

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/W1905/W/22/3300254

Appeal By

COUNTRYSIDE PROPERTIES (UK) LIMITED AND LANDOWNERS

Site Address

Fairmead & Rosemead Nurseries
Cuffley Hill
Goffs Oak
Herts
EN7 5HB
Grid Ref Easting: 531814
Grid Ref Northing: 202987

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? 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

Please explain

The site is located to the rear of houses to the north of Cuffley Hill so cannot be viewed from public areas

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

Please describe

The site is heavily overgrown and some parts have uneven ground and concealed remnants of the former nursery uses

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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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"/>
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input checked="" type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.a. Major Developments			
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"/>
Is the appeal site within:			
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? Please send a plan showing the extent of the Order and any relevant details. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input 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 type="checkbox"/> No	<input checked="" type="checkbox"/>

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.c.i. Have you issued a screening opinion (SO)

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.

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

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

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Appeal By

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The documents listed below were uploaded with this form:

Relates to Section: PART 3
Document Description: 16. A plan showing the extent of the Order and any relevant details.
File name: TPO Plan LT6-290 No 2 2017.pdf
File name: LT6-290 No 2 2017 confirmed.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: Consultee Response.pdf
File name: Consultee Response2.pdf
File name: Consultee Response1.pdf
File name: Consultee Response9.pdf
File name: Consultee Response14.pdf
File name: Consultee Response3.pdf
File name: Consultee Response88.pdf
File name: Consultee Response161.pdf
File name: Consultee Response130.pdf
File name: Consultee Response25.pdf
File name: Consultee Response38.pdf
File name: Consultee Response131.pdf
File name: Consultee Response19.pdf
File name: Consultee Response84.pdf
File name: Consultee Response40.pdf
File name: Consultee Response70.pdf
File name: Consultee Response71.pdf
File name: Consultee Response77.pdf
File name: Consultee Response156.pdf
File name: Consultee Response75.pdf
File name: Consultee Response65.pdf
File name: Consultee Response73.pdf
File name: Consultee Response78.pdf
File name: Consultee Response93.pdf
File name: Consultee Response102.pdf
File name: Consultee Response68.pdf
File name: Consultee Response69.pdf
File name: Consultee Response98.pdf
File name: Consultee Response72.pdf
File name: Consultee Response76.pdf
File name: Consultee Response63.pdf

File name: Consultee Response5.pdf
File name: Consultee Response64.pdf
File name: Consultee Response91.pdf
File name: Consultee Response153.pdf
File name: Consultee Response39.pdf
File name: Consultee Response16.pdf
File name: Consultee Response132.pdf
File name: Consultee Response99.pdf
File name: Consultee Response74.pdf
File name: Consultee Response28.pdf
File name: Consultee Response6.pdf
File name: Consultee Response157.pdf
File name: Consultee Response4.pdf
File name: Consultee Response89.pdf
File name: Consultee Response149.pdf
File name: Consultee Response58.pdf
File name: Consultee Response24.pdf
File name: Consultee Response87.pdf
File name: Consultee Response163.pdf
File name: Consultee Response134.pdf
File name: Consultee Response34.pdf
File name: Consultee Response56.pdf
File name: Consultee Response20.pdf
File name: Consultee Response32.pdf
File name: Consultee Response94.pdf
File name: Consultee Response67.pdf
File name: Consultee Response47.pdf
File name: Consultee Response26.pdf
File name: Consultee Response83.pdf
File name: Consultee Response31.pdf
File name: Consultee Response166.pdf
File name: Consultee Response170.pdf
File name: Consultee Response48.pdf
File name: Consultee Response21.pdf
File name: Consultee Response55.pdf
File name: Consultee Response150.pdf
File name: Consultee Response136.pdf
File name: Consultee Response29.pdf
File name: Consultee Response118.pdf
File name: Consultee Response45.pdf
File name: Consultee Response46.pdf
File name: Consultee Response7.pdf
File name: Consultee Response126.pdf
File name: Consultee Response112.pdf
File name: Consultee Response85.pdf
File name: Consultee Response113.pdf
File name: Consultee Response10.pdf
File name: Consultee Response81.pdf
File name: Consultee Response100.pdf
File name: Consultee Response155.pdf
File name: Consultee Response109pdf.pdf
File name: Consultee Response101.pdf
File name: Consultee Response151.pdf
File name: Consultee Response79.pdf
File name: Consultee Response57.pdf
File name: Consultee Response43.pdf
File name: Consultee Response52.pdf
File name: Consultee Response80.pdf

