of Evidence by Paul Parkhouse
CD01/16.3	Wirral Council – Transport Matters – Rebuttal Proof of Evidence by Paul Parkhouse
CD01/17	Not used
CD01/18	Not used
CD01/19.1	Wirral Council - Ecology - Summary Proof of Evidence by Alan Jemmett
CD01/19.2	Wirral Council - Ecology - Proof of Evidence by Alan Jemmett
CD01/19.3	Wirral Council - Ecology – Appendices to Proof of Evidence by Alan Jemmett
CD01/19.4	Wirral Council - Ecology – Rebuttal Proof of Evidence by Alan Jemmett
CD01/20.1	Wirral Council - Prematurity and Local Plan - Summary Proof of Evidence by David Coleman
CD01/20.2	Wirral Council - Prematurity and Local Plan - Proof of Evidence by David Coleman
CD01/20.3	Wirral Council - Prematurity and Local Plan – Rebuttal Proof of Evidence by David Coleman
CD01/21.1	Wirral Council - Regeneration - Summary Proof of Evidence by Tom Booty
CD01/21.2	Wirral Council - Regeneration - Proof of Evidence by Tom Booty
CD01/22	WBC Leverhulme Site Appraisals (by LUC)

Leverhulme Appeals – Core Documents
16 May 2023

CD01/23	National Highways Post Application Responses and Meeting notes
CD01/24	Rule 6 Statement of Case (Wirral Green Space Alliance)
CD01/25	Highways Holding Objection Sites A-G
Rule 6 Evidence	
CD01/26.1	Wirral Green Space Alliance – Planning - Summary Proof of Evidence by Jackie Copley
CD01/26.2	Wirral Green Space Alliance - Planning - Proof of Evidence by Jackie Copley
CD01/26.3	Wirral Green Space Alliance - Planning - Appendices to Proof of Evidence by Jackie Copley
CD01/27	Wirral Green Space Alliance - Background - Proof of Evidence by John Heath
CD01/28	Wirral Green Space Alliance - Housing Need - Proof of Evidence by Professor Gregg
CD01/28.1	Wirral Green Space Alliance - Settlement - Lack of Population/Housing Causal Link - Rebuttal Proof of Evidence by Professor Gregg
CD02 - Overarching Application Documents that were submitted with each planning application	
CD02/1	Analysis of Very Special Circumstances (VSCs Paper) - Prepared by Strutt and Parker May 2022
CD02/2	VSCs Paper Appendix A – Application Sites
CD02/3	VSCs Paper Appendix B – Leverhulme Vision Document – April 2020
CD02/4	VSCs Paper Appendix C – Embedded and offsite enhancements
CD02/5	VSCs Paper Appendix D – Annotated in-combination enhancements
CD02/6	VSCs Paper Appendix E – Estate wide enhancements all phases
CD02/7	Summary of Green Belt Reviews on the Wirral – Prepared by Barnes Walker (Ref: M2738-GBREP-03.22-V3)
CD02/8	Leverhulme Design Charter – May 2022
CD02/9.1	Cumulative Transport Assessment: Part 1 – Method and Analysis Ref. 077829-CUR-00-XX-RP-TP-002-V05 Rev V05 26th April 2022
CD02/9.2	Cumulative Transport Assessment: Part II – Assessment Outputs Ref:077829-CUR-00-XX-RP-TP-002-V04 Rev V04 16th March 2022 by Curtins
CD02/10	Framework Travel Plan – Prepared by Curtins
CD03 – National Planning Policies and Guidance and Legislation	
CD03/1	National Planning Policy Framework - July 2021
CD03/2 - National Planning Practice Guidance (extracts)	

Leverhulme Appeals – Core Documents
16 May 2023

CD03/2.1	Appeals
CD03/2.2	Appropriate Assessment
CD03/2.3	Consultation and Pre-Decision Matters
CD03/2.4	Design: Process and Tools
CD03/2.5	Determining a Planning Application
CD03/2.6	Environmental Impact Assessment
CD03/2.7	Flood Risk and Coastal Change
CD03/2.8	Green Belt
CD03/2.9	Historic Environment
CD03/2.10	Housing and Economic Land Availability Assessment
CD03/2.11	Housing and Economic Needs Assessment
CD03/2.12	Housing Needs of Different Groups
CD03/2.13	Housing Supply and Delivery
CD03/2.14	Natural Environment
CD03/2.15	Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space
CD03/2.16	Plan-Making
CD03/2.17	Planning Obligations
CD03/2.18	Self and Custom Build Housing
CD03/2.19	Transport Evidence Bases in Plan Making and Decision Taking
CD03/2.20	Travel Plans, Transport Assessments and Statements
CD03/2.21	Use of planning conditions
CD03/2.22	Strategic Environmental Assessment and Sustainability Appraisal
CD03/3	National Design Guide
CD03/4	National Model Design Code
CD03/5	Guidelines for Landscape and Visual Impact Assessment (GVLIA) 3rd Edition – digital resource only

Leverhulme Appeals – Core Documents
16 May 2023

CD03/6	Building Better, Building Beautiful Commission Report, January 2020
CD03/7	Building for a healthy life, Homes England, 2022
CD03/8	Secured by Design Homes, Official Police Security Initiative, 2019
CD03/9	Technical housing standard, nationally described space standards, MHCKG 2015
CD03/10	Chartered Institution for Highways and Transportation (CIHT) ‘Guidelines for Providing for Journeys on Foot’ (2000)
CD03/11	CIHT ‘Planning for Walking’ (2015)
CD03/12	‘Manual for Streets’ (2007)
CD03/13	‘Manual for Streets 2’ (2010)
CD03/14	National Travel Survey (NTS) (2021)
CD03/15	DfT’s Cycle Infrastructure Design (LTN 1/20) (2020)
CD03/16	CIHT ‘Guidelines for Planning for Public Transport in Development’ (1999)
CD03/17	PPG7, 1997, The Countryside – Environmental Quality and Economic and Social Development
CD03/18	The Town and Country Planning (Development Management Procedure) (England) Order 2015, Schedule 4, paragraph y
CD03/19	Ministry of Agriculture, Fisheries and Food (MAFF), 1988, Revised guidelines and criteria for grading the quality of agricultural land
CD03/20	Natural England, 2012, Technical Information Note (TIN) 049. Agricultural Land Classification: protecting the best and most versatile agricultural land (edition 2)
~~CD03/21~~	~~Nature England SANG Guidelines~~
CD03/22	Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004
CD03/23	HDT Measurement Rule Book (July 2018)
CD03/24	Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
CD03/25	Agriculture Act 2020
CD03/26	Environment Act 2021
CD04 - WBC Local Planning Policies, Guidance, Evidence Base and Representations (extracts where appropriate)	
CD04/1	Unitary Development Plan for Wirral (adopted February 2000)
CD04/2	Joint Waste Local Plan for Merseyside and Halton (July 2013) - Policy WM9

