

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/N4205/W/15/3139219

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr N/A N/A

Company/Group Name

Persimmon Homes, Harcourt Developments, Peel Investments (Intermediate) Ltd, Peel Investments (North)

Address

C/O The Agent
C/O The Agent
M2 3AW

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes No

Name

Mr Leon Armstrong

Company/Group Name

Mosaic Town Planning

Address

17 Marble Street
Lowry House
MANCHESTER
Greater Manchester
M2 3AW

Phone number

0161 638 8658

Email

leon@mosaictownplanning.co.uk

Your reference

Lee Hall, Westhoughton

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Bolton Metropolitan Borough Council

LPA reference number	94696/15
Date of the application	29/07/2015
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	13/11/2015

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Address	Land at Lee Hall Westhoughton Greater Manchester Grid Ref Easting: 367041 Grid Ref Northing: 405793
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If YES, please state below the revised wording	
ERECTION OF 300 NO. DWELLINGS INCLUDING PUBLIC OPEN SPACES, LANDSCAPING & PLAY AREAS, TOGETHER WITH CREATION OF NEW INTERNAL ACCESS ROAD WHICH CONNECTS INTO THE EXISTING ROAD NETWORK AT CHEQUERBENT ROUNDABOUT IN THE NORTH AND PLATT LANE IN THE SOUTH.	
Please attach a copy of the LPA's agreement to the change. <input checked="" type="checkbox"/> see ' Appeal Documents ' section	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	14.16 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.

6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations
2. Hearing
3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

the box below

The evidence forming this appeal needs to be thoroughly tested as the issues are complex. Evidence is to be given by professional experts and/or other witnesses to establish and support the reasons for appeal. The proposals have generated a significant amount of local interest and as a result deem an inquiry most necessary.

- (a) How many witnesses do you intend to call?
- (b) How long do they need to give their evidence?
Approximately 0.5 days for each witness (planning, economic and highways).
- (c) How long do you estimate the inquiry will last?
- (d) Is there any further information relevant to the inquiry which you need to tell us about?
None at present. Appellant seeks inquiry as soon as possible.

H. FULL STATEMENT OF CASE

The full statement of case is set out in

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes No

[see 'Appeal Documents' section](#)

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

Certificate C or D

[see 'Appeal Documents' section](#)

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	S106 HOTs.pdf
Relates to Section:	SITE OWNERSHIP CERTIFICATES
Document Description:	Certificate C or D.
File name:	Certificate_C_Signed.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Final Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	Site Ownership Certificate C.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Location Plan RevC.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	1244-402 STREET ELEVATIONS.pdf
File name:	0624-F01B.pdf
File name:	0624-F06A (TOPO).pdf
File name:	1244-400 PLAY AREAS - 1 OF 2.pdf

File name: 1244-401 PLAY AREAS - 2 OF 2.pdf
File name: Drainage Appraisal 01.pdf
File name: Drainage Appraisal 02.pdf
File name: HT001-PH-470-Beadnell Planning.pdf
File name: HT002-PH-470-Beadnell Plot Specific Planning.pdf
File name: HT003-PH-631-Alnwick Planning.pdf
File name: HT004-PH-631-Alnwick Render Planning.pdf
File name: HT005-PH-650-Maddison Planning (Additional Window).pdf
File name: HT006-PH-761-Hanbury Planning.pdf
File name: HT007-PH-761-Hanbury Render Planning.pdf
File name: HT008-PH-761-Hanbury Render Plot Specific Planning.pdf
File name: HT009-PH-761-Hanbury Corner Planning.pdf
File name: HT010-PH-761-Hanbury Corner Render Planning.pdf
File name: HT011-PH-870-Rufford Planning.pdf
File name: HT012-PH-870-Rufford Render Planning.pdf
File name: HT013-PH-932-Souter Planning.pdf
File name: HT014-PH-932-Souter Render Planning.pdf
File name: HT015-PH-932-Souter Render Plot Specific Planning.pdf
File name: HT016-PH-969-Hatfield Planning.pdf
File name: HT017-PH-969-Hatfield Render Planning.pdf
File name: HT018-PH-969-Hatfield Corner Planning.pdf
File name: HT019-PH-969-Hatfield Corner Render Planning.pdf
File name: HT020-PH-999-Clayton Corner Planning.pdf
File name: HT021-PH-999-Clayton Corner Render Planning.pdf
File name: HT022-PH-1096-Roseberry Planning.pdf
File name: HT023-PH-1096-Roseberry Render Planning.pdf
File name: HT024-PH-1162-Leicester Render Planning.pdf
File name: HT025-PH-1190-Kendal Planning.pdf
File name: HT026-PH-1190-Kendal Render Planning.pdf
File name: HT027-PH-1222-Chedworth Planning.pdf
File name: HT028-PH-1222-Chedworth Render Planning.pdf
File name: HT029-PH-1222-Chedworth Corner Planning.pdf
File name: HT030-PH-1222-Chedworth Corner Render Planning.pdf
File name: HT031-PH-1732-Newton Render Planning.pdf
File name: HT032-CC-1351-Strand Planning.pdf
File name: HT033-CC-1351-Strand Planning (Render Additional Window).pdf
File name: HT034-CC-1513-Harley Planning.pdf
File name: HT036-CC-1767-Fenchurch Planning.pdf
File name: HT037-CC-1767-Fenchurch Render Planning (Additional Window).pdf
File name: HT038-CC-1899-Holborn Render Planning.pdf
File name: HT039-CC-1903-Oxford Planning.pdf
File name: HT040-CC-1999-Compton Render Planning.pdf
File name: Location Plan RevC.pdf
File name: PH-SDF02-1200 Bow Top Railings.pdf
File name: PH-SDG06-1200 Bow Top Personnel Gate Detail.pdf
File name: PH-SDG07-2030 Welded Mesh Fence Gate Detail.pdf
File name: PH-SDG08-Gates for rear parking.pdf
File name: PH-SGD01-Standard Garages SG DG Rev B.pdf
File name: Planning Layout 001 RevG.pdf
File name: Planning Layout 002 RevG.pdf
File name: Topographical Survey.pdf
File name: 1244-300 HARD LANDSCAPE PLAN 1 OF 4_.pdf
File name: 1244-301 HARD LANDSCAPE PLAN 2 OF 4_.pdf
File name: 1244-302 HARD LANDSCAPE PLAN 3 OF 4_.pdf
File name: 1244-303 HARD LANDSCAPE PLAN 4 OF 4_.pdf
File name: 1244-100 RevD Landscape Masterplan.pdf
File name: 1244-200 PLANTING PLAN - 1 OF 10.pdf
File name: 1244-201 PLANTING PLAN - 2 OF 10.pdf

