

C	PLANNING APPLICATION DOCUMENTS (REF: 09/00775/FUL)
	<ul style="list-style-type: none"> • P06 Rev B – Proposed Store Plan Ground Floor • P07 Rev B – Proposed Store Plan First Floor • P08 Rev B – Existing Roof Plan • P09 Rev B – Proposed Roof Plan • P10 Rev A – Existing Elevations • P11 Rev K – Proposed Elevations Sheet 1 of 2 • P12 Rev J – Proposed Elevations Sheet 2 of 2 • P14 Rev F – Existing and Proposed Store Sections • P15 Rev A – Deck Car Park and Pedestrian Link Detail • P16 Rev G – PFS – Proposed Plan • P17 Rev H – PFS – Proposed Elevations • P18 Rev C – Proposed Acoustic Fence • P19 Rev C – Proposed Boundary Fence Adjacent to No. 1 Peases Cottages • P20 Rev B – Red Line Site Boundary • P21 Rev D – Proposed Sections
2	Design and Access Statement – Rev B, prepared by Hadfield Cawkwell Davidson (July 2009)
3	Planning and Retail Statement, prepared by Turley Associates (November 2009)
4	Phase 1 & 2 Geotechnical and Geoenvironmental Report, prepared by STATS
5	Lighting Assessment, prepared by Holophane Europe Ltd (November 2009)
6	Noise Impact Assessment, prepared by ENS (April 2009)
7	Arboricultural Impact Assessment, prepared by Ground Control Ltd (July 2009)
8	Draft Travel Plan, prepared by Mayer Brown (November 2009)
9	Transport Assessment, prepared by Mayer Brown (November 2009)
10	Phasing Proposal (January 2010)
11	Phase 1 & 2 Geotechnical Report, prepared by RSK (December 2009)
12	Phasing proposal for the decked car park and accompanying narrative (January 2010)
13	Supplementary Contamination Investigation of the Proposed Petrol Station Area, prepared by RSK Group Plc (February 2010)
14	Planning Applications Committee Report on Application 09/00775/FUL with minutes
15	Notice of refusal of planning permission from Darlington Borough Council, dated 13 April 2010

D.	PLANNING APPLICATION CORRESPONDENCE
1	Planning Policy Comments on Application 09/00775 dated 21 December 2009, prepared by Darlington Borough Council
2	Not used
3	Not used
4	Planning Policy Comments on Application 09/00775 dated 15 January 2010, prepared by Darlington Borough Council
5	Response to objection letter of Michael Straugheir, Durham Constabulary, prepared by Mayer Brown (20 January 2010)
6	Letter from Turley Associates to Darlington Borough Council dated 19 February 2010
7	Planning Policy Comments on Application 09/00775 dated 24 February 2010, prepared by Darlington Borough Council
8	Letter from Denton Wilde Sapte LLP to Darlington Borough Council concerning calculations made by the Council's Policy Officer, Mr Boyle (9 March 2010)
9	Letter of response from Darlington Borough Council to Denton Wilde Sapte LLP concerning calculations of Mr Boyle (31 March 2010)
10	Letter of Objection from Signet Planning on behalf of Discovery Properties to Darlington Borough Council, dated 30 March 2010

E	APPEAL DOCUMENTATION (REF: APP/N1350/A/10/2138408)
1	Planning Appeal Form (ref: APP/N1350/A/10/2138408), dated 12 October 2010
2	PINS letter to Turley Associates dated 21 October 2010

E	APPEAL DOCUMENTATION (REF: APP/N1350/A/10/2138408)
3	<p>Appeal Questionnaire completed by Darlington Borough Council with enclosures dated 4 November 2010</p> <ol style="list-style-type: none"> 1. Site location plan + conservation area 2. N/A 3. Aerial Photograph 4. Copy of site notice dated 27/11/2009 5. Council's Decision Notice dated 13/4/2010 6. Planning Applications Committee report dated 7/4/2010 – provided by appellants 7. Planning Applications Committee 7/4/2010 meeting minute 8. Copy of Policy S1 (New Shopping Development) and Policy 2 (Safeguarding The Town Centre) from the Borough of Darlington Local Plan 1997 with adopted alterations 2001 9. Policies 2, 10 and 25 of the Regional Spatial Strategy for the North East to 2021 10. Saved Policies: Government Office covering letter and Direction 11. Darlington West End Conservation Area Character Appraisal March 2010 12. Darlington West End Conservation Area map 13. Bus Maps and Car Parks (3) 14. Darlington Retail Study 2008 15. Experian Retail Planner Briefing Note 71 16. Pitney Bowes Expenditure Guide 17. Earlier withdrawn planning application 09/00254/FUL (3) 18. Town Centre Development Strategy 2001 (2) 19. Town Centre Monitor 2009 20. Commercial Street Development (5) 21. Planning Permission 04/00642/FUL (2) 22. Sainsbury's Company Reports, etc 2009 23. Letters from interested parties on the original application 24. Comments from the Highway Engineer dated 4/12/09 & 13/1/10 25. Durham Constabulary comments (various) 26. Environmental Health Officers comments dated (various) 27. Council's Senior Arboricultural Officer comments dated 25/2/2010 & 31/12/2009 28. Conservation Officer comments dated 16/12/2009 29. Principal Urban Design Officer comments dated 7/12/09 30. Planning Officer original comments dated 21/12/2009; revised comments dated 15/1/2010; and Planning Officer response to Turley Associates letter dated 24/2/2010 31. CCTV comments 32. Comments from Utilities (3) 33. Environment Agency comments 15/12/09
4	<p>Letter from PINS to Darlington Borough Council dated 23 November 2010 confirming the development is not EIA development</p>
5	<p>Statement of Case submitted on behalf of Sainsbury's Supermarkets Ltd (December 2010)</p>
6	<p>Statement of Case submitted on behalf of Darlington Borough Council (December 2010)</p>
7	<p>Third Party letters of representation send to PINS (from: Moorfield Group)</p>

