

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/N2345/W/20/3258889

Appeal By

WAINHOMES (NORTH WEST) LIMITED

Site Address

Land at Cardwell Farm  
Garstang Road, Barton  
Preston  
PR3 5DR  
Grid Ref Easting: 351959  
Grid Ref Northing: 436739

#### PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes  No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry  Hearing

1.c. How long do you expect an inquiry would last? 4 day(s)

1.d. How many witnesses do you intend to call? 2

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes  No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes  No

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes  No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes  No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes  No

#### PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes  No

5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section				
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>				
Major Developments				<input checked="" type="checkbox"/>
Minor Developments				<input type="checkbox"/>
Other Developments				<input type="checkbox"/>
<b>8.a. Major Developments</b>				
Dwellings				<input checked="" type="checkbox"/>
Offices/R and D/light industry				<input type="checkbox"/>
General industry/storage/warehousing				<input type="checkbox"/>
Retail and services				<input type="checkbox"/>
Traveller caravan pitches				<input type="checkbox"/>
All other major developments				<input type="checkbox"/>
<b>Is the appeal site within:</b>				
9.a. A Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

### PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please send a plan showing the extent of the Order and any relevant details.

see 'Questionnaire Documents' section

17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? Yes  No

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes  No

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes  No

19.b. Are any protected species likely to be affected by the proposals? Yes  No

Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered.

see 'Questionnaire Documents' section

#### PART 4

##### Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

##### Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? Yes  No

##### Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO) Yes  No   
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence

see 'Questionnaire Documents' section

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? Yes  No

##### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes  No

##### Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies  N/A

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes  No

Please attach copies of any comments that you have received in response.  
 see 'Questionnaire Documents' section

**PART 5**

22. Do you wish to attach your statement of case? Yes  No

**For appeals dealt with by written representations only**

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes  No

**Copies of the following documents must, if appropriate, be attached to this questionnaire**

24.a. a copy of the letter with which you notified people about the appeal;   
 see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;   
 see 'Questionnaire Documents' section

Deadline

24.c. all representations received from interested parties about the original application;   
 see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;   
 see 'Questionnaire Documents' section  
 see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

*You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.*

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

List of policies

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

*In the case of emerging documents, please state what stage they have reached.*

see 'Questionnaire Documents' section

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

*Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.*

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

Please provide the date of adoption:

30/09/2013

24.o. any other relevant information or correspondence you consider we should know about.

see 'Questionnaire Documents' section

#### For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes  No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes  No

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/N2345/W/20/3258889

Appeal By WAINHOMES (NORTH WEST) LIMITED

Site Address  
Land at Cardwell Farm  
Garstang Road, Barton  
Preston  
PR3 5DR  
Grid Ref Easting: 351959  
Grid Ref Northing: 436739

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

**Relates to Section:** PART 2

**Document Description:** 6.a. A copy of the notice published.

**File name:** Press Notice LEP 12th July 2019.pdf

**File name:** Site notice.pdf

**Relates to Section:** PART 3

**Document Description:** 16. A plan showing the extent of the Order and any relevant details.

**File name:** TPO 1951-0001 Schedule of Trees.pdf

**File name:** TPO 1951-0001 The Order.pdf

**File name:** TPO 1951-0001 Location Plan.pdf

**Relates to Section:** PART 3

**Document Description:** 19.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.

**File name:** GMEU.pdf

**Relates to Section:** PART 4

**Document Description:** 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

**File name:** Screening Opinon report-letter for Cardwell Farm 20-0957.pdf

**Relates to Section:** PART 4

**Document Description:** 21. Copies of any comments that you have received in response.

**File name:** ALO.pdf

**File name:** LCC Highways - 1.pdf

**File name:** LCC School Planning - 2.pdf

**File name:** Planning Policy.pdf

**File name:** LLFA.pdf

**File name:** LCC School Planning - 4.pdf

**File name:** NATS.pdf

**File name:** Environmental Health.pdf

**File name:** GMEU.pdf

**File name:** LCC School Planning - 1.pdf

**File name:** LCC School Planning - 3.pdf

**File name:** LCC Arch.pdf

**File name:** Barton Parish Council.pdf

**File name:** LCC Highways - 2.pdf

**File name:** SABIC.pdf

**File name:** Landscape.pdf

**File name:** United Utilites - 1.pdf  
**File name:** United Utilites - 2.pdf  
**File name:** Cleansing.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.a. A copy of the letter with which you notified people about the appeal.  
**File name:** Appeal Interested Parties Letter - File Copy.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.b. A document containing a list of the people you notified of the appeal.  
**File name:** Appeal Interested Parties Schedule.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.c. Copies of all representations received from interested parties about the original application.

