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# Questionnaire (s78) & (s20) Planning and Listed Building Consent

## APP/W1905/W/23/3327012

Sections: ▶ Part 1 Help?

### 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.

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 \*

Only site entrance and access road can be viewed from public highway.

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

Please give our reference number(s) and if necessary attach details \*

Our Ref: ENF/23/0033  
Your Ref: APP/W1905/C/23/3327010

Please attach details

#### CURRENT APPEALS/APPLICATIONS AT APPEAL SITE

Start Letter - Ellie Maddin - 17 Aug 2023.pdf

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

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Sections: Part 2 Help?

### 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

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.b. Minor Developments \*

- Dwellings
- Offices/R & D/light industry
- General industry/storage/warehousing
- Retail and services
- Traveller caravan pitches
- All other minor 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

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Sections: ▶ Part 3 Help?

### 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

13.c. If YES to 13.a or 13.b, was Historic England consulted?

Yes

No

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? \*

Yes

No

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? \*

Yes

No

16. Is any part of the site subject to a Tree Preservation Order? \*

Yes

No

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



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## Questionnaire (s78) & (s20) Planning and Listed Building Consent APP/W1905/W/23/3327012

Sections: Part 4[Help?](#)

### 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

##### 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

#### Screening

20.c.i. Have you issued a screening opinion (SO) ? \*

- Yes  
 No

#### Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? \*

- Yes  
 No

#### 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 inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.**

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Sections: ▶ Part 5 Help?

### 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;

#### APPEAL NOTIFICATION LETTER

Appeal Consultation Letter F.pdf

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

#### LIST OF PEOPLE NOTIFIED OF APPEAL

Appeal Consult List 4.PNG

Appeal Consult List 5.PNG

Appeal Consult List 3.PNG

Appeal Consult List 1.PNG

Appeal Consult List 2.PNG

Deadline \*

28/09/2023

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

**NEIGHBOUR NOTIFICATION RESPONSE(S)**

- ✓ Consultee Response 9.pdf

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- ✓ Consultee Response 23.pdf

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- ✓ Consultee Response 1.pdf

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- ✓ Consultee Response 4.pdf

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- ✓ Consultee Response 3.pdf

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- ✓ Consultee Response 2.pdf

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- ✓ Consultee Response 8.pdf

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- ✓ Consultee Response 7.pdf

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- ✓ Consultee Response 5.pdf

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- ✓ Consultee Response 6.pdf

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- ✓ Consultee Response 20.pdf

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- ✓ Consultee Response 11.pdf

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- ✓ Consultee Response 10.pdf

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- ✓ Consultee Response 18.pdf

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- ✓ Consultee Response 19.pdf

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- ✓ Consultee Response 16.pdf

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- ✓ Consultee Response 17.pdf

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- ✓ Consultee Response 12.pdf

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- ✓ Consultee Response 14.pdf

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- ✓ Consultee Response 15.pdf

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- ✓ Consultee Response 21.pdf

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- ✓ Consultee Response 13.pdf

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- ✓ Consultee Response 22.pdf

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

**PLANNING OFFICER'S REPORT**

- ✓ Case Officer Report.pdf

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**COMMITTEE REPORT MINUTES**

- 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.

List of policies \* GB1, TM2, Policy E

**DEVELOPMENT PLAN TITLE AND FRONT PAGE**

- ✓ Planning Policy for traveller sites front sheet.pdf

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- ✓ local-plan-2018-2033-june-2020 Front Sheet.pdf

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**POLICY AND SUPPORTING TEXT**

- ✓ Policy GB1.PNG

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- ✓ Policy TM2.PNG

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- ✓ Policy E.png

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## NEIGHBOURHOOD PLAN

- 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



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## Questionnaire (s78) & (s20) Planning and Listed Building Consent APP/W1905/W/23/3327012

Sections: LPA Details Help?

### 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 \*

07/23/0119/F

Completed by \*

Louise Hart

On behalf of \*

Broxbourne Borough 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.**