For official use only (date received): 12/02/2016 12:18:19

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/Y3805/W/16/3143400
Appeal By	KATO HOLDINGS LTD
Site Address	Lancing Manor Filling Station Old Shoreham Road LANCING BN15 0QS

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	☑
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. 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	☑
17.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☑

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.c.i. Have you issued a screening opinion (SO)	Yes	☐ No	☑

Environmental Impact Assessment - Environmental Statement (ES)

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

Environmental Impact Assessment - Publicity

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	☑

For appeals dealt with by written representations only

21. 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

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

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

☑ see 'Questionnaire Documents' section

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.

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

☑ see 'Questionnaire Documents' section

List of policies

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; ☑

☑ see 'Questionnaire Documents' section

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; ☐

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

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	AWDM/1128/14
Completed by	Peter Barnett
On behalf of	Adur 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	Peter Barnett
Phone no (inc. dialling code)	01903 221310
Email	peter.barnett@adur-worthing.gov.uk

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/Y3805/W/16/3143400
Appeal By	KATO HOLDINGS LTD
Site Address	Lancing Manor Filling Station Old Shoreham Road LANCING BN15 0QS

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: neighbour notification letter.pdf

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: betsworth.pdf
File name: Bill Freeman 1.pdf
File name: Bill Freeman 2.pdf
File name: bill freeman 3.pdf
File name: bill freeman 4.pdf
File name: bill freeman 5.pdf
File name: casson.pdf
File name: Figueira.pdf
File name: gunn.pdf
File name: hallett.pdf
File name: hawkins.pdf
File name: lancing manor residents assoc.pdf
File name: McNie.pdf
File name: meddle.pdf
File name: nick cheyney.pdf
File name: pearce.pdf
File name: perry.pdf
File name: rees.pdf
File name: rowland.pdf
File name: sunderland.pdf
File name: tracey hopper.pdf
File name: turp.pdf
File name: whittle.pdf

Relates to Section: PART 4
Document Description: 19. Copies of any comments that you have received in response.
File name: Engineer.pdf
File name: Env Agency.pdf
File name: Env Health.pdf
File name: highways agency.pdf
File name: lancing parish.doc
File name: National Park Authority.doc
File name: southern water.pdf
File name: Tree Officer.pdf
File name: West Sussex highways.docx

Relates to Section:	PART 5
Document Description:	22.a. A copy of the letter with which you notified people about the appeal.
File name:	Appeal Neighbour Notify Letter.pdf
Relates to Section:	PART 5
Document Description:	22.b. A document containing a list of the people you notified of the appeal.
File name:	Appeal Neighbours Notified List.pdf
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.
File name:	report.doc
File name:	Committee minutes.pdf
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.
File name:	Adur District Local Plan chapter-03 (AG1 - AG3).pdf
File name:	Policy AH2.pdf
File name:	Adur District Local Plan - Cover page.pdf
File name:	Adur District Local Plan - saved policies direction.pdf
Relates to Section:	PART 5
Document Description:	22.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:	development control standard no 2.pdf

The documents listed below were already attached elsewhere with this form:

Relates to Section:	PART 5
Document Description:	22.c. Copies of all representations received from interested parties about the original application.
File name:	Response to advert section

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

Completed by	Not Set
Date	12/02/2016 12:18:27
LPA	Adur District Council