

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/Y2430/W/24/3340258

Appeal By

JBM SOLAR PROJECTS 10 LTD

Site Address

Fields OS 6700 6722 And 5200
Muston Lane
Easthorpe
NG13 9LD
Grid Ref Easting: 481816
Grid Ref Northing: 337660

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? 6 day(s)

1.d. How many witnesses do you intend to call? 5

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 gain an understanding of the immediate landscape and concerns and the vistas both to and from the appeal site

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

Please attach a copy of any comments

see 'Questionnaire Documents' section

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

15.b. Was Historic England consulted? Yes No

Please send a copy of any comments

see 'Questionnaire Documents' section

16. Is any part of the site subject to a Tree Preservation Order? Yes No

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 No

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 No

19.a.i. If YES, was it necessary to consult Natural England? Yes No

Please attach the comments of Natural England

see 'Questionnaire Documents' section

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

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)

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

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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Environmental Impact Assessment - Environmental Statement (ES)			
20.d. Has the appellant supplied an environmental statement?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
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 checked="" type="checkbox"/> N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
PART 5			
22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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	15/05/2024		
24.c. all representations received from interested parties about the original application;			<input type="checkbox"/>
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			

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

Local Plan C9 D1 EN1 EN2 EN3 EN5 EN6 EN8 EN9 EN10 EN11 EN12 EN13 IN2
SS1 SS2 Neighbourhood Plan Policy 2 Policy 3 Policy 9

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;

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;

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

22/00537/FUL

Completed by

Louise Parker

On behalf of

Melton 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

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/Y2430/W/24/3340258

Appeal By JBM SOLAR PROJECTS 10 LTD

Site Address
Fields OS 6700 6722 And 5200
Muston Lane
Easthorpe
NG13 9LD
Grid Ref Easting: 481816
Grid Ref Northing: 337660

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: 1116579-Admin docs-ADVERT FOR THE MELTON TIMES 12.5.22.pdf

Relates to Section: PART 3
Document Description: 12.b. A plan of the Conservation Area.
File name: redmile-management-plan-opportunities.pdf
File name: easthorpe-conservation-appraisal-february-1987.pdf
File name: belvoir-castle-management-plan.pdf
File name: bottlesford-management-plan-opportunities.pdf
File name: bottlesford-conservation-appraisal.pdf
File name: belvoir-castle-conservation-appraisal.pdf
File name: easthorpe-management-plan-opportunities.pdf
File name: redmile-conservation-appraisal-october-1994.pdf
File name: Conservation Area Maps Dashed in Green.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: BELVOIR CASTLE, Belvoir - 1360870 _ Historic England.pdf
File name: CHURCH OF ST JOHN THE BAPTIST, Bottesford - 1360899 _ Historic England.pdf
File name: CHURCH OF ST MARY, Bottesford - 1075095 _ Historic England.pdf
File name: Belvoir Castle, Belvoir - 1000957 _ Historic England.pdf
File name: Moated grange with fishpond at Muston, Bottesford - 1009175 _ Historic England.pdf
File name: Shifted Medieval village earthworks and moat at Easthorpe.pdf

Relates to Section: PART 3
Document Description: 13.c. A copy of comments from Historic England.
File name: 1133965-Consultation replies-HISTORIC ENGLAND 05.09.22.pdf
File name: 1121635-Consultation replies-HISTORIC ENGLAND 08.06.22.pdf

Relates to Section: PART 3
Document Description: 15.b. A copy of any comments from Historic England.
File name: 1133965-Consultation replies-HISTORIC ENGLAND 05.09.22.pdf
File name: 1121635-Consultation replies-HISTORIC ENGLAND 08.06.22.pdf

Relates to Section: PART 3
Document Description: 19.a.i. The comments of Natural England.

File name: 1132364-Consultation replies-Natural England 24.08.22.pdf
File name: 1139152-Consultation replies-Natural England 21.10.22.pdf
File name: 1133145-Consultation replies-NATURAL ENGLAND (ADDITIONAL ADVICE) 30.08.22.pdf
File name: 1121581-Consultation replies-NATURAL ENGLAND 30.05.22.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: 1059202-Decision-EIA Screening Opinion.pdf

Relates to Section: PART 4
Document Description: 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
File name: 1133965-Consultation replies-HISTORIC ENGLAND 05.09.22.pdf
File name: 1121635-Consultation replies-HISTORIC ENGLAND 08.06.22.pdf

