

List of all plans, drawing and documents sent to the LPA as part of the application

The documents have been numbered for ease of reference, and the documents uploaded have been numbered to correspond.

Application Plans

1. PR-EAS-01 rev B Site layout and context section and elevations
2. EAS-PR-02 Rev B – Proposed plan and elevation
3. EX-EAS-01 - Site Location Plan
4. 22-1201 Rev A - Landscape Master Plan

Original Documents Submitted

5. Application form
6. Cil form
7. Design and Access Statement February 2023
8. 77698R6 Flood report Version 6 by Geosmart Information
9. 77698.05 R1 Floodsmart Technical – Floodplain Storage Analysis
10. 77698.01 R3 Sustainable Drainage Assessment – Sudssmart Plus
11. Sequential Test dated 14th November 2022
12. Sequential Test Appendix 2
13. Sequential Test Appendix 3
14. Transport Statement January 2023
15. Transport response to highway comments received Feb 2023
16. Paul Mews Associates Objection rebuttal April 2023
17. Aboricultural Impact Assessment EAS-062v3
18. Letter from Aboricultural consultant dated 11th August 2023
19. Nursery Feasibility report by MM Consulting
20. Heritage Statement V4 10th February 2023
21. Ecological Appraisal V6 February 2023 by LUC
22. Biodiversity Net Gain Assessment February 2023
23. Air Quality Impact Assessment February 2023

Superseded documents

- 24. EAS-PR-02 (Superseded) Proposed floor plans and elevations
- 25. PR-EAS-01 (Superseded site layout & context section/elevations
- 26. 22-1201 (Superseded) Landscape Masterplan
- 27. 77698R3 (Superseded) Flood Risk Assessment
- 28. 77698R5 (Superseded Flood Risk Assessment – 31st July 2023

- 29. Environment Agency Approval (Consultation response submitted for ease of reference)

Additional documents submitted as part of the Appellants Appeal Statement of Case:

- Appendix 1- Decision Notice Ref: 73450/APP/2023/431
- Appendix 2 – Pre-application Advice Note Ref: 73450/PRC/2021/271
- Appendix 3 – Officers report 73450/APP/2023/431
- Appendix 4 – Paul Mews Associates Appeal Note April 2024.
- Appendix 5 -Aboricultural Appeal statement by Paul Allen dated 28th March 2024.
- Appendix 6 – Sequential Test Appeal Rebuttal 15th May 2024
- Appendix 7 – Air Quality Report V2.1 June 2024
- Appendix 8 – Heads of Terms.