

Note regarding question 1A

The Council believe this appeal could follow the Written Representations procedure. The reason for this is that there are only 2 reasons of refusal, the first relates to impact upon landscape and believe this does not require any cross examination and that the inspector could see for themselves on site the impact on the development on the area of open countryside. There is therefore limited / no need to discuss this issue. On the second issues of a lack of a S106, there is no need for discussion as the policy requirement and the comments of the consultees can be provided as part of the Council's statement and have been provided with the LPA Questionnaire.