

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/R3705/W/24/3336295

Appeal By

HODGETTS ESTATES

Site Address

Land north east of Junction 10 of the M42 Motorway / north of the A5
Dordon
North Warwickshire
B78 1TB
Grid Ref Easting: 424872
Grid Ref Northing: 300952

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? 7

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 see the extent of the proposal.

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

Please describe

To assess the impact on the landscape and Strategic Gap.

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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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5. Was a site ownership certificate submitted with the application?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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 type="checkbox"/> No	<input checked="" type="checkbox"/>
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7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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8. Please indicate the development type for the application to which the appeal relates.

Major Developments			<input checked="" type="checkbox"/>
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Minor Developments			<input type="checkbox"/>
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Other Developments			<input type="checkbox"/>
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8.a. Major Developments

Dwellings			<input type="checkbox"/>
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Offices/R and D/light industry			<input type="checkbox"/>
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General industry/storage/warehousing			<input checked="" type="checkbox"/>
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Retail and services			<input type="checkbox"/>
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Traveller caravan pitches			<input type="checkbox"/>
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All other major developments			<input type="checkbox"/>
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Is the appeal site within:

9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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"/>
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PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Please attach an extract from the Definitive Map and Statement for the area, and any other details see '[Questionnaire Documents](#)' section

12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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 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.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

Environmental Impact Assessment - Environmental Statement (ES)

20.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

20.e. If applicable, please attach a copy of the site notice and local Applies N/A

advertisement published as required for EIA development.

see 'Questionnaire Documents' section

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

19/02/2024

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;

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

see 'Questionnaire Documents' section

List of policies

North Warwickshire Local Plan 2021 - Policy LP1(Sustainable Development); LP2 (Settlement Hierarchy), Policy LP4(Strategic Gap), LP5 (Amount of Development), LP6 (Additional Employment Land), Policy LP11 (Economic Regeneration), Policy LP12 (Employment Areas), LP14 (Landscaping), Policy LP15 (Historic Environment), LP16 (Natural Environment), LP17(Green Infrastructure), LP18 (Tame Valley Wetlands) LP22(Open Spaces and Recreational Provision), LP23 (Transport Assessments), LP25 (Railway Lines), LP26 (Strategic Road Improvements A5), LP27 (Walking and Cycling), Policy LP29 (Development Considerations), LP30 (Built Form), LP33 (Water and Flood Risk Management), LP34 (Parking), LP35 (Renewable Energy and Energy Efficiency), LP36 (Information and Communication Technologies) and Policy LP39 (Employment Allocations)

- 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;
 [see 'Questionnaire Documents' section](#)
- 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;
- 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)

01827719288

Email

andrewcollinson@northwarks.gov.uk

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/R3705/W/24/3336295

Appeal By HODGETTS ESTATES

Site Address
Land north east of Junction 10 of the M42 Motorway / north of the A5
Dordon
North Warwickshire
B78 1TB
Grid Ref Easting: 424872
Grid Ref Northing: 300952

The documents listed below were uploaded with this form:

Relates to Section: PART 3
Document Description: 11. An extract from the Definitive Map and Statement for the area.
File name: Con25a - AE45 Definitive Map.pdf

Relates to Section: PART 4
Document Description: 20.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.
File name: Environmental Statement Information.pdf

