

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 enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

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/J3530/W/16/3151175

Appeal By

GLADMAN DEVELOPMENTS LTD

Site Address

Land off Duke's Park
Woodbridge
Suffolk
IP12 4BY
Grid Ref Easting: 626113
Grid Ref Northing: 248349

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? 6 day(s)

1.d. How many witnesses do you intend to call? 4

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

Please explain

To assess the entire site

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 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. Please send a copy of the notice published
 see 'Questionnaire Documents' section
- 6.b. Please send any representations received as a result of that notice
 see 'Questionnaire Documents' section
- Is the appeal site within:
- 7.a. A Green Belt? Yes No
- 7.b. An Area of Outstanding Natural Beauty? Yes No
8. 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

9. Would the development require the stopping up or diverting of a public right of way? Yes No
- 10.a. Is the site in a Conservation Area? Yes No
- 10.b. Is the site adjacent to a Conservation Area? Yes No
- 10.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes No
- 11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? Yes No
- 11.b. Would the proposed development affect the setting of a listed building? Yes No
12. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No
- 13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? Yes No
14. Is any part of the site subject to a Tree Preservation Order? Yes No
15. 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
16. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes No
- 17.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
- Please attach the comments of Natural England
 see 'Questionnaire Documents' section

17.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

18.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

18.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

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

18.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

Please provide details:

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

Environmental Impact Assessment - Screening

18.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](#)

18.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)

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

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

[see 'Questionnaire Documents' section](#)

Environmental Impact Assessment - Publicity

18.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.

[see 'Questionnaire Documents' section](#)

19. 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

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

[see 'Questionnaire Documents' section](#)

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

22.a. a copy of the letter with which you notified people about the appeal;

[see 'Questionnaire Documents' section](#)

22.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

04/08/2016

22.c. all representations received from interested parties about the original application;

22.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

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

22.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](#)

List of policies

SP29; SP26; SP1; SP1A; SP19; SP15; SP11; SP16; SP17; SP18; DM2; DM32; & DM27

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

[see 'Questionnaire Documents' section](#)

List of policies

AP212; AP28 & SP15.

22.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;

22.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.

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

You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. This list must be submitted separately from your appeal statement.

22.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;

22.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;

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

Please provide the date the CIL is likely to be adopted:

13/07/2015

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

Please provide the date of adoption:

13/07/2015

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

For the Mayor of London cases only

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

23.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

DC/15/4788/OUT

Completed by

Adine Schrankel

On behalf of

Suffolk Coastal District 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

Adine C Schrankel

Phone no (including dialling code)

01394 444507

Email

planning.appeals.scdc@eastssuffolk.gov.uk

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

QUESTIONNAIRE DOCUMENTS

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Appeal By GLADMAN DEVELOPMENTS LTD

Site Address
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The documents listed below are to follow by post:

Relates to Section: PART 2

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

Relates to Section: PART 2

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

Relates to Section: PART 3

Document Description: 17.a. The comments of Natural England.

Relates to Section: PART 3

Document Description: 17.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.

Relates to Section: PART 4

Document Description: 18.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

Relates to Section: PART 4

Document Description: 18.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Relates to Section: PART 4

Document Description: 18.e. A copy of the site notice and local advertisement published as required for EIA development.

Relates to Section: PART 4

Document Description: 19. Copies of any comments that you have received in response.

Relates to Section: PART 5

Document Description: 20. The LPA's statement of case.

Relates to Section: PART 5

Document Description: 22.a. A copy of the letter with which you notified people about the appeal.

Relates to Section: PART 5

Document Description: 22.b. A document containing a list of the people you notified of the appeal.

Relates to Section: PART 5

Document Description: 22.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.

Relates to Section: PART 5

Document Description: 22.f. Copies of extracts from any relevant statutory development plan policies.

Relates to Section: PART 5

Document Description: 22.g. Copies of extracts of any relevant policies which have been 'saved' by way of a Direction.

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by

Not Set

Date

07/07/2016 15:55:07

LPA

Suffolk Coastal District Council