Leverhulme Appeals – Core Documents
16 May 2023

CD04/3	Habitats Regulations Assessment for Wirral – Local Plan 2021-37
CD04/4	ECC27 Information And Guidance Note: Interim Approach To Avoid and Mitigate Recreation Pressure in Wirral May 2022 Version 2
CD04/5	Wirral Landscape Character Assessment 2019
CD04/6	Wirral tree, Hedgerow and Woodland Strategy for 2020-2030
CD04/7	Leverhulme Green Belt Study 2016 (by Barnes Walker)
CD04/8	Leverhulme Consultation Response (by Barnes Walker) - WBC Green Belt Review 2019
CD04/9	Leverhulme Consultation Response (by Barnes Walker) - WBC Landscape Sensitivity Assessment 2019
CD04/10	Leverhulme Consultation Response (by Barnes Walker) – WBC Environmental Sensitivity Study 2021
CD04/11	Wirral Initial Green Belt Review (2018)
CD04/12	Wirral Green Belt Review 2019 (undertaken by Arup)
CD04/13	Emerging Wirral Local Plan 2021-2037 – Submission Draft (submitted to the Secretary of State on 26th October 2022)
CD04/14	Wirral Local Plan Housing Delivery Strategy 2022 V2
CD04/15	Wirral Local Plan Submission Draft Housing Trajectory Annual Breakdown
CD04/16	Wirral Playing Pitch and Outdoor Sports Strategy 2021
CD04/17	Wirral Playing Pitch and Outdoor Sports Assessment 2021
CD04/18	Wirral Indoor and Built Facilities Strategy 2021
CD04/19	Wirral Indoor and Built Facilities Needs Assessment 2021
CD04/20	Wirral Strategic Housing Market Assessment 2019
CD04/21	Wirral SHMA Update 2021
CD04/22	Wirral Strategic Housing Land Availability Assessment 2019
CD04/23	Wirral Strategic Housing Land Availability Assessment 2021 and appendices
CD04/24	Housing Trajectory Annual Breakdown
CD04/25	Annual Monitoring Report 2019
CD04/26	Annual Monitoring Report 2021
CD04/27	Annual Monitoring Report 2022

Leverhulme Appeals – Core Documents
16 May 2023

CD04/28	GB2 Merseyside Green Belt Local Plan Written Statement 1983
CD04/29	KSD1 Infrastructure Delivery Plan
CD04/30	SD7 Submission Update Report
CD04/31	BP2 Site Selection Report
CD04/32	SD2 Sustainability Appraisal
CD04/33	SD3 Habitats Regulations Assessment
CD04/34	Wirral Local Plan 2021 to 2037 CIL & Viability Assessment (June 2022)
CD04/35	SD5.1 Regulation 22 Consultation Statement
CD04/36	BR1 Draft Birkenhead 2040 Framework
CD04/37	BP3 Wirral Left Bank Collaboration Agreement
CD04/38	ECC4 Landscaping Character Assessment
CD04/39	ECC5 Landscape Sensitivity Assessment
CD04/40	T1 Local Plan Transport Background Paper
CD04/41	Towards a Liverpool City Region European Sites Recreation Mitigation & Avoidance Strategy – Evidence Report (Version 24) – July 2021
CD04/42	WBC's Adoptable Residential Roads Specification
CD04/43	Parking Standards SPD, WBC, 2007
CD04/44	Wirral Green Blue Infrastructure Strategy, Part 2, WBC, 2020
CD04/45	Wirral Economic Strategy 2021-26: Hatch for Wirral Council (October 2021)
CD04/46	Plan for Prosperity, Liverpool City Region Combined Authority (April 2021)
CD04/47	Mersey-Dee Growth Prospectus – Mersey Dee Alliance (2017)
CD04/48	Effective or Defective: The Housing Delivery Test April 2021
CD04/49	Roger Hannah, Viability Assessment Update (February 2023)
CD04/50	NPPF Draft Text for Consultation
CD04/51	Housing Supply Calculation (April 2022)
CD04/52	Housing Trajectory Permission (April 2022)

Leverhulme Appeals – Core Documents
16 May 2023

CD04/53	The Barnston Village Conservation Area Appraisal and Management Plan, Wirral Council, 2009
CD04/54	Technical Guidance Note 06/19 – Visual Representation of Development Proposals, The Landscape Institute, 2019
CD04/55	Technical Guidance Note 02/21 – Assessing Landscape Value Outside National Designations, The Landscape Institute, 2021
CD04/56	National Character Area Profile 58, Natural England, 2013
CD04/57	National Character Area Profile 59, Natural England, 2014
CD04/58	The Wirral Landscape Sensitivity Assessment, LUC, 2019
CD04/59	The Wirral Landscape Designations Review, LUC, 2020
CD04/60	The Draft Wirral Environmental Sensitivity Study, LUC, 2021
CD04/61	Liverpool City Council Recreation Mitigation Strategy Evidence Report - July 2021
CD04/62	ODPM Circular 06/2005
CD04/63	Liverpool City Region & West Lancashire Visitor Surveys 2021-22
CD04/64	Recreation Management Strategy – Liverpool Interim Approach: Practice Note
CD04/65	PSD04 Halton Recreational Management Interim Approach
CD04/66	Information Note: Managing and mitigating the impact of recreation pressure on the Sefton Coast - Sefton's Interim Approach
CD04/67	Wirral Information Leaflet. Respecting Nature in Wirral - A voluntary code for responsible recreation
CD04/68	Statement of Common Ground on an Approach for Addressing Recreational Disturbance Issues to Protect the European sites of the Liverpool City Region from Recreation Pressure – Liverpool Local Plan Between Liverpool City Council and Natural England
CD04/69	PSD03d Halton Borough Council & Natural England Statement of Common Ground, November 2020
CD04/70	MEAS Consultation Responses Sites A to G
~~CD04/71~~	~~MEAS SANG Consultation Responses~~
CD04/72	MEAS Discretionary Advice Sites A to G
CD04/73	Neighbourhood Development Plans for Devonshire Park (2015)
CD04/74	Neighbourhood Development Plans for Hoylake (2016)
CD04/75	Local Development Scheme for Wirral 2022

