



The Planning Inspectorate

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Cllr Jonathan Vine-Hall
Sedlescombe Parish Council
April Cottage, Church Road
Catsfield
BATTLE
East Sussex
TN33 9DP

Your Ref:
Our Ref: APP/U1430/A/14/2219706
Date: 24 July 2014

Dear Cllr Vine-Hall

Town and Country Planning Act 1990
Appeal by MJH Executive Homes
Site at Land At Brede Lane, Sedlescombe

I refer to the above appeal and enclose the confirmed programme.

In accordance with Rule 14(1)(a) you should submit **3 copies of your proof(s) of evidence** (and summary(ies) where appropriate) to me and a copy to each of the statutory parties by the date given in the attached programme.

If you choose not to appear at the inquiry following service of your Rule 6(6) statement, you should be aware that no provision is given within the rules for you to submit a further statement or to add to any statement already submitted.

Keeping to the programme

You must keep to the attached programme and ensure that you send us the relevant documents within the timescales shown. This will mean that we can deal with the appeal 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. You must note the details of the programme because we will not send any reminders.

Once a bespoke programme has been agreed and fixed the Planning Inspectorate will expect it to be maintained unless **exceptional** circumstances can be demonstrated.

Using post, e-mail and the internet

If you send us your documents by e-mail, you only need to send us one copy of each. However, if you post your documents, please send us **3 copies** of everything and put the full appeal reference number on each copy.



You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/PCS). You can look at this case by typing in the reference number at the top of this letter where it says 'Case Ref' on the 'Search' page and clicking on the search button.

I will send a copy of your request this letter to the appellant and the LPA.

Yours sincerely

Robert Cook

Robert Cook

211B(BPR)

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MJH Executive Homes
SITE AT Land At Brede Lane, Sedlescombe

ACTION	TIMETABLE
Start date	12/6/2014
Submission of questionnaire	26/6/2014
Deadline for comments from interested parties	24/07/2014
Submission of statement of case (Local Planning Authority) and final statement of common ground	24/07/2014
Submission of statement of case Rule 6(6) party	14/08/2014
Submission of proofs of evidence	07/10/2014
Inquiry (time, date and venue)	04/11/2014
Estimated number of sitting days	3
Decision issued on or before (Inspector decided cases)	TBA ¹

¹ The date indicated is provisional. The target date for issue of the decision will be confirmed within 4 working days of the close of the inquiry.

Statement of case

In your statement of case you will need to give full details of the case you will put forward at the inquiry. You must provide any documents, including maps and plans, to which you intend to refer or use in evidence.

Statement of common ground

The statement of common ground should list all agreed matters. The appellant and the LPA are expected to meet in advance of the inquiry, to agree the statement of common ground, which should include basic facts such as the site description, area, planning history, relevant planning policies, and as many other matters as possible relating to the application.

Proofs of evidence

A 'proof of evidence' is a written statement that the appellant, the LPA or witness wishes the Inspector to take into account at the inquiry. If the proof is more than 1500 words long, you must also send me 3 copies of a written summary which should not be more than 10% of the length of the proof. The summary should reflect the contents of the proof and should not include new evidence. When a summary is provided, only that will be read at the inquiry. If proofs and summaries are not received together and on time, the inquiry may be postponed.

Statutory parties

'Statutory parties' are owners or tenants of the application site who made comments within the time limit on the application. You must send any statutory party(ies) a copy of all representations at the same time as you send them to us and the LPA.

Costs

Costs can be awarded in this type of appeal. Details of this can be found on our Planning Portal - www.planningportal.gov.uk/planning/appeals/guidance. You are advised to read this guidance very carefully as it contains important information about how one party to an appeal might have to pay another party's costs.

You should be aware that withdrawal at any stage in the proceedings, without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

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.

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 the appellant intends to submit a planning obligation they should make sure that a final draft, agreed by all parties to it, is received by us no later than 10 working days before the hearing or inquiry opens.

Obligations should be completed by the close of an inquiry. An Inspector will not normally delay the issue of a decision (or submission of his report) to wait for the completion of an obligation.

Guidelines for appeal statements and proofs of evidence

If you are able to do so, please submit your appeal documents electronically using the Planning Casework Service (www.planningportal.gov.uk/pcs).

We will scan all the paper documents that we receive into our computer system. To help us do this and ensure that the information in your documents is accurately recorded and understood, wherever possible please prepare your appeal documents in the following way.

1. Type the information using 'sans serif' font sizes of at least 11 point. ('Sans serif' fonts are easier to read on screen, common examples are Arial and Verdana.)
2. Use A4 size paper wherever possible.
3. Print documents on both sides of a page if you want to, but please ensure that the quality of paper is such that images from one side of the page do not show through to the other side.
4. Use black ink and capitals if you need to write on a document.
5. Ensure photocopied documents are clear and legible.
6. Place photographs, maps, plans, etc., in a separate appendix and cross-reference them within the main body of the document. Do not stick photographs to sheets of paper. Put them in an envelope and write the site address or appeal reference number if known on the back.
7. Bind documents in such a way that bindings can be undone quickly without damaging the document. Avoid using wire or plastic spiral binders.
8. Avoid using cover sheets, sleeves or other bindings that do not add value or information.
9. Ensure that the pages of documents are clearly numbered.
10. Please do not send valuable original documents unless these are specifically requested.
11. Please do not include post-it notes or other small attachments which might be easily dislodged or lost.