

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/D1265/W/25/3372602

Appeal By

CHURCHILL LIVING LTD

Site Address

Land to the rear of 156-172
South Street
Bridport
DT6 3NP

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
- 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. 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



Please attach a plan of the Conservation Area.

see 'Questionnaire Documents' section

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



Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted?

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	<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 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.			
<input checked="" type="checkbox"/> 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 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)

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 No

Please provide details:

National Landscape/AONB

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

Please attach a copy of the SO that was placed on the planning register, and any other related correspondence

see 'Questionnaire Documents' section

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

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 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

29/10/2025

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

see 'Questionnaire Documents' section

List of policies

ECON3, ENV1, ENV2, ENV4, ENV5, ENV9, ENV10, ENV11, ENV12, ENV15, ENV16, HOUS1, HOUS3, INT1, COM7, COM9, SUS1, SUS2

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.

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;

Please provide the date the CIL is likely to be adopted:

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)

Email

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/D1265/W/25/3372602

Appeal By CHURCHILL LIVING LTD

Site Address
Land to the rear of 156-172
South Street
Bridport
DT6 3NP

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 11-10-2024.pdf

Relates to Section: PART 3
Document Description: 12.b. A plan of the Conservation Area.
File name: APP_D1265_W_25_33726_Conservation Areas & Listed Buildings Plan.pdf

Relates to Section: PART 3
Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
File name: BRIDPORT OLD BREWERY, Bridport - 1228731 _ Historic England.pdf
File name: SOUTH BRIDGE, Bridport - 1287221 _ Historic England.pdf
File name: COTTAGES WITHIN BRIDPORT OLD BREWERY SITE, Bridport - 1279290 _ Historic England.pdf
File name: 158, SOUTH STREET, Bridport - 1287139 _ Historic England.pdf
File name: 2, WEST BAY ROAD, Bridport - 1279283 _ Historic England.pdf
File name: MALTINGS AT BRIDPORT OLD BREWERY, Bridport - 1228732 _ Historic England.pdf
File name: FORMER MINERAL WATER PLANT AT BRIDPORT ... Bridport - 1229044 _ Historic England.pdf
File name: BRIDGE OVER RIVER BRIT, Bridport - 1287504 _ Historic England.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: 502972 P_FUL_2024_04613 NE Response.pdf
File name: NE Response 504201 P_FUL_2024_04613 .pdf
File name: Annex A - Feb 2025.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: EIA Screening_PFUL202404613.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: Site Notice_PFUL202404613.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: eNeigh_notification.pdf

File name:	Consultee Notification Letter_PFUL202404613.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:	List of Parties Notified of Appeal.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.pdf
File name:	Consultee Comments compressed.pdf
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:	Officer report.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Front Page.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	ENV1.pdf
File name:	ENV2.pdf
File name:	ENV9.pdf
File name:	ENV12.pdf
File name:	ENV11.pdf
File name:	ENV10.pdf
File name:	HOUS1.pdf
File name:	ECON3.pdf
File name:	ENV5.pdf
File name:	ENV15.pdf
File name:	ENV4.pdf
File name:	HOUS3.pdf
File name:	ENV16.pdf
File name:	Policy COM9.pdf
File name:	Policy COM7.pdf
File name:	SUS1.pdf
File name:	INT1.pdf
File name:	SUS2 Adopted.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Bridport Neighbourhood Plan.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:	National_design_guide.pdf
File name:	Happi_Final_Report.pdf
File name:	inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastr
File name:	BCP-Dorset-LHNA-Final.pdf
File name:	Strategic Housing Availability Assessment.pdf

File name:	240927 - Dorset Council confirmed Annual Position Statement 2024 - main report.pdf
File name:	ADEPT & EA Flood risk emergency plans for new development September 2019.pdf
File name:	Flood_risk_assessment_guidance_for_new_development_-_phase_2_technical_report_Full
File name:	DORSET AONB LANDSCAPE CHARACTER ASSESSMENT LINK.docx
File name:	West Dorset Landscape Character Assessment 2009.pdf
File name:	Bridport HNA-Final-Version-1-290319.pdf
File name:	design-sustainable-development-planning-guidelines-2009.pdf
File name:	Parking Design Guide - January 1997.pdf
File name:	NECE Strategy 2023 refresh.pdf
File name:	Position Statement Appendix B - Adopted Local Plan policies and objectives relating to climate change.pdf
Completed by	Not Set
Date	01/10/2025 11:54:04
LPA	Dorset Council