Leverhulme Appeals – Core Documents
16 May 2023

CD04/76	Wirral Council Economy, Regeneration & Housing Committee, 9 March 2022, Minute 83.
CD04/77	Birkenhead Higher Density Family Home Study
CD04/78	Draft Birkenhead Waterfront Neighbourhood Framework Avison Young 2021
CD04/79	East Float Area of Wirral Waters (OUT/09/006509)
CD04/80	The Liverpool City Region Combined Authority secured a Devolution Agreement with Government, November 2015
CD04/81	The Liverpool City Region Combined Authority's 'Plan for Prosperity' (2022)
CD04/82	Cheshire East Council's Housing Monitoring Update 2019
CD04/83	Wirral Empty Homes Study 2020 Part 1
CD04/84	Wirral Empty Homes Study 2020 Part 2
CD04/85	TR12 Requirements for Cycle Parking Policy
CD04/86	HRA of emerging Wirral Local Plan
CD04/87	~~SANG Site Visit Report~~
CD04/88	National Site Network Conservation Advice Packages Summary
CD04/89	Recreational Pressure Mitigation Bibliography
CD04/90	Liverpool City Region Spatial Planning Statement of Common Ground
CD04/91	Wirral Committed Residential Sites April 2022
CD04/92	New Ferry Masterplan
CD04/93	Sealed Order for the New Ferry Compulsory Purchase Order 2022
CD04/94	Sealed Plan for the New Ferry Compulsory Purchase Order 2022
CD04/95	Draft Birkenhead Central Neighbourhood Framework 2021
CD04/96	Draft Birkenhead Waterfront Neighbourhood Framework 2021
CD04/97	Draft Hamilton Park Neighbourhood Framework 2021
CD04/98	Draft Hind Street Neighbourhood Framework 2021
CD04/99	Liscard Neighbourhood Framework
CD04/100	New Ferry Regeneration Delivery Plan 2017

Leverhulme Appeals – Core Documents
16 May 2023

CD04/101	New Brighton Master Planning Consultation Report 2022
CD04/102	Seacombe Master Planning Consultation Report 2022
CD04/103	Collaboration Agreement relating to the Wirral Left Bank Birkenhead Programme between WBC, Liverpool City Region Combined Authority and Homes England 2022
CD04/104	Wirral Local Plan Submission Update Report
CD04/105	Wirral Borough Council Matter 3 Hearing Statement
CD05 – Relevant Appeal Decision/Judgements	
CD05/1	Secretary of State for Communities and Local Government v Hopkins Homes Ltd [2016] EWCA Civ 168
CD05/2	Supreme Court - R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC
CD05/3	Colney Heath Appeal Decision – June 2021 - 3265925/ 3265926
CD05/4	Little Lever Appeal Decision – January 2023 - 3301093
CD05/5	Billericay Appeal Decision – November 2022 - 3296116
CD05/6	Beaconsfield Appeal Decision – December 2022 - 3299849
CD05/7	Heath Lane Appeal Decision – September 2021 - 3273701
CD05/8	Mollington Golf Course Appeal Decision – July 2022 - 3290072
CD05/9	Little Chalfont Appeal Decision – March 2023 - 3303868
CD05/10	Stapleford, Cambridge Appeal Decision – December 2021 - 3280395
CD05/11	Woolmer Green Appeal Decision – October 2018 - 3190821
CD05/12	Rochford, Essex Appeal Decision – March 2022 - 3283646
CD05/13	Oxford Brookes Appeal Decision – April 2020 - 3230827
CD05/14	Cadbury's site
CD05/15	Unilever Site
CD05/16	Stirrup PH
CD05/17	Pensby Road Care Home
CD05/18	Magazine Lane

Leverhulme Appeals – Core Documents
16 May 2023

CD05/19	Former School Whetstone Lane
CD05/20	Manor Farms House Appeal Decision – February 2023 - 3299658
CD05/21	East Northamptonshire Council v Secretary of State for Housing Communities and Local Government and Lourett Developments Ltd – May 2020 - CO/917/2020
CD05/22	Land Off Audlem Road/Broad Lane, Stapeley, Nantwich, And Land Off Peter Destapeleigh Way, Nantwich (East Cheshire Council) – March 2015 – 2197532 And 2197529
CD05/23	Cox Green Road Appeal Decision – September 2019 – 3227970
CD05/24	Station Road, Stalbridge Appeal Decision – June 2022 – 3284485
CD05/25	Westhampnett / North East Chichester Strategic Appeal Decision – May 2022 – 3270721
CD05/26	Woburn Sands, Buckinghamshire Appeal Decision – June 2020 – 3169314
CD05/27	Darnhall School Lane, Winsford Appeal Decision – November 2019 – 2212671
CD05/28	Sonning Common, Oxfordshire Appeal Decision – June 2021 - 3265861
CD05/29	Land off Car Lane, Hoylake Appeal Decision – July 2021 – 3266888
CD05/30	Pale Lane Farm, Pale Lane, Fleet, Hampshire Appeal Decision – 16/03129/OUT
CD05/31	Land East of Groby Cemetery, Ratby Road, Groby Appeal Decision – APP/K2420/A/12/2181080/NWF
CD05/32	Woolpit Appeal Decision – September 2018 – APP/W3520/W/18/3194926
CD05/33	Home Farm, Forest Road, West End, Warfield, Bracknell RG42 5RS Appeal Ref: APP/R0335/W/22/3298503 22nd September 2022
CD05/34	Timmins v Gelding Borough Council [2014] EWHC 654 per Green J
CD05/35	Appeal Ref: APP/W4325/W/17/3167893 Land on the corner of Townshend Avenue & Irby Road, Irby, Wirral CH61 2XW
CD05/36	Appeal Ref: APP/W4325/A/14/2214002 Land adjacent to Mount Road, Higher Bebington CH63 5PP
CD06 – Relevant Additional Information	
CD06/1	Letter from Secretary of State for the Ministry of Housing Communities and Local Government, The Rt Hon Sajid Javid MP regarding Local Plan intervention (Dated 16 November 2017)
CD06/2	Letter from Secretary of State for the Ministry of Housing Communities and Local Government, The Rt Hon Sajid Javid MP regarding Local Plan intervention (23 March 2018)
CD06/3	Letter from Secretary of State for the Ministry of Housing Communities and Local Government, The Rt Hon James Brokenshire MP regarding Local Plan intervention (Dated 4 February 2019)

