

Your Ref APP/Y1110/W/21/3287921
Our Ref DS/SJS/1867
Date 12th October 2022



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Pauline Dun
The Planning Inspectorate
3D Eagle Wing, Temple Quay House
2 The Square
Bristol
BS1 6PN

By email to: Pauline.dun@planninginspectorate.gov.uk

Dear Pauline,

LAND AT HOME FARM, PINHOE, EXETER, DEVON, EX4 9JG
APP/Y1110/W/21/3287921

In relation to the above appeal please find attached a copy of the appellant's Unilateral Undertaking.

Also attached is a relevant appeal decision on another site in Exeter, which is material to the determination of this appeal, that was received by the appellant yesterday. That inquiry dealt, in up to date fashion, with the matter of 5 year residential land supply (amongst other matters) and the appellant will be proffering an Additional Statement of Common Ground (ASoG) picking up on the 'key translatable' points in an effort to assist the hearing process for the above hearing. The appellant intends to do that tomorrow.

Finally, to complete the matter of Planning Obligations please also find attached a copy of the appellant's CIL Regulation 122 compliance statement for that inquiry (which is referenced at footnote 31, page 11 of that decision letter), which is relevant to a consideration of the Council's 2nd reason for refusal in this appeal (i.e. there are 'translatable principles' involved). We hope that the response of the Council to the ASoG will enable the time spent considering these matters at the hearing to be reduced.

Kind regards,

A handwritten signature in black ink, appearing to be 'D Seaton', written over a light blue horizontal line.

David Seaton, BA (Hons) MRTPI
For PCL Planning Ltd
e: d.seaton@pclplanning.co.uk

Enc.