File name: Consultee Response12.pdf
File name: Consultee Response51.pdf
File name: Consultee Response158.pdf
File name: Consultee Response160.pdf
File name: Consultee Response105.pdf
File name: Consultee Response23.pdf
File name: Consultee Response162.pdf
File name: Consultee Response122.pdf
File name: Consultee Response135.pdf
File name: Consultee Response117.pdf
File name: Consultee Response106.pdf
File name: Consultee Response42.pdf
File name: Consultee Response152.pdf
File name: Consultee Response110.pdf
File name: Consultee Response95.pdf
File name: Consultee Response133.pdf
File name: Consultee Response115.pdf
File name: Consultee Response167.pdf
File name: Consultee Response114.pdf
File name: Consultee Response15.pdf
File name: Consultee Response27.pdf
File name: Consultee Response103.pdf
File name: Consultee Response145.pdf
File name: Consultee Response61.pdf
File name: Consultee Response121.pdf
File name: Consultee Response108.pdf
File name: Consultee Response96.pdf
File name: Consultee Response142.pdf
File name: Consultee Response35.pdf
File name: Consultee Response140.pdf
File name: Consultee Response120.pdf
File name: Consultee Response60.pdf
File name: Consultee Response37.pdf
File name: Consultee Response59.pdf
File name: Consultee Response50.pdf
File name: Consultee Response143.pdf
File name: Consultee Response36.pdf
File name: Consultee Response148.pdf
File name: Consultee Response164.pdf
File name: Consultee Response13.pdf
File name: Consultee Response17.pdf
File name: Consultee Response154.pdf
File name: Consultee Response107.pdf
File name: Consultee Response111.pdf
File name: Consultee Response86.pdf
File name: Consultee Response125.pdf
File name: Consultee Response169.pdf
File name: Consultee Response137.pdf
File name: Consultee Response49.pdf
File name: Consultee Response128.pdf
File name: Consultee Response97.pdf
File name: Consultee Response11.pdf
File name: Consultee Response129.pdf
File name: Consultee Response146.pdf
File name: Consultee Response90.pdf
File name: Consultee Response92.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 Consultation Letter.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: Consultation List1.PNG
File name: Consultation List7.PNG
File name: Consultation List6.PNG
File name: Consultation List14.PNG
File name: Consultation List3.PNG
File name: Consultation List12.PNG
File name: Consultation List.PNG
File name: Consultation List9.PNG
File name: Consultation List8.PNG
File name: Consultation List13.PNG
File name: Consultation List4.PNG
File name: Consultation List11.PNG
File name: Consultation List10.PNG
File name: Consultation List2.PNG
File name: Consultation List5.PNG

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: Consultee Response.pdf
File name: Consultee Response2.pdf
File name: Consultee Response164.pdf
File name: Consultee Response147.pdf
File name: Consultee Response143.pdf
File name: Consultee Response121.pdf
File name: Consultee Response7.pdf
File name: Consultee Response161.pdf
File name: Consultee Response23.pdf
File name: Consultee Response118.pdf
File name: Consultee Response117.pdf
File name: Consultee Response54.pdf
File name: Consultee Response154.pdf
File name: Consultee Response106.pdf
File name: Consultee Response59.pdf
File name: Consultee Response95.pdf
File name: Consultee Response133.pdf
File name: Consultee Response120.pdf
File name: Consultee Response61.pdf
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File name: Consultee Response51.pdf
File name: Consultee Response136.pdf
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File name: Consultee Response113.pdf
File name: Consultee Response108.pdf
File name: Consultee Response47.pdf
File name: Consultee Response18.pdf
File name: Consultee Response137.pdf
File name: Stat Response20.pdf
File name: Stat Response18.pdf
File name: Stat Response3.pdf
File name: Stat Response12.pdf
File name: Stat Response9.pdf
File name: Stat Response6.pdf
File name: Stat Response5.pdf
File name: Stat Response16.pdf
File name: Stat Response1.pdf
File name: Stat Response.pdf

File name: Stat Response14.pdf
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File name: Stat Response17.pdf
File name: Stat Response7.pdf
File name: Stat Response13.pdf
File name: Stat Response11.pdf
File name: Stat Response2.pdf
File name: Stat Response22.pdf
File name: Stat Response19.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: NOT APPLICABLE.docx

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: Rosemead Report.pdf

Relates to Section: PART 5

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

File name: Local Plan cover page.PNG

Relates to Section: PART 5

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

File name: Policy NEB1.PNG

File name: Policy DSC1.PNG

Completed by

Date

LPA