Leverhulme Appeals – Core Documents
16 May 2023

CD06/4	Ministerial statement 6 th December 2022 re planning reform
CD06/5	Letter from Secretary of State: Planning and Local Control 5 th December 2022
CD06/6	Levelling-up and Regeneration Bill: reforms to national planning policy, published 22 December 2022
CD06/7	ADAS, 2019, Study of Agricultural Economy and Land in Wirral
CD06/8	ADAS, 2020, Addendum to the Study of Agricultural Economy and Land in Wirral
CD06/9	Agro Business Consultants, The Agricultural Budgeting & Costing Book, 94 th and 95 th editions, May and November 2022
CD06/10	Independent Review of Build Out Final Report Rt Hon Sir Oliver Letwin MP, October 2018
CD06/11	Building on our food security, CPRE, July 2022
CD06/12	Brownfield comes first - why brownfield development works, CPRE, March 2016
CD06/13	State of Brownfield 2022 A report by CPRE, the countryside charity November 2022
CD06/14	Recycling our land: state of brownfield 2021 November 2021
CD06/15	Letter From the Director General for Regulation, Office for Statistics Regulation, 4 April 2023
CD06/16	Wirral Local Plan Housing Requirements: Prof. D P Gregg (retired) updated July 2022
CD06/17	Liverpool University 2 Final Prof. D P Gregg (retired) 14 th July 2020
CD06/18	Soil Inversion Works, 2008 by Grant Luscombe, Richard Scott and Damian Young.
CD06/19	Wirral LP Examination hearing statement on M3l2Q2 Affordable Housing, Prof D P Gregg
CD06/20	Wirral LP Examination: Matter 3; Issue 1; Q 2; Exceptional Circumstances, Prof. D P Gregg (retired)
CD06/21	Inspection Hearing Alternative Housing Arguments March 23
CD06/22	WGSA (and ITPAS) Hearing Statement Matter 1
CD06/23	WGSA (and ITPAS) Hearing Statement Matter 2
CD06/24	WGSA (and ITPAS) Hearing Statement Matter 3
CD06/25	WGSA (and ITPAS) Hearing Statement Matter 4
CD06/26	WGSA (and ITPAS) Hearing Statement Matter 5
CD06/27	Inspector's Preliminary Note of 10 February 2023

Leverhulme Appeals – Core Documents
16 May 2023

CD06/28	Initial Questions to the Council of 23 December 2022 (INSP001)
CD06/29	Council Written Submission of 30 January 2023 (WBC003a)
CD06/30	Council Written Submissions on 7 February 2023 (WBC003a)
CD06/31	PINS Procedural Guidance on Local Plan Examinations
CD06/32	Inspector's Matters, Issues and Questions (INSP004)
CD06/33	Draft Hearing Programme (INSP005)
CD06/34	Letter dated 13 April 2023 regarding Plots I & J Europa Sites
CD06/35	WBC014 Statement of Common Ground between WBC and Peel L&P RA2 Scotts Quay
CD06/36	WBC016 Statement of Common Ground between WBC and Peel Ports
CD06/37	WBC017 Statement of Common Ground between WBC and Ion Developments
CD06/38	WBC018 Statement of Common Ground between WBC and Grammont Group and Bromborough Riverside Regeneration
CD06/39	WBC015 Statement of Common Ground between WBC and Peel L&P RA6 Wirral Waters
CD06/40	Flood Investigation Report August & September 2015 (submitted 9 May 2023)
CD07- Draft Conditions	
CD07/01	Site A – Draft Conditions, 13 May 2023
CD07/02	Site B - Draft Conditions, 13 May 2023
CD07/03	Site C - Draft Conditions, 13 May 2023
CD07/04	Site D - Draft Conditions, amended 16 May 2023
CD07/05	Site E - Draft Conditions, 13 May 2023
CD07/06	Site F - Draft Conditions, 13 May 2023
CD07/07	Site G - Draft Conditions, 13 May 2023
CD08- Unilateral undertakings	
CD08/01	Site A - Unilateral Undertaking
CD08/02	Site B - Unilateral Undertaking
CD08/03	Site C - Unilateral Undertaking

Leverhulme Appeals – Core Documents
16 May 2023

CD08/04	Site D - Unilateral Undertaking
CD08/05	Site E - Unilateral Undertaking
CD08/06	Site F - Unilateral Undertaking
CD08/07	Site G - Unilateral Undertaking

Appeal A - APP/W4325/W/22/3313729 - Land east of Glenwood Drive, Irby CH63 1JD	
CDA01 - Appeal Documents	
CDA01/1	Site A- LPA Appeal Questionnaire including Statutory Consultee Responses
CDA01/2	Site A- Appellant's Statement of Case – December 2022
CDA01/3	Site A - Amenities Plan
CDA02 - Application Documents	
CDA02/1	Covering Letter
CDA02/2	Planning Application Form, including ownership certificates
CDA02/3	Design & Access Statement - Prepared by Alan Baxter
CDA02/4	Planning Statement - Prepared by Strutt and Parker
CDA02/5	Environmental Statement, including Technical Appendices and NTS
CDA02/6	Transport Assessment – Prepared by Curtins
CDA02/7	Interim Travel Plan – Prepared by Curtins
CDA02/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDA02/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDA02/10	Site Location Plan – Dwg. 1815/01/302/REV D
CDA02/11	Parameter Plan – Dwg. 1815/01/309/REV C
CDA02/12	Illustrative Masterplan – Dwg. 1815/01/304/REV C
CDA02/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-01-V4
CDA02/14	Thingwall Road Improvements – Dwg. 077829-CUR-00-XX-DR-TP-75005-P01
CDA02/15	Access Arrangement – Dwg. 078239-CUR-00-XX-DR-TP-75001-P02
CDA02/16	Preliminary Land Quality Risk Assessment Ref. 406.10133.00001 V2.0 Feb 2022 by SLR
CDA02/17	Heritage Impact Assessment Ref. 406.10133.00001 April 2022 by SLR
CDA02/18	Site A – BNG – Off Site Spreadsheets (Biodiversity Metric 3.0) 29th January 2022

