

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/R3650/W/23/3326412

Appeal By

GLEESON LAND LIMITED

Site Address

Land Centred Coordinates 505938 138328
Knowle Lane
Cranleigh
Surrey
GU6 8BX

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?

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

The Inspector needs to enter the site to assess the impact of the proposal on the adjacent houses, the Listed Buildings, and appreciate the topography of the site and the existing trees and to acknowledge it is a valued landscape.

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	<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?	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.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 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.

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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
Deadline	08/09/2023
24.c. all representations received from interested parties about the original application;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
24.e. any representations received as a result of a service of a site ownership notification;	<input type="checkbox"/>
24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);	<input type="checkbox"/>
<i>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.</i>	
24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;	<input type="checkbox"/>
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;	<input type="checkbox"/>
24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;	<input type="checkbox"/>
<i>In the case of emerging documents, please state what stage they have reached.</i>	
24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;	<input type="checkbox"/>
<i>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.</i>	
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;	<input type="checkbox"/>
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;	<input type="checkbox"/>
24.m. your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
24.n. your Authority's CIL charging schedule has been/is likely to be adopted;	<input checked="" type="checkbox"/>
Please provide the date of adoption:	31/10/2018
24.o. any other relevant information or correspondence you consider we should know about.	<input type="checkbox"/>
For the Mayor of London cases only	

25.a. Was it necessary to notify the Mayor of London about the application?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
25.b. Did the Mayor of London issue a direction to refuse planning permission?	Yes	<input type="checkbox"/> No	<input type="checkbox"/>

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

WA/2023/00294

Completed by

Michael Eastham

On behalf of

Waverley 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

Michael Eastham

Phone no (including dialling code)

07368323500

Email

michael.eastham@waverley.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 GLEESON LAND LIMITED

Site Address Land Centred Coordinates 505938 138328
Knowle Lane
Cranleigh
Surrey
GU6 8BX

The documents listed below were uploaded with this form:

Relates to Section: PART 5
Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
File name: Inquiry Notification 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: Address list 1.PDF
File name: Address list 2.PDF

Relates to Section: PART 5
Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: Neighbour Response - Alison Mckenzie (Object).pdf
File name: Neighbour Response - Adam May (Object).pdf
File name: Neighbour Response - Alan Fricker (Object).pdf
File name: Neighbour Response - Alex Varley (Object).pdf
File name: Neighbour Response - Alan Prestbury (Object).pdf
File name: Neighbour Response - Adam Pearce (Object).pdf
File name: Neighbour Response - Alison Dearden (Object).pdf
File name: Neighbour Response - Aidan Dennis (Object).pdf
File name: Neighbour Response - 27.04.2023 - Email Correspondence from Genesis
Town Planning - REDACTED.pdf.PDF
File name: Neighbour Response - Alan Disley (Object).pdf
File name: Neighbour Response - Alexandra Jones (Object).pdf.PDF
File name: Neighbour Response - Alan Carr (Object).pdf
File name: Neighbour Response - Alex Von Schoenberg (Object).pdf
File name: Neighbour Response - Addy Pritchard (Object) REDACTED.pdf.PDF
File name: Neighbour Response - A Evans (Object).pdf
File name: Neighbour Response - Andrea Derby (Object).pdf
File name: Neighbour Response - Andrew Batchelor (Object).pdf
File name: Neighbour Response - Andy O'brien (Object).pdf
File name: Neighbour Response - Amy Langford (Object).pdf
File name: Neighbour Response - Andrew Isherwood (Support).pdf
File name: Neighbour Response - Angela Jenkins (Object).pdf
File name: Neighbour Response - Amanda Wigfield (Object).pdf
File name: Neighbour Response - Andrew Pearce (Object).pdf
File name: Neighbour Response - Andrew Whalley (Object).pdf
File name: Neighbour Response - Anna Harrison (Object).pdf
File name: Neighbour Response - Annette Battley (Object).pdf
File name: Neighbour Response - Ann Bridges (Object).pdf

File name:	Neighbour Response - Annette Parry (Object).pdf
File name:	Neighbour Response - Amelie Santana Brewer (Object).pdf
File name:	Neighbour Response - Ann Mitchell (Object).pdf
File name:	Neighbour Response - Avril McWhinnie (Object).pdf.PDF
File name:	Neighbour Response - Ann Taylor (Object).pdf
File name:	Neighbour Response - Anna Venn (Object).pdf
File name:	Neighbour Response - Andrew Gordon (Object).pdf
File name:	Neighbour Response - Angela Sargeant (Object).pdf
File name:	Neighbour Response - Barbara Steel (Object).pdf
File name:	Neighbour Response - Brian Belcher (Object).pdf
File name:	Neighbour Response - Building objection C Squier.pdf.PDF
File name:	Neighbour Response - Ben Davis (Object).pdf
File name:	Neighbour Response - Bellamy Roberts LLP - Highway & Transportation Report (March 2023).pdf.PDF
File name:	Neighbour Response - Brian Birchall (Object).pdf
File name:	Neighbour Response - Ben Cook (Object).pdf
File name:	Neighbour Response - Bob Callard (Object).pdf
File name:	Neighbour Response - Brian Freeston (Object).pdf
File name:	Neighbour Response - Bruce Walker (Object).pdf
File name:	Neighbour Response - Carla Stevens (Object).pdf
File name:	Neighbour Response - Carol Cross (Object).pdf
File name:	Neighbour Response - Caroline Bagot (Object).pdf
File name:	Neighbour Response - Catherine Morgan (Object).pdf
File name:	Neighbour Response - Carol Myson (Object).pdf
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File name:	Neighbour Response - Celina Surman (Object).pdf
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File name:	Neighbour Response - Christina Greenwood (Object).pdf
File name:	Neighbour Response - Coldharbour_Farm_2304CO_HIA_R2-compressed.pdf.PDF
File name:	Neighbour Response - Christopher Lee (Object).pdf
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File name:	Neighbour Response - Claire Petter (Object).pdf
File name:	Neighbour Response - Christine Kallend (Object).pdf
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File name:	Neighbour Response - David Harrison (Object).pdf
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File name:	Neighbour Response - Maxine Field (Object).pdf
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File name:	Neighbour Response - Nataliya Bilyk-plumb (Object).pdf
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File name:	Neighbour Response - Michael Miller (Object).pdf
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File name:	Neighbour Response - Oliver Watts (Object).pdf
File name:	Neighbour Response - P Addicott (Object).pdf
File name:	Neighbour Response - Peter Cripp (Object).pdf
File name:	Neighbour Response - Peter Reed (Object).pdf
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File name:	Neighbour Response - Philip And Beatrix Windle (Object).pdf

File name: Neighbour Response - Philippa Mclelland (Object).pdf
File name: Neighbour Response - Paul Stanford (Object).pdf
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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:	WA-2023-00294 - OFFICER_REPORT_MAIN Officer Report (E1 V4).pdf
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