**File name:** 06-2019-0752 - Representation - Objection 16b - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 14 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 3 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 5 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 9 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 11 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 13 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 12 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 18 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Neither 1 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 7 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 8 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 15 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 1 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 2 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 4 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 6 -CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 16a - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 10 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 19 -CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 17 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 20 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 28 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 27 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 29 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 35 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 38 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 33 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 34 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 32 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 36 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 37 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 39 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 40- CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 24 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 25a - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 25b - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 31 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 23 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 22 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 26 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 21 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 30 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 46 - REDACTED.pdf

**File name:** 06-2019-0752 - Representation - Objection 45 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 44 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 43 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 47 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 48 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 50 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 51 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 53 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 52 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 49 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Objection 54 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Support 4.pdf  
**File name:** 06-2019-0752 - Representation - Support 1.pdf  
**File name:** 06-2019-0752 - Representation - Support 3.pdf  
**File name:** 06-2019-0752 - Representation - Objection 41 - REDACTED.pdf  
**File name:** 06-2019-0752 - Representation - Support 2.pdf  
**File name:** 06-2019-0752 - Representation - Objection 42 - CHECKED.pdf  
**File name:** 06-2019-0752 - Representation - Support 5.pdf

**Relates to Section:** PART 5

**Document Description:** 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.

**File name:** Late Changes for Committee Feb 2020.pdf

**File name:** Late Changes for Committee Oct 2019.pdf

**File name:** Committee Report Feb 2020.pdf

**File name:** Committee Report Oct 2019.pdf

**File name:** Decision Notice.pdf

**Relates to Section:** PART 5

**Document Description:** 24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

**File name:** Planning Committee Minutes 3rd-Oct-2019.pdf

**File name:** Planning Committee Minutes 13th-Feb-2020.pdf

**Relates to Section:** PART 5

**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.

**File name:** CS FRONT PAGE.pdf

**File name:** PLP Front cover.pdf

**Relates to Section:** PART 5

**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.

**File name:** PLP Policy ST2.pdf

**File name:** PLP Policy EN11.pdf

**File name:** PLP Policy EN1.pdf

**File name:** PLP Policy ST1.pdf

**File name:** PLP Policy EN10.pdf

**File name:** PLP Policy EN7.pdf

**File name:** PLP Policy EN9.pdf

**File name:** PLP Policy HS3.pdf

**File name:** PLP Policy AD1(a) and AD1(b).pdf

**File name:** PLP Policy HS1.pdf

**File name:** CS Policy 1.pdf

**File name:** CS Policy 31.pdf

**File name:** CS Policy 27.pdf

**File name:** CS Policy 5.pdf

**File name:** CS Policy 7.pdf

**File name:** CS Policy 14.pdf



<b>File name:</b>	CS Policy 21.pdf
<b>File name:</b>	CS Policy 29.pdf
<b>File name:</b>	CS Policy 17.pdf
<b>File name:</b>	CS Policy 2.pdf
<b>File name:</b>	CS Policy 22.pdf
<b>File name:</b>	CS Policy 4.pdf
<b>File name:</b>	CS Policy 3.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	Open-Space-and-Playing-Pitch-SPD-May-2014-.pdf
<b>File name:</b>	Affordable-Housing-SPD-Final-Version-1-.pdf
<b>File name:</b>	Design Guide SPD FINAL.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	CIL-Doc-11-Regulation-123-list1.pdf
<b>File name:</b>	CIL-Doc-03-Charging-Schedule-effective-from-30-9-2013-.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	29/10/2020 13:51:47
<b>LPA</b>	Preston City Council