

## 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/Q4245/W/23/3325034

Appeal By

MCCARTHY AND STONE RETIREMENT LIFESTYLES LTD

Site Address

35 Oakfield  
SALE  
M33 6NB

#### 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

To consider relationship of proposed scheme with adjacent sites

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. If a press advert notice was published, please upload a copy

see 'Questionnaire Documents' section

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.a. Major Developments**

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other major 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



### 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



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



Please send a plan showing the extent of the Order and any relevant details.

see 'Questionnaire Documents' section

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

Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered.

[see 'Questionnaire Documents' section](#)

**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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)	10		
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

**Environmental Impact Assessment - Screening**

20.c.i. Have you issued a screening opinion (SO) Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

**Environmental Impact Assessment - Environmental Statement (ES)**

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

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

14/09/2023

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;

see 'Questionnaire Documents' section

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

List of policies

Core Strategy:L1,L2,L4,L5,L7,L8,R1,R2,R3 - PFE: JP-H1, JP-H2, JP-S1, JP-H3, JP-H4, JP-P1, JP-P2, JP-D2, JP-G7, JP-G9 - Draft Local Plan: IP5, HO1, HO2, HO3, HN1, HN2, HN3, HE4, NE1, GT1, PO1

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

see 'Questionnaire Documents' section

List of policies

Revised UDP Policies H3 and H4

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;

[see 'Questionnaire Documents' section](#)

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;

Please provide the date of adoption:

26/03/2014

24.o. any other relevant information or correspondence you consider we should know about.

[see 'Questionnaire Documents' section](#)

#### 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

109745/FUL/22

Completed by

Cormac McGowan

On behalf of

Trafford Metropolitan 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

Michelle Cody

Phone no (including dialling code)

[REDACTED]

