



The Planning Inspectorate

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Miss Karen Wooden
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Havant
Hampshire
PO9 2AX

Your Ref: APP/14/00510
Our Ref: APP/X1735/A/14/2223750
Date: 22 September 2014

Dear Miss Wooden

**Town and Country Planning Act 1990
Appeal by Wilson House Limited
Site at Dolphin Quay, 31 Queen Street, Emsworth, PO10 7BJ**

I refer to my e-mail dated 19th September and can confirm we will now proceed via the hearing procedure.

The date of this letter is the new starting date for the appeal.

Sending documents to us and looking at the appeal

If you post your documents, please:

- send one copy of the questionnaire and its supporting documents;
- send two copies of other documents as specified below;
- put the full appeal reference number on each copy.

If you email them to the email address above, please quote the full appeal reference number. Guidance on communicating with us electronically can be found at www.planningportal.gov.uk/planning/appeals/guidance.

You can look at this case using the Planning Casework Service www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp by typing in the appeal reference number and clicking on "Search for Cases".

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 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.

The following documents must be sent within this timetable.

By 29 September 2014

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and if they want to make any additional comments, they must submit 3 copies within 5 weeks of the starting date, **by 27 October 2014**. 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;
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by a hearing' either free of charge from you or on the Planning Portal (www.planningportal.gov.uk); and
- v) that the decision will be published on the Planning Portal.

Another questionnaire will not be required.

By 27 October 2014

Please send me 2 copies of your statement giving full details of the case which you will put forward at the hearing including copies of any documents (maps, plans etc) to which you will refer. It is best practice to provide a summary of your statement. This summary should not be more than 500 words long.

I will send a copy of your statement (and summary) to the appellant and you must send a copy of your statement (and summary) to any statutory parties. I will also send you and the appellant a copy of any comments received from other interested persons or organisations.

You must also agree and submit a copy of the completed agreed statement of common ground, listing all matters agreed. Further guidance on producing statements of common ground (and a model form) is available from www.planningportal.gov.uk/pcs.

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.

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 our Planning Portal - www.planningportal.gov.uk/planning/appeals/guidance. A final draft, agreed by all parties to it, must be submitted to me no later than 10 days before the hearing 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 at appeal stage, before your statement is due.

Withdrawing the appeal

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

Costs

The appellant has been directed to our Planning Portal for further information regarding costs – www.planningportal.gov.uk/planning/appeals/guidance. You should also be aware that costs may be awarded to either party.

Further information

Further information about the appeals process, can be accessed at – www.planningportal.gov.uk/pcs. I recommend that you read the relevant guidance.

Yours sincerely

pp Neale Oliver

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