



The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5358
Customer Services:
0303 444 5000

Email: teame4@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: LPL1259
Our Ref: APP/D1265/C/22/3313965

Mr David Hancock
Laister Planning Ltd
Oddfellows Hall
Ground Floor, London Road
CHIPPING NORTON
OX7 5AR

10 February 2023

Dear Mr Hancock,

Town and Country Planning Act 1990
Appeal by Royale Parks (Dorset) Limited
Site Address: Gundrys Farm, School Lane, Three Legged Cross, WIMBORNE,
DORSET, BH21 6RU

Thank you for your Enforcement Notice Appeal(s). 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.

If you have not sent copies of your appeal form(s) and other relevant documents to the local planning authority (LPA), please do so immediately.

The procedure and starting date

We have applied the criteria and considered all representations received, including your preferred choice. We consider that the Inquiry procedure is suitable and we intend to determine this appeal(s) by this procedure.

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

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

If you post your documents please send us 2 copies of everything and put the full appeal reference number(s) on each copy.

If you email them please quote the full appeal reference number(s). Guidance on communicating with us electronically can be found at: <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>.

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>.

Grounds of appeal

We accept that the appeal(s) should proceed on ground(s) (a), (b), (c), (d), (f), (g) as set out at Section 174(2) of the 1990 Act.

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. You must note the details of the following timetable because we will not send any reminders.

You must send a copy of your representations to all those on whom a copy of the enforcement notice was served.

We will be sending out a form later in the process regarding witness and estimated timings. In order to assist in the smooth running of the inquiry we would be very grateful if you would fill it out and return it within the deadline given.

The following documents must be sent within this timetable.

By 24 February 2023

The LPA should send us and you a copy of their completed appeal questionnaire and supporting documents, including relevant development plan policies.

By 24 March 2023

Please send me 2 copies of your statement giving full details of the case which you will put forward at the inquiry including a list of any documents, maps or plans you intend to refer to or use in evidence. The LPA may require you to send them any such document (or relevant part of such a document).

I will send a copy of your statement to the LPA and send you a copy of their statement. I will send you and the LPA a copy of any comments I receive from other interested persons or organisations.

By 14 April 2023

You and the LPA should send me 2 copies of any final comments you and they have on each other's statement and on any comments from interested persons or organisations. You must not send your final comments instead of, or to add to, your statement. No new evidence is allowed at this stage. I will send you a copy of the LPA's final comments at the appropriate time.

No later than 4 weeks before the inquiry

You and the LPA must send me 2 copies of your proofs of evidence (and a written summary if the proof is over 1500 words in length). A 'proof of evidence' is a written statement that you, the LPA 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. When a summary is provided, only that will be read at the inquiry.

You must also send a copy of the agreed statement of common ground, listing all matters agreed between you and the LPA. This should include basic facts such as the site description, area, planning history, relevant planning policies, and all other matters of agreement relating to the appeals. The Inspector may question the information in the statement. Further guidance on producing statements of common ground (and a model form) can be found at: <https://www.gov.uk/government/publications/statement-of-common-ground>.

If you propose to give, or call another person(s) to give evidence at the inquiry, you must also send us in writing an estimate of the time required to present all their evidence and confirmation of the number of witnesses you intend to call.

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, which is available from: <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>.

A final draft, agreed by all parties to it, must be submitted to me no later than 10 days before the inquiry opens.

Withdrawing your appeal(s)

If you decide to withdraw your appeal(s), please contact me immediately on the telephone number or email address provided. You must confirm your decision in writing.

Costs

Costs can be awarded in this type of appeal. Details can be found on GOV.UK - <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You are advised to read this guidance very carefully as it contains important information about how one party 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.

Further information

Further information about the appeals process can be accessed at - <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>. I recommend that you

read the relevant guidance.

Yours sincerely,

Faiza Kanwal

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<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>