



The Planning Inspectorate

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Zoe Cullen
West Berkshire District Council
Planning And Transport Strategy
Council Offices
Market Street
Newbury
Berks
RG14 5LD

Your Ref: 23/02984/FUL
Our Ref: APP/W0340/W/24/3346878

16 September 2024

Dear Zoe Cullen,

Town and Country Planning Act 1990
Appeal by Mr J Slater

Site Address: Land Approximately 150 Metres South Of Brimpton Lane and West Off Blacknest Lane, Brimpton Common, RG7 4RS

We are aware that there is some discrepancy between the dates stated on the start letter for the enforcement appeal (3351139) and those stated on an email from Helen Skinner on 6 September. To clarify, the SoCG for the s78 appeal will be due by 21 October. This is the same day that the SoCG is due for the enforcement appeal, 3351139. The parties should continue working on the tri-party SoCG. Proofs of Evidence for the s78 appeal will be due by 17 December.

To re-iterate, the appellant should submit the Preliminary Ecological Appraisal (PEA) before or by 14 October. If a PEA is submitted after this date, it will be treated as late evidence, and it will be up to the appellant to demonstrate why the material should be accepted.

The Inspector notes BCRG's availability for the CMC in October but those dates are all before the submission of the SoCG's and statements on the enforcement appeal, 3351139. The CMC will be held on Friday 25 October at 10am.

The Inspector would like a response by the end of this week from BCRG on the highway safety issue.

The Council should confirm details of the inquiry venue at the earliest opportunity.

Yours sincerely,

Alison Bell
Alison Bell

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