



The Planning Inspectorate

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Your Ref:

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

Mr David Hutchinson
Pegasus Group
33 Sheep Street
Cirencester
GL7 1RQ

29 September 2023

Dear Mr Hutchinson,

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

Further to my earlier letter, I am writing to confirm that this appeal will be re-determined following a local inquiry.

The Inspector appointed to decide the appeal is Yvonne Wright BSc(Hons) DIPT&CP MSc DMS MRTPI and the inquiry will open at 10.00am on 6 February 2024. We have currently scheduled 8 sitting days.

The Inspector will hold a case management conference with the main parties on Teams (Inspectorate hosted), at 10.00am on 13 December 2023. More details will follow including an agenda and details of how to call in. Each party should have a single spokesperson nominated to speak; the intended advocates should participate if at all possible. Please can you provide the name and email address of your spokesperson 7 days before the case conference, along with the names/email addresses of any other participants.

In advance of the case management conference, parties are requested to focus only on the matters that are in dispute and give detailed consideration as to exactly what topics could most efficiently be dealt with as a round table discussion at the inquiry (or even just by written submissions) in order to ensure that the inquiry is conducted in an efficient and effective manner, optimising inquiry time. This will be an item on the agenda for the conference. In light of the outcome of that discussion, the Inspector will direct how the evidence will be dealt with at the inquiry.

I have asked the Local Planning Authority to notify any person who was notified or consulted about the planning application and any other interested persons who made representations that the appeal is to be re-determined, and that if they want to make additional comments they must do so by 6 November 2023.

I enclose a copy of the representations submitted by the LPA (and any statutory parties) in response to my earlier letter and I will forward to you any written representations received as a result of the LPA's notification to interested persons.

If you propose to give, or call another person to present evidence at the inquiry, please send me the following information (preferably by email) within 21 days of the date of this letter:

- A list of the witnesses that you intend to call, including those who may not submit a proof of evidence.
- An estimation of the time that you will need to present your case. This should be broken down into the following

i. opening the case;

ii. evidence-in chief for each witness;

iii. cross-examination of each witness; and

iv. closing submission

By 9 January 2024

You and the LPA must send me your agreed statement of common ground or confirmation that any original statement of common ground still applies.

You and the LPA must send a copy of your proof of evidence (and a written summary if the proof is over 1500 words in length). You should also send a copy to any statutory party.

I have sent a similar letter to the LPA.

Yours sincerely,

Tim Salter

Tim Salter

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

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search