Dear Sir / Madam,

Town and Country Planning Act 1990  
Appeal by Countryside Properties & EC, MA & DC Watson & KL Watson-Knee  
Site Address: Land at Broad Street Green Road, Maypole Road and Langford Road, Heybridge, Essex, CM9 4SH

I have received appeal forms and documents for this site. I am the case officer. If you have any questions, please contact me. I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

The procedure, an accelerated approach and the starting date

The appellant(s) has requested the Inquiry procedure. In accordance with s319A of the Act we have applied the criteria and considered all representations received, including the appellant(s) preferred choice. In view of the scale of the proposal, and complexity of drainage issues (including the fact that the decision made was contrary to officer recommendation), we consider the appeal warrants the cross examination of witnesses by means of an Inquiry.

The Independent Review of Planning Appeal Inquiries has been published and the Planning Inspectorate is now implementing some of the recommendations, where we can and in line with our Action Plan (hyperlinks below).


This appeal, whilst still being handled in line with the relevant inquiries procedure rules, will therefore be the subject of an accelerated approach with the aim that the decision will be published within 24 weeks of the receipt of a valid appeal.

The date of this letter is the **starting date** for the appeal(s). The timetable for the appeal(s)
begins from this date.

**The Inspector and Inquiry date**

The Inspector appointed to decide the appeal will be Paul Griffiths BSc(Hons) BArch IHBC and the inquiry will open at **10.00am on 8 October 2019**. We have currently scheduled 3 sitting days.

Please can the LPA secure a suitable venue as soon as possible and provide details.

The Inspector will issue a pre-inquiry case management note to the main parties in week commencing 19 August 2019.

**Sending documents to us and looking at the appeal(s)**

A timetable for some elements of your case is set out below. No reminders will be sent, and any documents sent after the deadlines will normally be returned.

You can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is [https://acp.planninginspectorate.gov.uk/](https://acp.planninginspectorate.gov.uk/)

If emailing documents, please use the email address above. If posting documents (other than the Questionnaire) please send 2 copies of everything. Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.


**Keeping to the timetable**

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the appeal(s) promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Not meeting the prescribed timetables may be a reason for the Inspector to initiate an award of costs (see section on costs below).

Unless agreed otherwise by the Inspector in the case management note, the following documents must be sent within this timetable.

**By 15 July 2019**

Using the model notification letter at the following link [https://www.gov.uk/government/publications/model-notification-letter-for-planning-appeals](https://www.gov.uk/government/publications/model-notification-letter-for-planning-appeals) you must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal(s) has been made. You should tell them:-

i) that any comments they made at application stage will be sent to me and the
appellant(s) and will be considered by the Inspector (unless they withdraw them within the 5 week deadline). If they want to make any additional comments they must submit 3 copies within 5 weeks of the starting date, **by 12 August 2019**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;

ii) when and where the appeal documents will be available for inspection;

iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);

iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by Inquiry' either free of charge from you, or on GOV.UK [https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal](https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal);

v) that the decision will be published on GOV.UK.

You must send a copy of a completed appeal questionnaire and supporting documents, a copy of your notification letter and a list of those notified to the appellant(s) and me.

**By 12 August 2019**

Please send me 2 copies of your statement giving **full** details of the case you will put forward at the inquiry including any documents, maps or plans you intend to refer to or use in evidence. The appellant may require you to send any such document (or relevant part of such a document). Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send a copy of your statement to the appellant(s) and you must send a copy of your statement to any statutory parties. I will also send you and the appellant(s) a copy of any comments received from other interested persons or organisations.

You must also submit a copy of the completed agreed statement of common ground, listing all matters that are not only agreed but also confirming areas where there is disagreement. Further guidance on producing statements of common ground (and a model form) is available from [https://www.gov.uk/government/publications/statement-of-common-ground](https://www.gov.uk/government/publications/statement-of-common-ground)

You must allow anyone who wants to inspect the appeal documents a reasonable opportunity to do so. Your statement must say when and where this can be done.

**No later than 4 weeks before the inquiry**

You and the appellant(s) must send me 2 copies of your proof(s) of evidence (and a written summary if the proof is over 1500 words in length). You should also send a copy to any statutory party. A 'proof of evidence' is a written statement that you, the appellant(s) or a witness wishes the Inspector to take into account at the inquiry. Any summary should reflect the contents of the proof and should not include new evidence.

**No later than 3 weeks before the inquiry**

Please send a copy of the LPA inquiry notification letter.
Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - https://www.gov.uk/government/publications/planning-appeals-procedural-guide. A draft, or heads of terms, should be submitted before the case management conference. A final draft, agreed by all parties to it, must be submitted to me no later than 10 working days before the inquiry opens.

Statutory parties

‘Statutory parties’ are owners or tenants of the application/appeal site who made comments within the time limit on the application, or who do so on appeal. You must give details of any statutory parties at application stage on the questionnaire. I will tell you about any statutory parties who write to us at appeal stage, before your statement of case is due.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs – http://planningguidance.communities.gov.uk/blog/guidance/appeals/. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

The Appeal decision

The decision is expected to be issued on or before 9 December 2019.

Further information


Yours sincerely,

Alison Bell
Alison Bell
Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate