

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/N2345/W/20/3258889**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method  Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?  Yes  No

Name

Company/Group Name

Address

Phone number

Fax number

Email

Your reference

Preferred contact method  Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Preston City Council		
LPA reference number	06/2019/0752		
Date of the application	31/05/2019		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date of LPA's decision	06/03/2020		

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Address	Land at Cardwell Farm Garstang Road, Barton Preston Grid Ref Easting: 351959 Grid Ref Northing: 436739			
Is the appeal site within a Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.				
Outline planning application for up to 151 no. dwellings and community building with associated works (access applied for only)				
Area (in hectares) of the whole appeal site [e.g. 1234.56]	11.4 hectare(s)			
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.	<input checked="" type="checkbox"/>
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>

- 6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

### G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing
- 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

### H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

see 'Appeal Documents' section

(b) Have you made a costs application with this appeal? Yes  No

### I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

**Owner's Name:** Mrs Eileen Margaret Wallbank

**Address at which notice was served:** C/O Richard Bailey, Lea Hough Chartered Surveyors, 8 Eaton Avenue, Matrix Office Park, Buckshaw Village, Euxton, Lancashire, PR7 7NA

**Date the notice was served:** 04/09/2020

**Owner's Name:** Mrs Barbara Jean Birkett

**Address at which notice was served:** C/O Richard Bailey, Lea Hough Chartered Surveyors, 8 Eaton Avenue, Matrix Office Park, Buckshaw Village, Euxton, Lancashire, PR7 7NA

**Date the notice was served:** 04/09/2020

**Owner's Name:** John David Wallbank

**Address at which notice was served:** C/O Richard Bailey, Lea Hough Chartered Surveyors, 8 Eaton Avenue, Matrix Office Park, Buckshaw Village, Euxton, Lancashire, PR7 7NA

**Date the notice was served:** 04/09/2020

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding.
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

## J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

- 09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
- 09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
- 10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
- 11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
  - (a) the relevant outline application;
  - (b) all plans sent at outline application stage;
  - (c) the original outline planning permission.
- 12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
- 13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
- 14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

**K. OTHER APPEALS**

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

**L. CHECK SIGN AND DATE**

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of**

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

**M. NOW SEND**

**Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this

form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	CHOICE OF PROCEDURE
<b>Document Description:</b>	Document containing detailed reasons why an inquiry is necessary.
<b>File name:</b>	Letter to PINS - Cardwell Farm Sept 2020.pdf
<b>File name:</b>	Pre-Notification of Appeal Form - Cardwell Farm, Barton.pdf
<b>File name:</b>	Pre-notification of intention to appeal - 0620190752 - Cardwell Farm Garstang Road Barton Preston.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Statement of Case - September 2020_1.2.pdf
<b>File name:</b>	Appeal Decision 3247136 - Land at Pear Tree Lane Euxton Chorley - 11-08-2020.pdf
<b>File name:</b>	Appeal - Audlem Rd and Broad Lane and Peter DeStapeleigh Way Nantwich - 15-07-2020.pdf
<b>File name:</b>	Chain House Lane Judgement [2020]EWHC 2294 (Admin) - 21 August 2020.pdf
<b>File name:</b>	Oxton-Farm-v-Harrogate [2020]EWCA Civ 805 - 25-06-2020.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	To follow - s106.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	16-344 - Application form - OUTLINE 151 dwellings.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	16-344 - decision notice - refused 06-03-2020 - 06-2019-0752(1.0).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	Cardwell - 16-154-PL-LP01 Location Plan (4)_1.0.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	16-344 - Letter to Preston City Council_1.0.pdf
<b>File name:</b>	SUPERSEDED - SCP-18205-SK04 - proposed site access.pdf

**File name:** 16-344 - Application form - OUTLINE 151 dwellings.pdf  
**File name:** Cardwell - 16-154-PL-LP01 Location Plan (4)\_1.0.pdf  
**File name:** Crime Impact Statement - Cardwell\_1.0\_1.0.pdf  
**File name:** Planning Statement - Cardwell Farm Phase 2 February 2019\_1.4\_1.0.pdf  
**File name:** cil\_questions\_2019\_1.0.pdf  
**File name:** IT\_CardwellFarm 05.03.19-NoShadow\_1.0.pdf  
**File name:** GM10028-LET-003 AQ Screening (2)\_1.0.pdf  
**File name:** Cardwell ALC Report\_1.0\_1.0.pdf  
**File name:** Cardwell Farm ALC Phase 2 Report\_1.0.pdf  
**File name:** IT\_CardwellFarm 05.03.19-Shadow\_1.0.pdf  
**File name:** Extended Phase 1 Habitat Survey Habitat Suitability Index Assessment of Cardwell Farm Phase 2 Barton Lancashire 2018\_1.0.pdf  
**File name:** Cardwell Farm Tree Survey Phase 1 and 2 06.03.19\_1.0.pdf  
**File name:** Cardwell - 16-154-PL-0003 Coloured Site Layout Both Phases (5)\_1.0.pdf  
**File name:** Cardwell 18079 Full Phase 1 Geo Environmental Desk Study.compressed\_1.0.pdf  
**File name:** Great Crested Newt Survey at Cardwell Farm Phase 2 Barton Lancashire 2018\_1.0.pdf  
**File name:** 05.06.19 Cardwell Farm TA Rev 1 FULL\_1.0.pdf  
**File name:** Cardwell - 16-154-PL-0002 Coloured Site Layout Phase 2 (5)\_1.0.pdf  
**File name:** Cardwell - 16-154-PL-0001 Coloured Site Layout Phase 1 (5)\_1.0.pdf  
**File name:** HYD324\_CARDWELL.FARM\_FRA&DMS-FINAL1.0-CON\_1.0.pdf  
**File name:** reduced - 16125 Full Phase I Desk Study Report\_1.0\_1.0.pdf  
**File name:** Extended Phase 1 Habitat Survey Habitat Suitability Index of Cardwell Farm Barton Lancashire REV.A\_1.0.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

**File name:** 16-344 - OUTLINE 151 dwellings - appeal document list.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

**File name:** 16-344 - OUTLINE 151 dwellings - appeal document list.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

**File name:** 5326.05 Mar 19 - Landscapes Proposals 4 of 6\_1.0.pdf  
**File name:** 5326.06 Mar 19 - Landscapes Proposals 5 of 6\_1.0.pdf  
**File name:** 5326.03 Mar 19 - Landscapes Proposals 2 of 6\_1.0.pdf  
**File name:** 5326.07 Mar 19 - Landscapes Proposals 6 of 6\_1.0.pdf  
**File name:** 5326.04 Mar 19 - Landscapes Proposals 3 of 6\_1.0.pdf  
**File name:** 5326.02 Mar 19 - Landscapes Proposals 1 of 6\_1.0.pdf  
**File name:** Submitted 11.09.2019 - 16-154-PL-TR01 Tree Removal Plan (Access).pdf  
**File name:** 16-154-PL-PV01 Coloured Proposed Pavillion plans and elevs.pdf  
**File name:** Submitted 12.09.19 - SCP\_18205\_SK05A\_GHOST ISLAND ARRANGEMENT\_REVA.PDF  
**File name:** 16-154-PL-PA01 Coloured Play Area and pavillion.pdf  
**File name:** Submitted 2nd August 2019 - 02.08.19 Cardwell Farm TA Final.pdf  
**File name:** Site Access proposed ghost island arrangement - SCP-18205-SK05.pdf  
**File name:** Proposed site access visibility splay - SCP-18205-SK07.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.  
**File name:** 16-344 - OUTLINE 151 dwellings - appeal document list.pdf



<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	08. A copy of a draft statement of common ground.
<b>File name:</b>	Cardwell Farm - Draft Statement of Common Ground September 2020_1.0.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
<b>File name:</b>	20190752 - Cardwell Farm Garstang Road Barton and 20190772 20190773 - Land at Swainson Farm Goosnargh.pdf
<b>File name:</b>	LPA email 20.12.19 Land at Cardwell Farm Garstang (20190752).pdf
<b>File name:</b>	Email 10-07-19 RE 0620190752 - Land at Cardwell Farm.pdf
<b>File name:</b>	LPA EOT RE Cardwell Farm Garstang Road Barton Preston.pdf
<b>File name:</b>	RE 20190752 - Cardwell Farm Garstang Road Barton Preston.pdf
<b>File name:</b>	FW 20190752 - Cardwell Farm Garstang Road Barton Preston.pdf
<b>File name:</b>	Email 1.pdf
<b>File name:</b>	12.12.19 - Cardwell Farm Garstang Road Barton Preston.pdf
<b>File name:</b>	09.09.2019 RE_ 06_2019_0752 - Cardwell Farm, Garstang Road, Barton, Preston.pdf
<b>File name:</b>	13.02.20 - RE Land at Cardwell Farm Garstang (20190752).pdf
<b>File name:</b>	18.12.19 - Cardwell Farm Garstang Road Barton Preston.pdf
<b>File name:</b>	23.10.19 - RE Cardwell Farm.pdf
<b>File name:</b>	RE 0620190752 - Land at Cardwell Farm with attachment.pdf
<b>File name:</b>	13.09.19 - RE Cardwell Farm.pdf
<b>File name:</b>	25.10.19 - RE Cardwell Farm.pdf
<b>File name:</b>	17-09-19 - RE Cardwell Farm.pdf
<b>File name:</b>	Cardwell Farm Garstang Road Barton Preston with attachment.pdf
<b>File name:</b>	16-154-PL-TR01 Tree Removal Plan (Access) with attachment.pdf
<b>File name:</b>	22.11.19 Cardwell Farm Garstang Road Barton Preston with attachment.pdf
<b>File name:</b>	18.02.20 - 20190752 - Cardwell Farm Garstang Road Barton Preston with attachment.pdf
<b>File name:</b>	27.11.19 - RE Cardwell Farm Garstang Road Barton Preston with attachment.pdf
<b>File name:</b>	15.01.19 - Cardwell Farm Barton with attachments.pdf
<b>File name:</b>	RE Cardwell Farm with attachment.pdf
<b>File name:</b>	TA submission RE 0620190752 - Cardwell Farm Garstand Road Barton Preston.pdf
<b>File name:</b>	0620190752 - Cardwell Farm Garstang Road Barton Preston with attachment.pdf
<b>File name:</b>	RE 0620190752 - Cardwell Farm Garstang Road Barton Preston with attachments.pdf
<b>File name:</b>	20190752 - Cardwell Farm Garstang Road Barton Preston with attachments.pdf
<b>File name:</b>	RE Cardwell Farm Garstang Road Barton Preston with attachments.pdf
<b>File name:</b>	FW 0620190752 - Land at Cardwell Farm - JUST EMAIL.pdf
<b>File name:</b>	Letter and plans to Mr R Major 15 January 2020.pdf
<b>File name:</b>	Letter and plans to Mr R Major 31 January 2020 - Cardwell Farm (002).pdf
<b>Completed by</b>	SIR / MA EMERY PLANNING
<b>Date</b>	04/09/2020 16:08:17