Leverhulme Appeals – Core Documents
16 May 2023

CDA02/19	Site A – BNG – On Site Spreadsheets (Biodiversity Metric 3.0) 28th September 2021
CDA02/20	Preliminary Arboricultural Impact Assessment Ref. 13730_R02a_MB_CW Rev A 3rd March 2022 by Tyler Grange
CDA02/21	Statement of Community Involvement March 2022 by BECG
CDA02/22	Flood Risk Assessment and Surface Water Drainage Assessment Ref. 406.10133.00001 V3.0 April 2022 by SLR.
Documents submitted post submission	
CDA02/23	Ecology Response to MEAS comments – Submitted October 2022
CDA02/24	Environmental Impact Assessment Chapter No 10: Air Quality – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDA02/25	Revised EIA Non-technical summary – Site A (December 2022)
CDA02/26	Revised EIA Chapters 6, 8, 10 and 11 – Site A (December 2022)
CDA03 - WBC Documents and Decision Notice	
CDA03/1	Strategic Applications Sub Committee Report – 27 th October 2022
CDA03/2	Decision Notice OUT/22/00946 – 27 th October 2022
CDA04 - Documents submitted post determination of application	
CDA04 1	78239-CUR-00-XX-DR-TP-75001-P04 - Updated in response to the WBC Highways Holding Recommendation to provide a pedestrian crossing on Thingwall Road

Appeal B - APP/W4325/W/22/3313734 - Land east of Dale View Close, north of Gills Lane, Pensby	
CDB01- Appeal Documents	
CDB01/1	Site B- LPA Appeal Questionnaire including Statutory Consultee Responses
CDB01/2	Site B- Appellant's Statement of Case – December 2022
CDB01/3	Site B – Amenities Plan
CDB02 - Application Documents	
CDB02/1	Covering Letter
CDB02/2	Planning Application Form, including ownership certificates
CDB02/3	Design & Access Statement - Prepared by Alan Baxter
CDB02/4	Planning Statement - Prepared by Strutt and Parker
CDB02/5	Environmental Statement, including Technical Appendices and NTS
CDB02/6	Transport Assessment – Prepared by Curtins
CDB02/7	Interim Travel Plan – Prepared by Curtins
CDB02/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDB02/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDB02/10	Site Location Plan – Dwg. 1815/01/1013 Rev C
CDB02/11	Parameter Plan – Dwg. 1815/01/409 REV D
CDB02/12	Illustrative Masterplan – Dwg. 1815/01/404 REV B
CDB02/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-02-V3
CDB02/14	Storeton Lane Widening Plan – Dwg. 1815/01/1015 Rev A
CDB02/15	Storeton Lane widening drawing – Dwg. 078243-CUR-00-XX-DR-TP-75006-P01
CDB02/16	Access Arrangement – Dwg. 078240-CUR-00-XX-DR-TP-75001-P02
CDB02/17	Preliminary Land Quality Risk Assessment (and Appendices) Ref. 406.10133.00002 Version 2.0 February 2022 by SLR
CDB02/18	Biodiversity Metric 3.0 Calculation Tool 13th April 2022 – Phase 1 Off Site Gills Lane, West
CDB02/19	Site B – BNG On-site Spreadsheet

Leverhulme Appeals – Core Documents
16 May 2023

CDB02/20	Preliminary Arboricultural Impact Assessment 3rd March 2022 Ref. 13728_R01a_MB-CW by Tyler Grange
CDB02/21	Statement of Community Involvement March 2022 by BECG
CDB02/22	Flood Risk Assessment and Surface Water Drainage Strategy Ref. 406.10133.00002 Version 3.0 April 2022 (Parts 1 and 2)
Documents submitted post submission	
CDB02/23	Ecology Response to MEAS comments – Submitted October 2022
CDB02/24	Great Crested Newt eDNA Results – Submitted October 2022
CDB02/25	Environmental Impact Assessment Chapter No 11: Air Quality – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDB02/26	Revised EIA Non-technical summary – Site B (December 2022)
CDB02/27	Revised EIA Chapters 6, 9, 11 and 12 – Site B (December 2022)
CDB03 - WBC Documents and Decision Notice	
CDB03/1	Officer's Delegated Report – 28 th October 2022
CDB03/2	Decision Notice OUT/00941 – 28 th October 2022

Appeal C - APP/W4325/W/22/3313737 - Land east of Thorncroft Drive, north of Gills Lane, Pensby	
CDCo1 - Appeal Documents	
CDCo1/1	Site C- LPA Appeal Questionnaire including Statutory Consultee Responses
CDCo1/2	Site C- Appellant's Statement of Case – December 2022
CDCo1/3	Site C – Amenities Plan
CDCo2 - Application Documents	
CDCo2/1	Covering Letter
CDCo2/2	Planning Application Form, including ownership certificates
CDCo2/3	Design & Access Statement - Prepared by Alan Baxter
CDCo2/4	Planning Statement - Prepared by Strutt and Parker
CDCo2/5	Environmental Statement, including Technical Appendices and NTS
CDCo2/6	Transport Assessment – Prepared by Curtins
CDCo2/7	Interim Travel Plan – Prepared by Curtins
CDCo2/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDCo2/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDCo2/10	Site Location Plan – Dwg. 1815/01/502 Rev C
CDCo2/11	Parameter Plan – Dwg. 1815/01/509 REV D
CDCo2/12	Illustrative Masterplan – Dwg. 1815/01/504 REV B
CDCo2/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-03-V3
CDCo2/14	Access Arrangement – Dwg. 078241-CUR-00-XX-DR-TP-75001- Po2
CDCo2/15	Preliminary Land Quality Risk Assessment Ref. 406.10133.00002 Version 2.0 Feb 2022
CDCo2/16	Site C BNG Off-Site Spreadsheet dated 13/4/2022
CDCo2/17	Site C BNG On-Site Spreadsheet
CDCo2/18	Heritage Impact Report Ref. 406.10133.00002 Version 7 April 2022
CDCo2/19	Preliminary Arboricultural Impact Assessment 3rd March 2022 Ref. 13728_Ro2a_MB_CW by Tyler Grange Rev A

