



The Planning Inspectorate

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Your Ref:

Our Ref: APP/M3835/W/21/3281813

Mr Michael Ruddock
Pegasus Group
33 Sheep Street
Cirencester
GL7 1RQ

03 August 2023

Dear Mr Ruddock,

Town and Country Planning Act 1990
Appeal by Persimmon Homes Thames Valley
Site Address: Land North West of Goring Railway Station, Goring-by-Sea,
Worthing, West Sussex

Following a High Court challenge to our Inspector's decision on this appeal dated 25th February 2022 the Court has ordered that the appeal be re-determined. This does not necessarily mean that the Inspector will reach a different overall decision. I am the Case Officer dealing with the appeal. If you have any questions, please contact me.

Having regard to the published criteria pertaining to Section 319A of the Town and Country Planning Act 1990 we consider that the appeal should be determined on the basis of a local inquiry/re-opened local inquiry. The Inspector will also consider any relevant evidence previously submitted, unless it is expressly superseded by its originator during this 're determination' process.

The Planning Inspectorate, on behalf of the Secretary of State, invites you: -

- To send further representations (including any statement of case and copies of any documents to which you intend to refer) covering any material change in circumstances (which would include any changes to the development plan position and new or altered material considerations which you think should/should no longer be taken into account) which may have arisen since the original appeal decision was issued;
- To comment on the specific issue(s) upon which the appeal was quashed.

Please let me have a copy of your representations within 21 days of the date of this letter.

If I receive no representations or comments by that date, I will assume that you do not intend to make any.

If you feel a change of procedure from that proposed should be considered, you should give your reasons supporting this view (having regard to the published criteria) at the same

time as providing any written representations as described above.

I will let you know shortly after the end of the 21 day period how the re-determination of the appeal is to proceed.

I have sent a similar letter to the LPA and any person entitled to appear at the previous inquiry who did appear.

Yours sincerely,

Tim Salter

Tim Salter

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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>