

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/21/3278556

Appeal By

COMMUNITY GATEWAY ASSOCIATION LTD

Site Address

Dean Farm
150 Whittingham Lane, Broughton
Preston
Lancashire
PR3 2JL

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?

3 day(s)

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

3

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



Please give our reference number(s)

APP/N2345/W/21/3274837 - Land to the rear of 126A, Whittingham Lane, Broughton, Preston - inquiry scheduled to be held on the 19th November 2021.

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 No
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 No
- 6.a. If a press advert notice was published, please upload a copy
 see 'Questionnaire Documents' section
- 6.b. If any representations were received as a result of the notice, please upload copies
 see 'Questionnaire Documents' section
7. Does the appeal relate to a county matter? Yes No
- 8. Please indicate the development type for the application to which the appeal relates.**
- Major Developments
- Minor Developments
- Other Developments
- 8.a. Major Developments**
- Dwellings
- Offices/R and D/light industry
- General industry/storage/warehousing
- Retail and services
- Traveller caravan pitches
- All other major developments
- Is the appeal site within:**
- 9.a. A Green Belt? Yes No
- 9.b. An Area of Outstanding Natural Beauty? Yes No
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 No

PART 3

11. Would the development require the stopping up or diverting of a public right of way? Yes No
- 12.a. Is the site in a Conservation Area? Yes No
- 12.b. Is the site adjacent to a Conservation Area? Yes No
- 12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes No
- 13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? Yes No
- 13.b. Would the proposed development affect the setting of a listed building? Yes No

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 type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered.			
<input checked="" type="checkbox"/> 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
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21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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

31/08/2021

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

CS 1, 2, 3, 4, 5, 7, 14, 17, 18, 21, 22, 24, 26, 27, 29, 30, 31. PLP EN1, EN7, EN9, EN10, EN11, HS3, HS4, ST1, ST2.

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

06/2020/0977

Completed by

Jonathan Evans

On behalf of

Preston City Council

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/21/3278556

Appeal By

COMMUNITY GATEWAY ASSOCIATION LTD

Site Address

Dean Farm
150 Whittingham Lane, Broughton
Preston
Lancashire
PR3 2JL

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.pdf

Relates to Section: PART 2

Document Description: 6.b. Any representations received as a result of that notice.