File name: 1244-202 PLANTING PLAN - 3 OF 10.pdf
File name: 1244-203A PLANTING PLAN - 4 OF 10.pdf
File name: 1244-204 PLANTING PLAN - 5 OF 10.pdf
File name: 1244-205 PLANTING PLAN - 6 OF 10.pdf
File name: 1244-206 PLANTING PLAN - 7 OF 10.pdf
File name: 1244-207B PLANTING PLAN - 8 OF 10.pdf
File name: 1244-208 PLANTING PLAN - 9 OF 10.pdf
File name: 1244-209 PLANTING PLAN - 10 of 10.pdf
File name: Agricultural Land Classification Report.pdf
File name: Crime Impact Statement.pdf
File name: 1244-Lee Hall Design and Access Statement FINAL reduced.pdf
File name: Desktop Utility Study (2).pdf
File name: ES Volume 1 - NTS Rev02_290715.pdf
File name: Flood Risk Assessment.pdf
File name: Planning Statement.pdf
File name: Preliminary Risk Assessment.pdf
File name: Preliminary Risk Assessment Figure 1.pdf
File name: S106 HOTS.pdf
File name: Statement of Community Involvement.pdf
File name: Sustainability & Energy Statement.pdf
File name: Carparking Schedule RevA.pdf
File name: PH-SDF05-1800 Timber Screen Fence.pdf
File name: HT035-CC-1513-Marlborough Planning.pdf
File name: D4417.001 Lee Hall, Westthoughton - Tree Constraints Plan.pdf
File name: PH-SDF39-2030 Welded Mesh Fence Detail.pdf
File name: 4417.001 Lee Hall, Westthoughton - Arboricultural Impact Assessment.pdf
File name: Cover Letter.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

File name: List of Documents.pdf

File name: CD Only_Docs List.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

File name: Arboricultural Impact Assessment (2).pdf

File name: Carparking Schedule RevB.pdf

File name: SDF05 1800_Timber_Screen_Fence_S PH.pdf

File name: CC-SDF05-1800 Timber Screen Fence.pdf

File name: Dense Bitumen Macadam (DBM) Path - Standard Detail Drawing & Specification Details.pdf

File name: 1244-300G HARD LANDSCAPE PLAN 1 OF 4.pdf

File name: 1244-301E HARD LANDSCAPE PLAN 2 OF 4.pdf

File name: 1244-302E HARD LANDSCAPE PLAN 3 OF 4.pdf

File name: 1244-303E HARD LANDSCAPE PLAN 4 OF 4.pdf

File name: HT035A-CC-1513-Marlborough Planning.pdf

File name: HT035B-CC-1513-Marlborough Planning.pdf

File name: 1244-100H Landscape Masterplan.pdf

File name: P660510-Final Minerals Letter_071015.pdf

File name: 0624.TN.PDF

File name: Planning Layout 1 Rev J.pdf

File name: Planning Layout 2 Rev J.pdf

File name: 1244-200E PLANTING PLAN - 1 OF 10.pdf

File name: 1244-201E PLANTING PLAN - 2 OF 10.pdf

File name: 1244-202E PLANTING PLAN - 3 OF 10.pdf

File name: 1244-203E PLANTING PLAN - 4 OF 10.pdf
File name: 1244-204E PLANTING PLAN - 5 OF 10.pdf
File name: 1244-205E PLANTING PLAN - 6 OF 10.pdf
File name: 1244-206E PLANTING PLAN - 7 OF 10.pdf
File name: 1244-207E PLANTING PLAN - 8 OF 10.pdf
File name: 1244-208E PLANTING PLAN - 9 OF 10.pdf
File name: 1244-209E PLANTING PLAN - 10 OF 10.pdf
File name: 1244-100H Public-Private Space.pdf
File name: 1244 Lee Hall Summary Statement 151008.pdf
File name: Wall And Fence 2.pdf
File name: Tree Constraints and Protections Plans RevC.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

File name: List of Documents.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 07. A copy of the design and access statement sent to the LPA.

File name: 1244-Lee Hall Design and Access Statement FINAL reduced.pdf

The documents listed below are to follow by post:

Relates to Section: DESCRIPTION OF DEVELOPMENT

Document Description: A copy of the LPA's agreement to the change.

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 13. A copy of any Environmental Statement plus certificate and notices relating to publicity (if one was sent with the application, or required by the LPA).

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

Completed by MR LEON ARMSTRONG

Date 24/11/2015 16:57:27