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: 1116579-Admin docs-ADVERT FOR THE MELTON TIMES 12.5.22.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: 1116579-Admin docs-ADVERT FOR THE MELTON TIMES 12.5.22.pdf
File name: 1117218-Other-SITE NOTICE LOCATION.pdf
File name: Site Notice Photos.pdf
File name: 1118401-Consultation replies-LCC FORESTRY 18.05.22.pdf
File name: 1117676-Consultation replies-NATIONAL AIR TRAFFIC SERVICES 05.05.22.pdf
File name: 1121917-Consultation replies-National Highways 10.06.22.pdf
File name: 1120303-Consultation replies-DESIGNING OUT CRIME OFFICER 24.05.22.pdf
File name: 1120306-Consultation replies-NATIONAL HIGHWAYS 24.05.22.pdf
File name: 1118852-Consultation replies-ENVIRONMENT AGENCY 20.05.22.pdf
File name: 1120471-Consultation replies-LCC HIGHWAYS 26.05.22.pdf
File name: 1120460-Consultation replies-GROUP AERODROME SAFEGUARDING OFFICER 26.05.22.pdf
File name: 1120452-Consultation replies-LCC ECOLOGY 25.05.22.pdf
File name: 1121808-Consultation replies-LCC Archarology comments 31.05.22.pdf
File name: 1121614-Consultation replies-NETWORK RAIL 06.06.22.pdf
File name: 1121635-Consultation replies-HISTORIC ENGLAND 08.06.22.pdf
File name: 1126894-Please Choose-CANAL & RIVER TRUST 07.06.22.pdf
File name: 1121581-Consultation replies-NATURAL ENGLAND 30.05.22.pdf
File name: 1120463-Consultation replies-LLFA 26.05.22.pdf
File name: 1131500-Consultation replies-EMA 17.08.22.pdf
File name: 1131894-Consultation replies-National Highways 22.08.2022.pdf
File name: 1132364-Consultation replies-Natural England 24.08.22.pdf
File name: 1133092-Consultation replies-LLFA 26.08.22.pdf
File name: 1133143-Consultation replies-DESIGNING OUT CRIME OFFICER 30.08.22.pdf
File name: 1133965-Consultation replies-HISTORIC ENGLAND 05.09.22.pdf
File name: 1135119-Consultation replies-South Kesteven District Council 15.09.2022.pdf
File name: 1133145-Consultation replies-NATURAL ENGLAND (ADDITIONAL ADVICE) 30.08.22.pdf
File name: 1133980-Consultation replies-LCC Ecology 06.09.22.pdf
File name: 1131841-Consultation replies-Sports England 22.08.22.pdf
File name: 1137118-Consultation replies-Severn Trent Water 26.09.22.pdf

File name:	1137126-Consultation replies-LCC Archaeology 26.09.22.pdf
File name:	1146537-Consultee Comment-conservation officer comments.pdf
File name:	1139152-Consultation replies-Natural England 21.10.22.pdf
File name:	1149175-Public Comment-NOTTS AREA RAMBLERS (P FENTON) - 4 BOWBRIDGE GARDENS, BOTTESFORD 13.01.23.pdf
File name:	1142308-Consultation replies-LCc Highways comments 03.11.22.pdf
File name:	1139137-Consultation replies-LCC Ecology 19.10.22.pdf
File name:	1142178-Consultation replies-Parish Council 02.11.22.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:	Notification letter and list of those notified.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:	Notification letter and list of those notified.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:	Public reports pack 31082023 1800 Planning Committee.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:	Printed minutes 31082023 1800 Planning Committee.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	2. Front Cover.pdf
File name:	1. Adoption Statement.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	EN2.pdf
File name:	D1.pdf
File name:	EN9.pdf
File name:	EN13.pdf
File name:	EN8.pdf
File name:	MBC-LC1a. Melton Borough Landscape and Historic Urban Character Assessment Report, ADAS, 2006.pdf
File name:	EN5 and EN6.pdf
File name:	appendix 2a Settlement Fringe Sensitivity and Local Green Space Study Sept 2015.pdf
File name:	PART B - MBC-LC3a. Melton Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study and Appendice.pdf
File name:	EN1.pdf
File name:	C9.pdf
File name:	PART A - MBC-LC3a. Melton Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study and Appendice.pdf
File name:	EN3.pdf
File name:	EN11.pdf
File name:	EN10.pdf
File name:	IN2.pdf
File name:	SS1.pdf
File name:	EN12.pdf
File name:	SS2.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Regulation 19 Decision Statement - Bottesford Neighbourhood Planning Referendum.pdf
File name: Bottesford NP appendices (except J).pdf
File name: BottesfordParish-StreetsandTrees.pdf
File name: Appendix J. BottesfordParish-DesignCode.pdf
File name: 1. Bottesford NP (referendum version) 25.11.2021.pdf

Completed by

Date

LPA