E	APPEAL DOCUMENTATION (REF: APP/N1350/A/10/2138408)
	dated 2 December 2010, England & Lyle dated 29 November 2010, Barrigans dated 24 November 2010, David Fewster dated 29 November 2010, H Salmon dated November 2010, Mr A C Bradley dated 28 November 2010, Darlington Town Centre Traders' Association dated 29 November 2010, Graham Farr dated 1 December 2010)
8	Letter to PINS from Durham Constabulary dated 1 December 2010
9	Agreed Statement of Common Ground dated 22 December 2010 (SCG1)
10	Agreed Statement of Common Ground dated 27 January 2011 (SCG2)

Council Documents

Council documents referred to in Proof of Lisa Hutchinson

DB 101	LH letter 15.6.09
DB 102	TA letter to BJB 8.7.09
DB 103	Email from LH to VI 28.7.09
DB 104	TA letter to LH 19.1.10
DB 105	Borough Solicitor letter
DB 106	Email from VI to LH 17.3.10

Council documents referred to in Proof of Brendan Boyle

DB 201	8/87/590/DM, decision notice
DB 202	8/93/86/DM, Committee report and minute,
DB 203	T/APP/L1310/A/94/243102/P6, Inspector's decision letter
DB 204	Food Shopping Study, April 1994
DB 205	Borough of Darlington Local Plan Policies S12 and S13
DB 206	Brencham Properties, Secretary of State decision letter
DB 207	01/00828/FUL, Committee report
DB 208	02/01001/FUL, Committee report
DB 209	Sainsbury's press release, May 2004
DB 210	Press report, September 2004
DB 211	8/91/450/DM, decision notice
DB 212	Argos Extra, decision notice
DB 213	10/00180/FUL, decision notice Currys/PC World
DB 214	Meynell Road, decision notice
DB 215	Neasham Road Local Centre, decision notice
DB 216	Russell Street, decision notice, 1996
DB 217	Russell Street, decision notice, 2010
DB 218	2003 pedestrian flowcount survey
DB 219	Ministerial statement, John Healey, 29 December 2009
DB 220	Darlington Core Strategy Publication Draft, Strategic Objectives & Ch. 5
DB 221	Commercial Street Press Release, September 2001
DB 222	Commercial Street Press Release, September 2004
DB 223	Commercial Street Planning & Highway Requirements, 2004
DB 224	Commercial Street Press Release December 2005
DB 225	Commercial Street, DBC Cabinet report and appendix, November 2010
DB 226	J Sainsbury plc: Third Quarter Trading Statement, January 2011

DB 227	J Sainsbury plc: Interim Results, November 2010
DB 228	J Sainsbury plc: Annual Report, May 2010
DB 229	Advertisement, Darlington Advertiser, 13 November 2010
DB 230	Advertisement, The Guardian, 4 December 2010
DB 231	Darlington Town Centre Monitor, Sept 2010
DB 232	Goad Category Report Darlington, 21 02 08
DB 233	A Gathering Storm? Shop Vacancy Report Mid Year 2010, LDC, Sept 2010
DB 234	Email from Colliers
DB 235	Letter from Signet Planning, on behalf of Cobalt, 28/1/11
DB 236	Press report, 'Town's retail future "beyond redemption, January 2011
DB 237	Timetable boards for Grange Road bus stops
DB 238	Gmaps – walk from store to Grange Road & Town Centre Bus Stops x6
DB 239	Gmaps – walk from store to Town Hall Bus Stop
DB 240	IHT Guidelines Acceptable Walking Distances
DB 241	Appeal decision: APP/U4610/A/08/2088654, Sainsbury's Supermarket, 330 Fletchamstead Highway, Coventry

Council documents referred to in Proof of Martin Tonks

DB 301	Hertford SoS decision letter
DB 302	Experian Retail Planner Brief 8.1 (August 2010)
DB 303	Summary of DCLG's Market Town's research
DB 304	Scottish Federation of Small Businesses research by Roger Tym & Partners
DB 305	Broadwalk Retail Park Walsall appeal decision
DB 306	Rebuttal Proof of Evidence
DB 307	Primark article Guardian 28 February 2011-03-03
DB 308	Mintel UK Retail Rankings 2010 – sales densities for clothing retailers
DB 309	Paper by Mr Tonks showing sales densities with VAT added

DB 401	Opening statement on behalf of the LPA
DB 402	Closing submissions on behalf of the LPA

Appellant's Documents

GW1	Proof of Evidence of G J Warriner
GW2	Appendices to Proof of Evidence of G J Warriner (2 volumes)
GW3	Summary of Proof of Evidence of G J Warriner
SSL/GW/1	Supplementary Proof of Evidence of G J Warriner
SSL/GW/2	Appendices to Supplementary Proof of Evidence G J Warriner
SSL/GW/3	Household Survey 2010 - Postcode Sectors Plan
ND1	Proof of Evidence and Appendices of Nigel A Dyson
ND2	Summary of Proof of Evidence of Nigel A Dyson
SSL/ND/1	Plan of Local Bus Stops
SSL/1	Opening Submission on behalf of Appellant

SSL/2	Closing Submissions for the Appellant
SSL/3	Written Ministerial Statement – Rt Hon Greg Clark MP dated 23 March 2011

INTERESTED PERSONS DOCUMENTS LIST

IP/1	Statement from John Coxon
IP/2	Statement from Allan Draper
IP/3	Statement from Mr Nicholson
IP/4	Statement from Councillor Cyndi Hughes