Leverhulme Appeals – Core Documents
16 May 2023

CDC02/20	Statement of Community Involvement March 2022 by BECG
CDC02/21	Flood Risk Assessment and Surface Water Drainage Ref. 406.10133.00002 Version 3.0 April 2022
Documents submitted post submission	
CDC02/22	Ecology Response to MEAS comments – Submitted October 2022
CDC02/23	Great Crested Newt eDNA Results – Submitted October 2022
CDC02/24	Environmental Impact Assessment Chapter No 10: Air Quality – Submitted October 2022
CDC02/25	Email correspondence dated 11 th October 2022 between SLR Consulting and LLFA regarding drainage concerns
Documents submitted post determination of application, not previously seen by WBC	
CDC02/26	Revised EIA Non-technical summary – Site C (December 2022)
CDC02/27	Revised EIA Chapters 6, 8, 10 and 11 – Site C (December 2022)
CDC03 - WBC Documents and Decision Notice	
CDC03/1	Officer's Delegated Report – 28 th October 2022
CDC03/2	Decision Notice OUT/22/00942 – 28 th October 2022

Appeal D APP/W4325/W/22/3313741 - Land west of Barnston Road, north of Gills Lane, Barnston, Wirral	
CDD01 - Appeal Documents	
CDD01/1	Site D- LPA Appeal Questionnaire including Statutory Consultee Responses
CDD01/2	Site D- Appellant's Statement of Case – December 2022
CDD01/3	Site D - Amenities Plan
CDD02 - Application Documents	
CDD02/1	Covering Letter
CDD02/2	Planning Application Form, including ownership certificates
CDD02/3	Design & Access Statement - Prepared by Alan Baxter
CDD02/4	Planning Statement - Prepared by Strutt and Parker
CDD02/5	Environmental Statement, including Technical Appendices and NTS
CDD02/6	Transport Assessment – Prepared by Curtins
CDD02/7	Interim Travel Plan – Prepared by Curtins
CDD02/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDD02/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDD02/10	Site Location Plan – Dwg. 1815/01/1016 Rev B
CDD02/11	Parameter Plan – Dwg. 1815/01/609 REV F
CDD02/12	Illustrative Masterplan – Dwg. 1815/01/604 REV C
CDD02/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-04-V3
CDD02/14	Storeton Lane enhancement drawing – Dwg. 078243-CUR-00-XX-DR-TP-75006- P01
CDD02/15	Gills Lane access drawing (site frontage) – Dwg: 078242-CUR-00-XX-DR-TP-75002-P02
CDD02/16	Gills Lane enhancement drawing (western) – Dwg: 078242-CUR-00-XX-DR-TP-75003- P01
CDD02/17	Access Arrangement – Dwg. 078242-CUR-00-XX-DR-TP-75001- P02
CDD02/18	Preliminary Land Quality Risk Assessment Ref. 406.10133.00002 Version 2.0 February 2022
CDD02/19	Site D BNG – On Site Spreadsheet 29th November 2021 (Biodiversity Metric 3.0)

Leverhulme Appeals – Core Documents
16 May 2023

CDD02/20	Site D BNG - Off Site Spreadsheet 13th April 2022 (Biodiversity Metric 3.0)
CDD02/21	Preliminary Arboricultural Impact Assessment Ref. 13728_R03a_MB_CW 3rd March 2022 by Tyler Grange
CDD02/22	Statement of Community Involvement March 2022 by BECG
CDD02/23	Flood Risk Assessment and Surface Water Drainage Strategy Ref. 406.10133.00002 Version 3.0 April 2022 by SLR
Documents submitted post submission	
CDD02/24	Ecology Response to MEAS comments – Submitted October 2022
CDD02/25	Great Crested Newt eDNA Results – Submitted October 2022
CDD02/26	Environmental Impact Assessment Chapter No 11: Air Quality – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDD02/27	Revised EIA Non-technical summary – Site D (December 2022)
CDD02/28	Revised EIA Chapters 6, 9, 11 and 12 – Site D (December 2022)
CDD03 - WBC Documents and Decision Notice	
CDD03/1	Officer's Delegated Report – 28 th October 2022
CDD03/2	Decision Notice OUT/22/00944 – 28 th October 2022
CDD04 - Documents submitted post determination of application	
CDD04/1	78242-CUR-00-XX-DR-TP-75002-P03 Updated to give further detail on footway width dimensions on the northern side of Gills Lane between Sites C and D. The revised drawing also includes minor revisions to the footway provision in this area to ensure the width is fully maximised within third party land constraints

Appeal E Ref: APP/W4325/W/22/3313743 - Land at Milner Road and Barnston Road, Heswall	
CDE01 - Appeal Documents	
CDE01/1	Site E- LPA Appeal Questionnaire including Statutory Consultee Responses
CDE01/2	Site E- Appellant's Statement of Case – December 2022
CDE01/3	Site E – Amenities Plan
CDE02 - Application Documents for OUT/22/00943	
CDE02/1	Covering Letter
CDE02/2	Planning Application Form, including ownership certificates
CDE02/3	Design & Access Statement - Prepared by Alan Baxter
CDE02/4	Planning Statement - Prepared by Strutt and Parker
CDE02/5	Environmental Statement, including Technical Appendices and NTS
CDE02/6	Transport Assessment – Prepared by Curtins
CDE02/7	Interim Travel Plan – Prepared by Curtins
CDE02/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDE02/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDE02/10	Site Location Plan – Dwg. 1815/01/1012 Rev D
CDE02/11	Parameter Plan – Dwg. 1815/01/759 REV C
CDE02/12	Illustrative Masterplan – Dwg. 1815/01/754 REV D
CDE02/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-05-V3
CDE02/14	Storeton Lane widening plan – Dwg. 1815/01/1015 Rev A
CDE02/15	Storeton Lane widening drawing – ref: 078243-CUR-00-XX-DR-TP-75006- P01
CDE02/16	Whitfield Lane access arrangement drawing – ref: 078243-CUR-00-XX-DR-TP-75003-P02
CDE02/17	Barnston Road access arrangement drawing – ref: 078243-CUR-00-XX-DR-TP-75001-P05
CDE02/18	Preliminary Land Quality Risk Assessment Ref. 406.10133.00003 Version 2.0 February 2022
CDE02/19	Site E – BNG – Off Site Spreadsheet 7th April 2022 (Biodiversity Metric 3.0)