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: Press Notice.pdf
File name: Site Notice.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: Con5a_Environment Agency_20-12-21_No Objection.pdf
File name: Con39a_Cycling UK_23-11-22_Support.pdf
File name: Con13a_TBC Planning_07-01-22_Comments of Support.pdf
File name: Con42 WCC Ecology 2021_0663 - Support.pdf
File name: Con03_Warwickshire Fire & Rescue Service_16-12-21-_Comments.pdf
File name: Con10_Ramblers Association-31-12-2021.pdf
File name: Con12_Dordon PC_04-01-22_Extension_Objection.pdf
File name: Con14 - WCC Flooding 11-01-2022 Objections.pdf
File name: Con15b_Natural England_Annex A.pdf
File name: Con29 - NBBC 06-06-2022_No response.pdf
File name: Con37b_WCC R0W- 28-9-22-Policy RW5d Cycling and rights of way.pdf
File name: Con18b_Dordon Borough Cllr Jacky Chambers_31-1-22_JAN 22 Borough councillors report_.pdf
File name: Con22 Warwickshire Police 27032022.pdf
File name: Con21 WCC LLFA 05032022 Objection.pdf
File name: Con9_Birchmoor Polesworth Austrey PC_31-12-21- Objection.pdf
File name: Con02a_Cadent_14-12-21_Objection.pdf
File name: Con02b_Cadent_14-12-21_SSW22 (2).pdf
File name: Con17_Dordon PC-28-1-22_Objection.pdf

File name:	Con6_Coal Authority_20-12-21_Email.pdf
File name:	Con47_Active Travel England_26-6-23_No Comment.pdf
File name:	Con30 Lichfield DC - No objection 09062022.pdf
File name:	Con40_NaVCIS - Support.pdf
File name:	Con28_Cadent_23-05-22_No Objection.pdf
File name:	Con33 - WCC Flooding No objections 04072022.pdf
File name:	Con32 National Highways EoT another 3 months.pdf
File name:	Con38_CoventryCC 15-11-22 No comment.pdf
File name:	Con18c_Dordon Borough Cllr Jacky Chambers_31-1-22_Hall End Cottage A5 Dordon. - TECHNICAL NOTE OCT 2021 - PAP-020-0550.pdf
File name:	Con43_National Highways-22-12-22_Comments.pdf
File name:	Con47a_Active Travel England_26-6-23_Standing Advice Note.pdf
File name:	Con39_Cycling UK_23-11-22_Email.pdf
File name:	Con18a_Dordon Borough Cllr Jacky Chambers_31-1-22_Objection.pdf
File name:	Con04_WCC FRM_17-12-21_Extra Time.pdf
File name:	Con24 Highways England - Objection 01.04.22.pdf
File name:	Con26 Warwickshire Museum No objection 26042022.pdf
File name:	Con15a_Natural England_13-1-22_Comments.pdf
File name:	Con08a_National Highways_4-1-21_Comments.pdf
File name:	Con46a_WVCC Highways - S106 - email 24-3-23.pdf
File name:	Con36 National Highways EoT - Response FINAL 27.09.22.pdf
File name:	Con01_Cadent_13-12-21_Holding Objection.pdf
File name:	Con48_WCC Highways - S106 - email 07-09-23.pdf
File name:	Con13_TBC Planning_07-01-22_Email.pdf
File name:	Con20 WCC LLFA 17022022 Objection.pdf
File name:	Con25a - AE45 Definitive Map.pdf
File name:	Con44_National Highways-12-1-23_Comments.pdf
File name:	Con35 WCC Ecology 2021_0663.pdf
File name:	Con29 - NBBC 06-06-2022_No response additional.pdf
File name:	Con18_Dordon Borough Cllr Jacky Chambers_31-1-22_Email.pdf
File name:	Con45_National Highways 22-3-2023 Holding 22 September 2023.pdf
File name:	Con08_National Highways_4-1-21_Email.pdf
File name:	Con7_BPA_22-12-21_No Comments to Make.pdf
File name:	Con01a_Cadent_13-12-21_Plan.pdf
File name:	Con31 - NWBC Environmental Health No objection 28062022.pdf
File name:	Con23 HS2 No comments 28032022.pdf
File name:	Con11_Polesworth PC_31-12-21_Objection.pdf
File name:	Con02_Cadent_14-12-21_Email.pdf
File name:	Con05_Environment Agency_20-12-21_Email.pdf
File name:	Con34_Rugby Borough Council_26-7-22_Email.pdf
File name:	Con46b_WCC S106 -buses-24-3-23.pdf
File name:	Con6a_Coal Authority_20-12-21_Comments.pdf
File name:	Con25 WCC PROW team - 20-04-2022 Comments.pdf
File name:	Con49_National Highways-22-9-23_Not determined until 22-03-24.pdf
File name:	Con41 JLL - Support.pdf
File name:	Con16-Severn Trent_25-1-22-Comments.pdf
File name:	Con19_WCC Highways -31-01-22_Objection.pdf
File name:	Con37a_WCC RoW-28-9-22_Comments.pdf
File name:	Con02c_Cadent_14-12-21_Plan.pdf
File name:	Con27_WCC Archaeology_26-4-22_Comments.pdf
File name:	Con34a_Rugby Borough Council_26-7-22_No Comments.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 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:	Appeal consultation list.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Representations_Redacted_Part1.pdf
File name:	Representations_Redacted_Part2.pdf
File name:	Representations_Redacted_Part3.pdf
File name:	Representations_Redacted_Part4.pdf
File name:	Representations_Redacted_Part5.pdf
File name:	Representations_Redacted_Part6.pdf
File name:	Representations_Redacted_Part7.pdf
File name:	Representations_Redacted_Part8.pdf
File name:	Representations_Redacted_Part9.pdf
File name:	Representations_Redacted_Part10.pdf
File name:	Representations_Redacted_Part11.pdf
File name:	Representations_Redacted_Part12.pdf
File name:	Representations_Redacted_Part13.pdf
File name:	Representations_Redacted_Part14.pdf
File name:	Representations_Redacted_Part15.pdf
File name:	Representations_Redacted_Part16.pdf
File name:	Representations_Redacted_Part17.pdf
File name:	Representations_Redacted_Part18.pdf
File name:	Representations_Redacted_Part19.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Front Page Local Plan 2021.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	LP16_ Natural Environment_ Local Plan 2021.pdf
File name:	LP23_Transport_ Local Plan 2021.pdf
File name:	LP1_ Sustainable Development_ Local Plan 2021.pdf
File name:	LP17_ Green Infrastructure_ Local Plan 2021.pdf
File name:	LP22_ Recreational Provision_ Local Plan 2021.pdf
File name:	LP27_Walking and Cycling_ Local Plan 2021.pdf
File name:	LP12_ Employment Areas_ Local Plan 2021.pdf
File name:	LP11_ Economic Regeneration_ Local Plan 2021.pdf
File name:	LP15_ Historic Environment_ Local Plan 2021.pdf
File name:	LP6_ Additional Employment Land_ Local Plan 2021.pdf
File name:	LP5_ Amount of Development_ Local Plan 2021.pdf
File name:	LP2_ Settlement Heirarchy_ Local Plan 2021.pdf
File name:	LP30_ Built Form_ Local Plan 2021.pdf
File name:	LP29_Development Considerations_ Local Plan 2021.pdf
File name:	LP18_ Tame Valley Wetlands_ Local Plan 2021.pdf
File name:	LP26_Strategic Road Improvements_ Local Plan 2021.pdf
File name:	LP33_Water Management_ Local Plan 2021.pdf
File name:	LP34_Parking_ Local Plan 2021.pdf
File name:	Spacial Vision_ Local Plan 2021.pdf
File name:	LP39_Employment Allocations_ Local Plan 2021.pdf
File name:	LP14_ Landscape_ Local Plan 2021.pdf
File name:	LP36_ Information and Communication Technologies_ Local Plan 2021.pdf
File name:	LP4_ Strategic Gap_ Local Plan 2021.pdf
File name:	LP35_ Renewable Energy and Energy Efficiency_ Local Plan 2021.pdf
File name:	LP25_Railway Lines_ Local Plan 2021.pdf

Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Dordon NP Adopted December 2023.pdf
Relates to Section:	PART 5
Document Description:	24.h. Copies of 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.
File name:	SPG_design_for_lighting_schemes_2003.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:	Air_Quality_SPD_Adopted_September 2019.pdf
Completed by	Not Set
Date	22/01/2024 11:57:57
LPA	North Warwickshire Borough Council