File name: Objection 2_Redacted.pdf

File name: Objection 12_Redacted.pdf

File name: Objection 18_Redacted.pdf

File name: Objection 11.pdf

File name: Objection 10_Redacted.pdf

File name: Objection 14_Redacted.pdf

File name: Objection 23_Redacted.pdf

File name: Objection 26.pdf

File name: Objection 25.pdf

File name: Objection 15_Redacted.pdf

File name: Objection 8_Redacted.pdf

File name: Objection 17_Redacted.pdf

File name: Objection 19.pdf

File name: Objection 9_Redacted.pdf

File name: Objection 21_Redacted.pdf

File name: Objection 28_Redacted.pdf

File name: Objection 27.pdf

File name: Objection 6_Redacted.pdf

File name: Objection 22_Redacted.pdf

File name: Objection 16_Redacted.pdf

File name: Objection 29 - 31.pdf

File name: Objection 20_Redacted.pdf

File name: Objection 1_Redacted.pdf

File name: Objection 13.pdf

File name: Objection 24_Redacted.pdf

File name: Objection 4_Redacted.pdf

File name: Objection 5_Redacted.pdf

File name: Objection 3_Redacted.pdf

File name: Objection 7_Redacted.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: 21. Copies of any comments that you have received in response.
File name: Cleansing.pdf
File name: LCC Highways (2).pdf
File name: Cadent Gas (1).pdf
File name: Environmental Health.pdf
File name: Whittingham Parish Council.pdf
File name: PCC Landscapes.pdf
File name: GMEU.pdf
File name: LCC School Planning (2).pdf
File name: LCC Highways (1).pdf
File name: LCC School Planning (1).pdf
File name: Cadent Gas (1f).pdf
File name: NATS.pdf
File name: LLFA.pdf
File name: Cadent Gas (1a).pdf
File name: HSE.pdf
File name: SABIC.pdf
File name: LCC School Planning (Education Assessment) (1).pdf
File name: Cadent Gas (1d).pdf
File name: LCC School Planning (Education Assessment) (2).pdf
File name: United Utilities.pdf
File name: Cadent Gas (1c).pdf
File name: Cadent Gas (2).pdf
File name: Cadent Gas (1e).pdf
File name: Cadent Gas (1b).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: PI 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: 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: Objection 2_Redacted.pdf
File name: Objection 11.pdf
File name: Objection 12_Redacted.pdf
File name: Objection 18_Redacted.pdf
File name: Objection 10_Redacted.pdf
File name: Objection 15_Redacted.pdf
File name: Objection 29 - 31.pdf
File name: Objection 8_Redacted.pdf
File name: Objection 20_Redacted.pdf
File name: Objection 19.pdf
File name: Objection 9_Redacted.pdf
File name: Objection 7_Redacted.pdf
File name: Objection 28_Redacted.pdf
File name: Objection 4_Redacted.pdf
File name: Objection 23_Redacted.pdf
File name: Objection 21_Redacted.pdf
File name: Objection 17_Redacted.pdf
File name: Objection 22_Redacted.pdf
File name: Objection 6_Redacted.pdf
File name: Objection 1_Redacted.pdf

File name: Objection 13.pdf
File name: Objection 26.pdf
File name: Objection 5_Redacted.pdf
File name: Objection 3_Redacted.pdf
File name: Objection 16_Redacted.pdf
File name: Objection 27.pdf
File name: Objection 14_Redacted.pdf
File name: Objection 25.pdf
File name: Objection 24_Redacted.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 Report.pdf
File name: late changes - 7th January.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: Printed minutes 07th-Jan-2021 10.00 Planning Committee.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: Preston Local Plan 2012-26 Front Cover.pdf
File name: CS FRONT PAGE.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: CS Policy 1.pdf
File name: CS Policy 26.pdf
File name: CS Policy 27.pdf
File name: CS Policy 5.pdf
File name: CS Policy 7.pdf
File name: CS Policy 29.pdf
File name: CS Policy 14.pdf
File name: CS Policy 22.pdf
File name: CS Policy 17.pdf
File name: CS Policy 2.pdf
File name: CS Policy 4.pdf
File name: CS Policy 3.pdf
File name: CS Policy 31.pdf
File name: CS Policy 19.pdf
File name: CS Policy 21.pdf
File name: CS Policy 24.pdf
File name: CS Policy 18.pdf
File name: CS Policy 30.pdf
File name: PLP Policy EN1.pdf
File name: PLP Policy EN11.pdf
File name: PLP Policy ST1.pdf
File name: PLP Policy EN10.pdf
File name: PLP Policy ST2.pdf
File name: PLP Policy HS4.pdf
File name: PLP Policy EN7.pdf
File name: PLP Policy EN9.pdf
File name: PLP Policy HS3.pdf

Relates to Section: PART 5

Document Description:	24.g. Copies of extracts of any relevant policies which have been 'saved' by way of a Direction.
File name:	Open-Space-and-Playing-Pitch-SPD-May-2014-.pdf
File name:	Affordable-Housing-SPD-Final-Version-1-.pdf
File name:	Design Guide SPD FINAL.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Open-Space-and-Playing-Pitch-SPD-May-2014-.pdf
File name:	Affordable-Housing-SPD-Final-Version-1-.pdf
File name:	Design Guide SPD FINAL.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	CIL-Doc-11-Regulation-123-list1.pdf
File name:	CIL-Doc-03-Charging-Schedule-effective-from-30-9-2013-.pdf
Completed by	Not Set
Date	30/07/2021 16:05:38
LPA	Preston City Council