Leverhulme Appeals – Core Documents
16 May 2023

CDE02/20	Site E – BNG On Site Spreadsheet 28th September 2021 (Biodiversity Metric 3.1)
CDE02/21	Preliminary Arboricultural Impact Assessment Ref. 13729_R01a_MB-CW 3rd March 2022 by Tyler Grange
CDE02/22	Statement of Community Involvement May 2022 by BECG
CDE02/23	Flood Risk Assessment and Surface Water Drainage Strategy Ref. 406.10133.00003 Version 3.0 April 2022 by SLR.
Documents submitted post submission	
CDE02/24	Ecology Response to MEAS comments – Submitted October 2022
CDE02/25	Environmental Impact Assessment Chapter No 11: Air Quality – Submitted October 2022
CDE02/26	Great Crested Newt eDNA Results – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDE02/27	Revised EIA Non-technical summary – Site E (December 2022)
CDE02/28	Revised EIA Chapters 4, 6, 9, 11 and 12 – Site E (December 2022)
CDE03 - WBC Documents and Decision Notice	
CDE03/1	Officer's Delegated Report – 28 th October 2022
CDE03/2	Decision Notice OUT/22/00943 – 28 th October 2022
CDE04 - Documents submitted post determination of application	
CDE04/1	78243-CUR-00-XX-DR-TP-75001-P06 Updated in response to the WBC Highways Holding Recommendation to provide improved pedestrian connectivity to the existing bus stops on Barnston Road, across the Barnston Road/Milner Road junction and across the Barnston Road/ Acre Lane junction.
CDE04/1/1	78243-CUR-00-XX-DR-TP-75001-P07 Updated in response to the WBC Highways Holding Recommendation to provide improved pedestrian connectivity to the existing bus stops on Barnston Road, across the Barnston Road/Milner Road junction and across the Barnston Road/ Acre Lane junction. Additionally, and to respond to Highways' recent request, enhanced access is provided to an existing northbound bus stop (Submitted 28/4/2023)
CDE04/2	78243-CUR-00-XX-DR-TP-75003-P03 Updated in response to the WBC Highways Holding Recommendation to provide a commitment that the internal pedestrian infrastructure would continue throughout the site to Barnston Road

Leverhulme Appeals – Core Documents
16 May 2023

CDE04/2/1	78243-CUR-00-XX-DR-TP-75003-P04 Updated in response to the WBC Highways Holding Recommendation and recent request to provide a commitment that the internal pedestrian infrastructure would continue throughout the site to Barnston Road. Additionally, and to respond to Highways' recent request, a second pedestrian refuge island across Whitfield Lane has been provided. (Submitted 28/4/2023)
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Appeal F Ref: APP/W4325/W/22/3313775 - Land west of Raby Hall, Raby Hall Road, Raby Mere	
CDFo1 - Appeal Documents	
CDFo1/1	Site F- LPA Appeal Questionnaire including Statutory Consultee Responses
CDFo1/2	Site F- Appellant's Statement of Case – December 2022
CDFo1/3	Site F - Amenities Plan
CDFo2 - Application Documents	
CDFo2/1	Covering Letter
CDFo2/2	Planning Application Form, including ownership certificates
CDFo2/3	Design & Access Statement - Prepared by Alan Baxter
CDFo2/4	Planning Statement - Prepared by Strutt and Parker
CDFo2/5	Environmental Statement, including Technical Appendices and NTS
CDFo2/6	Transport Assessment – Prepared by Curtins
CDFo2/7	Interim Travel Plan – Prepared by Curtins
CDFo2/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDFo2/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDFo2/10	Site Location Plan – Dwg. 1815/01/802 Rev C
CDFo2/11	Parameter Plan – Dwg. 1815/01/809 REV C
CDFo2/12	Illustrative Masterplan – Dwg. 1815/01/804 REV C
CDFo2/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-06-V3
CDFo2/14	Access arrangement drawing – Dwg. 078244-CUR-00-XX-DR-TP-75001- P03
CDFo2/15	Preliminary Flood Risk Assessment and Surface Water Drainage Strategy Ref. 406.10133.00005 V03 April 2022 by SLR
CDFo2/16	Historic Environment Assessment Ref. 406.10133.00005 V07 April 2022 by SLR (including Appendices)
CDFo2/17	Preliminary Land Quality Risk Assessment Ref. 406.10133.00005 V2.0 February 2022 by SLR
CDFo2/18	Site F – BNG – On Site Spreadsheet 26th November 2021 (Biodiversity Metric 3.0)
CDFo2/19	Site F – BNG – Off Site Spreadsheet 13th April 2022 (Biodiversity Metric 3.0)

Leverhulme Appeals – Core Documents
16 May 2023

CDF02/20	Preliminary Arboricultural Impact Assessment Ref. 13727_R01a_MB_CW Rev A 3rd March 2022 by Tyler Grange
CDF02/21	Statement of Community Involvement by BECG March 2022
Documents submitted post submission	
CDF02/22	Ecology Response to MEAS comments – Submitted October 2022
CDF02/23	Environmental Impact Assessment Chapter No 10: Air Quality – Submitted October 2022
CDF02/24	Great Crested Newt eDNA Results – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDF02/25	Revised EIA Non-technical summary – Site F (December 2022)
CDF02/26	Revised EIA Chapters 6, 9, 11 and 12 – Site F (December 2022)
CDF03 - WBC Documents and Decision Notice	
CDF03/1	Officer's Delegated Report – 28 th October 2022
CDF03/2	Decision Notice OUT/22/00945 – 28 th October 2022

