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35537B



Our ref 2019/0184

25 February 2021

Dear Sir/Madam

Town and Country Planning Act 1990
Local Planning Authority Reference : 2019/0184
Related appeal :

DCLG Reference APP/L2630/W/20/3256206,

Location : Land North Of Carpenters Barn Norwich Common Wymondham Norfolk

**Appeal By : United Business And Leisure (Properties) Ltd And Landstock Estates
C/O Barton Willmore The Observatory Castle Hill Drive Swanscombe**

I am writing to advise you that there has been an Appeal against Refusal, made to the Secretary of State against South Norfolk District Council regarding the Outline application for the erection of up to 150 residential dwellings including Affordable Housing, with the provision of new vehicular, pedestrian and cycle access from Norwich Common, incorporating open spaces, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks.

This appeal is to be determined on the basis of an informal hearing. I will advise you of the date, time and venue of the hearing when the details have been finalised. The procedure to be followed is set out in Part 2 of the Town and Country planning (Appeals) (Hearings Procedure) (England) Rules 2000.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to comment, or modify / withdraw your previous representations you can do so on online at <http://acp.planninginspectorate.gov.uk>. If you do not have access to the internet you can send your comments directly to Room 3B Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN, quoting the appeal reference numbers APP/L2630/W/20/3256206.

Freephone: 0808 168 2000
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You should submit your representations and they must be received **within five weeks from the start date of the appeal which was 18 February 2021**. Any representations submitted after the deadline will not usually be considered. The Planning Inspectorate does not acknowledge representations.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents and decision (when issued) can be viewed at our offices, South Norfolk House, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE, during office hours or via our website (www.south-norfolk.gov.uk). The Inspectors decision (when issued) and information regarding the progress of the appeal can be accessed at <http://acp.planninginspectorate.gov.uk>.

You can get copies of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from www.GOV.UK

Yours faithfully

Chris Watts
Principal Planning Officer



PLANNING APPEALS - INFORMAL HEARINGS

When the right to be heard by an Inspector is exercised by either the appellant or the Local Planning Authority in appeal cases held under the provisions of Section 78 of the Town and Country Planning Act 1990 it is for the Secretary of State to decide whether to hold a formal Local Inquiry or a Hearing. Where the parties agree to a hearing, the rules of procedures to be followed are contained in the Town and Country Planning (Hearings Procedure) (England) Rules 2000. A summary of the statutory procedure is given below.

1. The informal hearing procedure is intended to save the parties time and to allow for the Inspector to lead a discussion about the issues. The aim is to give everybody, including interested third parties, a fair hearing and to provide the Inspector with all information necessary for his decision, but in a more relaxed and less formal atmosphere than at a local inquiry.
2. The arrangements for the hearing and the conduct of it will be designed to create the right atmosphere for discussion and to eliminate or reduce the formalities of the traditional local inquiry. To this end the accommodation provided for the hearing should also be informal and the Inspector and the parties should wherever possible sit around a table; a small committee room is usually satisfactory and the more formal atmosphere of a council chamber should be avoided.
3. An important element of this procedure is that the Inspector must be fully aware of the relevant issues and arguments so that he can properly lead the discussions. Three copies of any comments that you wish to make should be received by the Secretary of State within 5 weeks of the start date. The time period is specified in the accompanying letter. Within this period, the Local Planning Authority and the appellant should ensure the SOS received 2 copies of their written statement, which should contain full particulars of the case they wish to make at the hearing, including a list of any documents to which they wish to refer.
4. If at any time before or during the hearing the appellant or the local planning authority comes to the view that the informal procedure is inappropriate and that they no longer wish to proceed this way, they should explain their reasons to the Inspectorate or, during the hearing, the Inspector, who will, after seeking the views of the other party, decide whether an inquiry should be held instead. If it becomes apparent during the hearing that the procedure is inappropriate, the Inspector will close the proceedings and a local inquiry will be arranged.
5. After resolving any residual doubts about the application or plans, the Inspector conducting the hearing will explain that it will take the form of a discussion which he will lead.
6. The Inspector will then summarise his understanding of the case from reading the papers and any pre-hearing site visit. At that stage, the Inspector will outline what he considers to be the main issues and indicate those matters for which further explanation or clarification is required. This will not preclude the parties from referring to other aspects which they consider to be relevant.
7. Appellants may present their case through an agent or adviser but such representation is not essential. Legal representation should not normally be necessary. The appellant will usually be asked to start the discussion.

8. Those at the hearing will be given the opportunity to participate. any questions must be relevant and discussion should proceed in an orderly manner. The appellant will be allowed to make any final comments before the discussion is closed.
9. It may appear to the Inspector that certain matters could be more satisfactorily resolved if the hearing was to be adjourned to the site, which could then be concluded there. The Inspector will only do this when, having regard to all the circumstances, including weather conditions, he is also satisfied that:-
 - i) the discussion could proceed satisfactorily and that no one involved would be at a disadvantage;
 - ii) all parties involved in the hearing had the opportunity to attend; and
 - iii) no one participating in the hearing objected to discussion being continued on the site.

The Inspector will normally ask that applications for awards of costs (if any) be made at the end of proceedings in the hearing room and before adjournment to the site.

10. Unless the hearing is to be adjourned to the site, the Inspector will ask the appellant and the local planning authority at the hearing whether they wish to be present at his inspection of the site. If an accompanied site visit is requested, the date and time of the visit will be arranged at the hearing. The appellant, landowner and representative of the local planning authority may attend the visit, as may any other ~~person at the discretion of the Inspector and with the consent of the landowner.~~ The Inspector should not be accompanied at any stage by the representative of one of the principal parties without the representative of the other also being present.
11. Written material should have been circulated and exchanged well beforehand and will not need to be read out at the hearing. Every effort should be made by the parties to avoid introducing at the hearing, material or documents which are new, i.e. not previously referred to, as this may necessitate adjournment of the hearing to a later date and frustrate the objectives of the hearing procedure.

Note: Copies of an extract of the Hearings Procedure are available from the Council on request.