Email

michelle.cody@trafford.gov.uk

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

## QUESTIONNAIRE DOCUMENTS

Appeal Reference

APP/Q4245/W/23/3325034

Appeal By

MCCARTHY AND STONE RETIREMENT LIFESTYLES LTD

Site Address

35 Oakfield  
SALE  
M33 6NB

### 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:** Press Advert 16th March 2023.pdf

**Relates to Section:** PART 3

**Document Description:** 16. A plan showing the extent of the Order and any relevant details.

**File name:** TPO 070 Oakfield- Ashlands, Sale - Confirmation.pdf

**File name:** TPO 070 Oakfield- Ashlands, Sale .pdf

**Relates to Section:** PART 3

**Document Description:** 19.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.

**File name:** 109745\_FUL\_22-CON\_-\_EU-1174263.pdf

**Relates to Section:** PART 4

**Document Description:** 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

**File name:** Trafford Council Screening Excercise.pdf

**Relates to Section:** PART 4

**Document Description:** 21. Copies of any comments that you have received in response.

**File name:** 109745\_FUL\_22-CON\_-\_CONTAMINATED\_LAND-1193860 second comments.pdf

**File name:** 109745\_FUL\_22-GMP-1196182.pdf

**File name:** 109745\_FUL\_22-CON\_-\_LHA-1174365.pdf

**File name:** 109745\_FUL\_22-HERITAGE\_OFFICER-1196312.pdf

**File name:** 109745\_FUL\_22-GMFRS-1185627.pdf

**File name:** 109745\_FUL\_22-HOUSING\_STRATEGY-1180267.pdf

**File name:** 109745\_FUL\_22-NHS\_COMMISSIONING-1194537.pdf

**File name:** 109745\_FUL\_22-LLFA-1189328 second comments.pdf

**File name:** 109745\_FUL\_22-CON\_-\_EU-1174263.pdf

**File name:** 109745\_FUL\_22-COUNCIL\_VIABILITY\_RESPONSE-1196310.pdf

**File name:** 109745\_FUL\_22-POLLUTION\_NUISANCE-1178314.pdf

**File name:** 109745\_FUL\_22-CON\_-\_CONTAMINATED\_LAND-1176325.pdf

**File name:** 109745\_FUL\_22-ENWL-1178315.pdf

**File name:** 109745\_FUL\_22-CON\_-\_DRAINAGE-1173543.pdf

**File name:** 109745\_FUL\_22-STRATEGIC\_PLANNING\_AND\_GROWTH-1180421.pdf

**File name:** ACG Consultation.pdf

**File name:** 109745\_FUL\_22-TFGM-1195844.pdf

**File name:** 109745\_FUL\_22-TREE\_OFFICER-1189736.pdf

**File name:** 109745\_FUL\_22-SUSTAINABILITY\_OFFICER-1197627.pdf

**Relates to Section:** PART 5

<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	Appeal Notification Letter.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	Persons notified of Appeal.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	109745_FUL_22-REP_-_41_ASHLANDS-1173654.pdf
<b>File name:</b>	109745_FUL_22-REP_-_ROSSETT_CORNER__41_ASHLANDS-1167118.pdf
<b>File name:</b>	109745_FUL_22-REP_-_APT_17__43_OAKFIELD-1173713.pdf
<b>File name:</b>	109745_FUL_22-REP_-_48_ASHLANDS-1168491.pdf
<b>File name:</b>	109745_FUL_22-REP_-_SALE_CIVIC_SOCIETY-1189006.pdf
<b>File name:</b>	109745_FUL_22-REP_-_29_GUARDIAN_COURT__OAKFIELD-1181606.pdf
<b>File name:</b>	109745_FUL_22-REP_-_21_ASHLANDS-1190163.pdf
<b>File name:</b>	109745_FUL_22-REP_-_41_ASHLANDS-1168061.pdf
<b>File name:</b>	109745_FUL_22-REP_-_3_BRENTWOOD-1181957.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	109745 Delegated Report.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Adopted_CS_Introduction.pdf
<b>File name:</b>	Places for Everyone Publication Stage.pdf
<b>File name:</b>	Draft-Local-Plan-Introduction-Setting-the-Scene-and-Key-Diagram-2021.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Core Strategy adoption-statement.pdf
<b>File name:</b>	Adopted_CS_Profile_Objectives.pdf
<b>File name:</b>	Adopted_CS_Policy_R3.pdf
<b>File name:</b>	Adopted_CS_Policy_L5.pdf
<b>File name:</b>	Adopted_CS_Policy_L4.pdf
<b>File name:</b>	Adopted_CS_Policy_R2.pdf
<b>File name:</b>	Adopted_CS_Policy_L2.pdf
<b>File name:</b>	Adopted_CS_Policy_L1.pdf
<b>File name:</b>	Adopted_CS_Policy_R1.pdf
<b>File name:</b>	Adopted_CS_Policy_L7.pdf
<b>File name:</b>	Adopted_CS_Policy_L8.pdf
<b>File name:</b>	Places for Everyone DPD Publication Stage August 2021.docx
<b>File name:</b>	Draft-Local-Plan-Inclusive-Places-2021.pdf
<b>File name:</b>	Draft-Local-Plan-Meeting-housing-need-2021.pdf
<b>File name:</b>	Draft-Local-Plan-Land-for-new-homes-2021.pdf
<b>File name:</b>	Draft-Local-Plan-Jan-Planning-Obligations-2021.pdf
<b>File name:</b>	Draft-Local-Plan-Natural-environment-2021.pdf
<b>File name:</b>	Draft-Local-Plan-Green-Trafford-2021.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.g. Copies of extracts of any relevant policies which have been 'saved' by way of a Direction.
<b>File name:</b>	RUDP Ch11-HousingPolicyText Policies H3 and H4.pdf
<b>File name:</b>	RUDP Ch1-IntroductionPolicyText.pdf

<b>File name:</b>	RUDP Title and contentspage.pdf
<b>File name:</b>	Saved Direction 2009.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	pg-residential-care-homes-nursing-homes.pdf
<b>File name:</b>	spg-2004-planning-guidelines-new-residential-development.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	spd3-parking-standards-february-2012.pdf
<b>File name:</b>	revised-spd1-planning-obligations-2014.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.l. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) is relevant to this appeal.
<b>File name:</b>	IN38-Next-Steps-August-2023 PFE.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Site Notice.pdf
<b>File name:</b>	Site Notice Ashton Lane Oakfield Junction.JPG
<b>File name:</b>	Site Notice opposite 35 Oakfield.JPG
<b>File name:</b>	Notification Certificate B.pdf
<b>File name:</b>	Local-Development-Scheme-October-2022.pdf
<b>File name:</b>	Oakfield Certificate of Ownership.pdf
<b>File name:</b>	Trafford-HNA-2019-Final-Report.pdf
<b>File name:</b>	cil-charging-schedule.pdf
<b>File name:</b>	Local-Plan-Compliance-with-Revised-NPPF-Feb-2019-Dated April 2019.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	15/08/2023 10:04:02
<b>LPA</b>	Trafford Metropolitan Borough Council