Appeal G Ref: APP/W4325/W/22/3313777 - Land east of Raby Hall, Raby Hall Road, Raby Mere	
CDG01 - Appeal Documents	
CDG01/1	Site G- LPA Appeal Questionnaire including Statutory Consultee Responses
CDG01/2	Site G- Appellant's Statement of Case – December 2022
CDG01/3	Site G - Amenities Plan
CDG02 - Application Documents	
CDG02/1	Covering Letter
CDG02/2	Planning Application Form, including ownership certificates
CDG02/3	Design & Access Statement - Prepared by Alan Baxter
CDG02/4	Planning Statement - Prepared by Strutt and Parker
CDG02/5	Environmental Statement, including Technical Appendices and NTS
CDG02/6	Transport Assessment – Prepared by Curtins
CDG02/7	Interim Travel Plan – Prepared by Curtins
CDG02/8	Shadow Habitats Regulations Assessment ('HRA') Screening Report - Prepared by Environment Bank
CDG02/9	Biodiversity Accounting Assessment Report - Prepared by Environment Bank
CDG02/10	Site Location Plan – Dwg. 1815/01/902 Rev C
CDG02/11	Parameter Plan – Dwg. 1815/01/909 REV C
CDG02/12	Illustrative Masterplan – Dwg. 1815/01/904 REV B
CDG02/13	Illustrative Landscape Framework Plan – Dwg. M2738-PA-07-V3
CDG02/14	Access arrangement drawing – Dwg. 078245-CUR-00-XX-DR-TP-75001- Po2
CDG02/15	Heritage Impact Assessment Ref. 406.10133.0004 Vo6 April 2022 by SLR
CDG02/16	Site G – BNG – On site Spreadsheet 26th November 2021 (Biodiversity Metric 3.0)
CDG02/17	Site G – BNG- Off Site Spreadsheet 13th April 2021 (Biodiversity Metric 3.0)
CDG02/18	Preliminary Arboricultural Assessment Ref. 13726_R01a_MB_CW Rev A 3rd March 2022 by Tyler Grange
CDG02/19	Statement of Community Involvement March 2022 by BECG

Leverhulme Appeals – Core Documents
16 May 2023

CDG02/20	Flood Risk Assessment and Surface Water Drainage Strategy Ref. 406.10133.00004 V3.0 April 2022
Documents submitted post submission	
CDG02/21	Ecology Response to MEAS comments – Submitted October 2022
CDG02/22	Environmental Impact Assessment Chapter No 10: Air Quality – Submitted October 2022
CDG02/23	Great Crested Newt eDNA Results – Submitted October 2022
Documents submitted post determination of application, not previously seen by WBC	
CDG02/24	Revised EIA Non-technical summary – Site G (December 2022)
CDG02/25	Revised EIA Chapters 6, 8, 10 and 11 – Site G (December 2022)
CDG03 - WBC Documents and Decision Notice	
CDG03/1	Officer's Delegated Report – 28 th October 2022
CDG03/2	Decision Notice OUT/22/00947– 28 th October 2022

SANG- Appeal Ref: APP/22/01502 – 3313726 – Land West of Barnston Road, Barnston, Wirral	
CDS01 - Appeal Documents	
CDS01/1	SANG LPA Appeal Questionnaire including Statutory Consultee Responses
CDS01/2	SANG Appellant's Statement of Case – December 2022
CDS01/3	SANG Amenities Plan (eastern access)
CDS01/4	SANG Amenities Plan (western access)
CDS02 - Application Documents	
CDS02/1	Covering Letter
CDS02/2	Planning Application Form, including ownership certificates
CDS02/3	Design & Access Statement – Prepared by Alan Baxter
CDS02/4	Planning Statement – Prepared by Strutt and Parker
CDS02/5	EIA Screening Request
CDS02/6	Ecological Walkover Survey Report – Prepared by Environment Bank
CDS02/7	Ecological SANG assessment report – Prepared by Environment Bank
CDS02/8	Flood Risk Assessment ("FRA") and Surface Water Drainage Strategy – Prepared by SLR Consulting
CDS02/9	Design Charter – 1815-01 Design Charter v5
CDS02/10	Site Location Plan – Dwg. 1815-01_SANG_Location Plan Rev A
CDS02/11	Framework Plan – Dwg. 1815-01_SANG_Framework Plan
CDS02/12	SANG layout details drawing – Dwg. M2738-PA-12-V3 SANG Layout
CDS02/13	Existing situation plan – Dwg. M2738-PA-10-V2 Existing Situation
CDS02/14	SANG layout plan, including landscape and footpath proposals – Dwg. M2738-PA-11-V9 Sang Layout, Including Landscape and Footpath Proposal
CDS02/15	Transport Assessment – Prepared by Curtins
Drawings for Determination	
CDS02/16	Site Location Plan – Dwg. 1815/01/1101 Rev A
CDS02/17	Not used

Leverhulme Appeals – Core Documents
16 May 2023

CDS02/18	SANG layout details drawing—Dwg. M2738-PA-12-V3
CDS02/19	SANG layout plan, including landscape and footpath proposals—Dwg. M2738-PA-11-V9
CDS02/20	Barnston Road Access Drawing—ref: 081158-CUR-00-XX-DR-TP-75001-P02
CDS02/21	Pensby Road Access Drawing—ref: 081158-CUR-00-XX-DR-TP-75002-P02
Documents submitted post determination of application, not previously seen by WBC	
CDS02/22	Non-breeding bird survey report—ref: 15466_R01
CDS02/23	SANG management plan—ref: 15466_R02 rev. A
CDS02/24	Arboricultural Impact Assessment—ref: 14779_R02 rev. C
CDS02/25	SANG Layout, Landscape and Footpath Proposals Plan—Drw. M2738-PA-11-V12
CDS02/26	SANG Layout, Detail Location Plan Drw. M2738-PA-12-V5
CDS02/27	SANG Agricultural Land Classification and Soil Resources report—March 2023
CDS03 - WBC Documents and Decision Notice	
CDS03/1	Officer's Delegated Report—5 th December 2022
CDS03/2	Decision Notice APP/22/01502—5 th December 2022