

DRAFT CORE DOCUMENTS LIST

APPEAL BY TAYLOR WIMPEY EXETER

LAND ADJ A385 TOTNES ROAD COLLATON ST MARY

APP/X1165/A/14/2214154

Version 1 - June 2014

A GOVERNMENT DOCUMENTS & LEGISLATION

REF	TITLE	DATE
01	National Planning Policy Framework (NPPF)	2012
02	Technical Guidance to the National Planning Policy Framework	2012
03	National Planning Practice Guidance (NPPG)	2014
04	Community Infrastructure Levy Regulations (as amended)	2010
05	Landscape Institute – Guidelines for Landscape and Visual Impact Assessments (3 rd Edition)	2013
06	Conservation of Habitats and Species Regulations	2010
07	Letter from GOSW – Saving Direction & Saved Policies	2007
08	CIRIA - The SUDS Manual (C697)	2007
09	Department for Transport Manual for Streets II	2010
10	S Quartermain -Letter to Chief Planning Officers	2010
11	The Countryside Agency – Countryside Character Volume 8 South West	1999
12	CABE/ODPM – By Design	2000
13	CABE/English Heritage – Building in Context	2011
14	English Heritage – Understanding Place	2010
15	English Heritage – The Setting of Heritage Assets	2011
16	Planning (Listed Buildings & Conservation Areas) Act	1990

B DEVELOPMENT PLAN DOCUMENTS

REF	TITLE	DATE
01	Torbay Local Plan (1995-2011)	2004
02	Torbay Local Plan (1995-2011) Proposals Maps	2004
04	Saved Adopted Torbay Local Plan (1995-2011): Compliance of Policies with NPPF	2012
05	Torbay Local Development Framework Core Strategy Development Plan Document, Regulation 25 Consultation	2009
06	Torbay Local Development Framework Core Strategy Development Plan Document, Sustainability Appraisal Regulation 25 Consultation	2009
07	Torbay Draft New Local Plan- A Landscape for Success	2012
08	Proposed Submission Version of Torbay Local Plan (2012-2032)	2014
09	Proposed Submission Version of Torbay Local Plan (2012-2032) Key Diagram and Policies Map Booklet	2014
10	Proposed Submission Version of Torbay Local Plan (2012-2032) Sustainability Appraisal Report and Appendices	2014

11	Proposed Submission Version of Torbay Local Plan (2012-2032) Habitat Regulations Assessment	2014
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C OTHER LOCAL PLANNING DOCUMENTS

REF	TITLE	DATE
01	Exeter & Torbay Strategic Housing Market Assessment (SHMA)	2007
02	Exeter & Torbay Strategic Housing Market Assessment (SHMA) Torbay Update	2011
03	Torbay Strategic Housing Land Availability Assessment (SHLAA)	2008
04	Torbay Strategic Housing Land Availability Assessment (SHLAA)	2013
05	Torbay Housing Requirements Report	2013
06	Torbay Landscape Character Area Assessment	2010
07	Torbay Infrastructure Delivery Study	2012
08	Annual Monitoring Report	2013
09	Torbay Local Plan Viability Report	2014
10	Strategic Flood Risk Assessment Level 1	2008
11	Strategic Flood Risk Assessment Level 2	2010
12	Torbay Council Planning Contributions & Affordable Housing Supplementary Planning Document	2008
13	Torbay Council Planning Contributions & Affordable Housing Supplementary Planning Document Economic Recovery Measures (3 rd Update)	2011
14	Stride Treglowen Concept Masterplan Response	2014
15	Torbay Council – Third Party Contributions to South Devon Link Road – Report to Committee	2012
16	Torbay Council Urban Design SPD	2007

D APPLICATION DOCUMENTS

REF	TITLE	DATE
01	P20130572-1 – Landscape Report	05/07/13
02	PL01 - OS Map / Site Location	18/03/13
03	PL03 – Proposed Layout Site Plan	31/05/13
04	Confidential Protected Species Report	01/04/13
05	6951-DAS – Design & Access Statement	23/05/13
06	Flood Risk Assessment A/B/C/D	04/04/13
07	Transportation Assessment A/B	09/04/13
08	Travel Plan	11/04/13
09	12.055.1.TCP Tree Report A/B/C	17/07/13
10	PL02 – Existing Layout	18/03/13
11	PL04 – Proposed Character Areas Site Plan	18/03/13
12	PL05 – Proposed Massing Site Plan	18/03/13
13	PL09 – Proposed Public Open Space Site Plan	18/03/13
14	5273-L-03 Planting Layout	01/04/13
15	PL06 – Proposed Indicative Street Scenes	19/03/13

16	5273-L-04 Proposed Landscape A (Landscape Strategy)	01/04/13
17	PL07 – Proposed Sections	20/03/13
18	PL08 – Proposed Street Cross Sections	18/03/13
19	Ecological Impact Assessment A/ B	01/04/13
20	INCLA_N100 Landscape and Visual Impact Assessment (LVIA A/B/C/D/E/F)	30/05/13
21	1392 Noise Impact Assessment A	12/09/12
22	EN0021 Planning Statement (Pstat) A/B	01/05/13
23	EH0021 Statement of Community Involvement (SCI) A/B	01/05/13
24	Utilities Statement (Ustat) A	29/05/13
25	GCE00183/R1 Site Investigation (Geo/FR/Re/Fig)	01/06/12
26	GCE00183/R1 Appendices (Geo/FR/Re/Fig)	
27	GCE00183/R2 Geotechnical Investigation Report(Geo/AR) A/B/C	01/08/12
28	GCE00183/LPC Soakaway Tests (Geo/AST) A/B/C/D/E/F	17/10/12
29	EH/0021 (Application Letter)	30/05/13
30	Drawing List	
31	EN/HOT/0021(Heads of Terms	01/05/13
32	5252 Tree Report (D)	01/08/11
33	List of Refused Plans	19/03/14

E OTHER APPLICATION DOCUMENTS & CORRESPONDENCE

REF	TITLE	DATE
01	Planning Officers Report (P/2013/0572	21/08/13
02	Decision Notice (Outline Application) P/2013/0572	21/08/13
03	Planning Officers Report P/2012/1037	12/12/12
04	Decision Notice (Full Application) P/2012/1037	12/12/12

F REGIONAL PLANNING DOCUMENTS

REF	TITLE	DATE
01	Proposed Changes to Draft Regional Spatial Strategy (RSS)	2008

G APPEAL DOCUMENTS & PINS CORRESPONDENCE

REF	TITLE	DATE
01	Appeal Form	2014
02	Grounds for Appeal	2014
03	Local Planning Authority Questionnaire	2014

H STATEMENT OF COMMON GROUND

REF	TITLE	DATE
01	General Statement of Common Ground & Appendices	27/06/14
02		
03		
04		

I STATEMENT OF CASE

REF	TITLE	DATE
01	Statement of Case	30/06/14

J OTHER

REF	TITLE	DATE
01	Cherry & Pevsner – The Building of England – Devon	1989
02	Page, Wm – Victoria County History: Devon	1906
03	Historical maps including the 1 st and 2 nd Edition Ordnance Survey	